

370/4492

पावती

Original/Duplicate

Saturday, March 02, 2024

11:26 AM

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 4839

दिनांक: 02/03/2024

गावाचे नाव: सुलुंड

वस्तऐवजाचा अनुक्रमांक: करल2-4492-2024

वस्तऐवजाचा प्रकार: करारनामा

सावर करणाऱ्याचे नाव: नितीन सुरेंद्र रंगवळे

नोंदणी फी

₹. 30000.00

वस्त हाताळणी फी

₹. 2900.00

पृष्ठांची संख्या: 145

एकूण:

₹. 32900.00

आपणास मूळ वस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

11:46 AM ह्या वेळेस मिळेल.

सह दु.निबंधक कुर्ला 2

बाजार सुल्य: ₹.7317017.07/-

मोबदला ₹.8016150/-

भरलेले सुद्धांक शुल्क: ₹. 481000/-

सह दुय्यम निबंधक कुर्ला-२
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रक्कम: ₹.900/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0224233312794 दिनांक: 02/03/2024

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0224234305397 दिनांक: 02/03/2024

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH015803379202324M दिनांक: 02/03/2024

बँकेचे नाव व पत्ता:

▲ 2 MAR 2024

DELIVERED



03/03/2024

सूची क्र.2

मुख्यम निबंधक : राह दु.नि. कुर्ला 2

दस्त क्रमांक : 4492/2024

नोंदणी ;

Regn-63m

शाबाचे नाव : मूलुड

| | |
|---|--|
| (1)विलेखाचा प्रकार | करारनामा |
| (2)मोबवला | 8016150 |
| (3) बाजारभावा(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) | 7317017.07 |
| (4) भू-मापन,मोडहिस्ता व घरक्रमांक (असल्यास) | 1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सवनिका नं: फ्लॉट नं. 1008, माळा नं: 10 वा मजला, इमारतीचे नाव: सफुरा,विंग सी,विलिडिंग नं. 1, ब्लॉक नं: प्रोजेक्ट सुपिमो फेस 2,केळकर कॉलेज जवळ, रोड : 90 फीट रोड,मुलुड पूर्व,मुंबई 400081, इतर माहिती: सधर फ्लॉटचे क्षेत्रफळ 442.29 चौ. फूट रेरा कारपेट आणि बाल्कनी / डेक क्षेत्रफळ 28.09 चौ. फूट कारपेट आणि किचन बाल्कनी / डेक क्षेत्रफळ 17.65 चौ. फूट कारपेट ---- सधर मिळकत ही सोजे मुलुड पूर्व,सि.टी.एस. नं. 1289(पार्ट),1290(पार्ट),1292(पार्ट),1293(पार्ट),1294 (पार्ट),1295(पार्ट),1296(पार्ट)आणि 1297(पार्ट)मध्ये आहे,---- इतर माहिती व मिळकतीचे वर्णन वस्तात नमूद केल्याप्रमाणे,((C.T.S. Number : 1289 (पार्ट), 1290 (पार्ट),1292 (पार्ट),1293 (पार्ट), 1294 (पार्ट), 1295 (पार्ट),1296 (पार्ट) आणि 1297 (पार्ट).. ;)) |
| (5) क्षेत्रफळ | 1) 49.89 चौ.मीटर |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करून घेणा-या/निहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-के व्ही विल्डहोम एन एन पी तर्फे प्राचीदार श्री. करण व. वर्धन तर्फे मुखत्यार संजय व्ही. पेंढे वय:-55; पत्ता:-प्लॉट नं: ऑफिस नं. 322, माळा नं: 3 रा मजला, इमारतीचे नाव: कॉमर्स हाउस, ब्लॉक नं: बी . के . एम . वर्धन चौक, रोड नं: 140 , एन . एम . रोड , फोर्ड, मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-AALFK3429N |
| (8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-नितीन सुरेंद्र रंगदळे वय:-51; पत्ता:-प्लॉट नं: रुम नं. 4, माळा नं: -, इमारतीचे नाव: प्रकाश कुज, ब्लॉक नं: -, रोड नं: संत ज्ञानेश्वर रोड, मुलुड पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400081 पॅन नं:-AGUPR4868D 2): नाव:-सीमा नितीन रंगदळे वय:-50; पत्ता:-प्लॉट नं: रुम नं. 4, माळा नं: -, इमारतीचे नाव: प्रकाश कुज, ब्लॉक नं: -, रोड नं: संत ज्ञानेश्वर रोड, मुलुड पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400081 पॅन नं:-AUTPR6143C 3): नाव:-शुभम नितीन रंगदळे वय:-24; पत्ता:-प्लॉट नं: रुम नं. 4, माळा नं: -, इमारतीचे नाव: प्रकाश कुज, ब्लॉक नं: -, रोड नं: संत ज्ञानेश्वर रोड, मुलुड पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400081 पॅन नं:-DUGPR2086L |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 02/03/2024 |
| (10)दस्त नोंदणी केल्याचा दिनांक | 02/03/2024 |
| (11)अनुक्रमांक,खंड व पृष्ठ | 4492/2024 |
| (12)बाजारभावाप्रमाणे सुद्धांक शुल्क | 481000 |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14)शेरा | |



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

सुद्धांक शुल्क आकारतामा निबंधलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-गेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email (dated 02/03/2024) toMunicipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.

(Signature)
साह दुय्यम निबंधक कुर्ला -२
मुंबई उपनगर जिल्हा

Payment Details

| sr. | Purchaser | Type | Verification no/Vendor | GRN/Licence | Amount | Used At | Deface Number | Deface Date |
|-----|---|----------|------------------------|--------------------|-----------|---------|------------------|-------------|
| 1 | NITIN SURENDRA RANGDALE, SEEMA NITIN RANGDALE AND SHUBHAM NITIN RANGDALE | eChallan | 00040572024022223988 | MH015803379202324M | 481000.00 | SD | 0008767455202324 | 02/03/2024 |
| 2 | | DHC | | 0224233312794 | 900 | RF | 0224233312794D | 02/03/2024 |
| 3 | | DHC | | 0224234305397 | 2000 | RF | 0224234305397D | 02/03/2024 |
| 4 | NITIN SURENDRA RANGDALE, SEEMA NITIN RANGDALE AND SHUBHAM NITIN RANGDALE | eChallan | | MH015803379202324M | 30000 | RF | 0008767455202324 | 02/03/2024 |

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

| मूल्यांकन पत्रक (शाही क्षेत्र - बांधीव) | | | | | |
|---|---|-------------------|-------------------|---------------------------|-------------------|
| Valuation ID | 2024030277 | | | 02 March 2024 10:27:09 AM | |
| मूल्यांकन वर्ष | 2023 | | | | |
| कारण | मूल (आगत) | | | | |
| मूल भाग | 124-मूद्र (५) - पूर्ण | | | | |
| मूल भाग का विवरण | मूल - मूल मालिक ने पूर्ण मूलक का मालिकाना हक देवाचन | | | | |
| मूल मूल (व. म. मूलक) | वि. म. मूल, मूद्र/1289 | | | | |
| वर्तमान मूलक का आकलन/मूलक का | | | | | |
| मूलक मूल्य | मूलक मूल्य | मूलक मूल्य | मूलक मूल्य | मूलक मूल्य | मूलक मूल्य |
| 67520 | 133330 | 153220 | 233800 | 139250 | 400000 |
| वर्तमान मूलक का विवरण | | | | | |
| मूलक मूल्य का भाग (Built Up) | 49.89000 मी.मि. | मूलक मूल्य का भाग | मूलक मूल्य का भाग | मूलक मूल्य का भाग | मूलक मूल्य का भाग |
| मूलक मूल्य का भाग | 1-अव मी.मि. | मूलक मूल्य का भाग | 0.14300 | मूलक मूल्य का भाग | Rs. 30250/- |
| मूलक मूल्य का भाग | 100 | मूलक मूल्य का भाग | 100 | मूलक मूल्य का भाग | 100 |
| Safe Type - First Sale Safe/Resale of built up Property constructed after circular dt 02/01/2018 | | | | | |
| मूलक मूल्य का भाग = 110% apply to rate= Rs. 146663/- | | | | | |
| <p>मूलक मूल्य का भाग = मूलक मूल्य का भाग + मूलक मूल्य का भाग (100% + 10%) = 75200</p> <p>= ((146663-67520) * (100 / 100)) + 75200</p> <p>= Rs. 146663/-</p> <p>A) मूलक मूल्य का भाग = मूलक मूल्य का भाग * मूलक मूल्य का भाग</p> <p>= 146663 * 49.89</p> <p>= Rs. 7317017.07/-</p> | | | | | |
| Applicable Rules | = 10.4 | | | | |
| <p>मूलक मूल्य का भाग = मूलक मूल्य का भाग + मूलक मूल्य का भाग + मूलक मूल्य का भाग + मूलक मूल्य का भाग + मूलक मूल्य का भाग + मूलक मूल्य का भाग + मूलक मूल्य का भाग + मूलक मूल्य का भाग + मूलक मूल्य का भाग + मूलक मूल्य का भाग</p> <p>= A + B + C + D + E + F + G + H + I + J</p> <p>= 7317017.07 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0</p> <p>= Rs. 7317017.07/-</p> | | | | | |

करल - २

४४२१ १४५

२०२४



(Signature)
सह मुख्य निबंधक कुर्ला - २
 मुंबई उपनगर जिल्हा



CHALLAN
MTR Form Number-6

| | | |
|---------|---|-----|
| करल - २ | | |
| ४४२ | २ | १४५ |
| २०२४ | | |



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|----------------------|-----------------------------------|---------------------|---|---------------------------|--|---------|------|
| GRN | MH015803379202324M | BARCODE | 01 1100 0 11 1000000 1110 1 01 100 0 0 0 00000 1000 000 000 | Date | 17/02/2024-14:23:04 | 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) | | | |
| Office Name | KRL2_JT SUB REGISTRAR KURLA NO 2 | | | Full Name | NITIN SURENDRA RANGDALE, SEEMA NITIN RANGDALE AND SHUBHAM NITIN RANGDALE | | |
| Location | MUMBAI | | | Flat/Block No. | FLAT NO. 1008, 10TH FLOOR, WING C, | | |
| Year | 2023-2024 One Time | | | Premises/Building | SAKURA, BUILDING NO.1, | | |
| Account Head Details | | Amount In Rs. | | Road/Street | PROJECT SUPREMO PHASE II, | | |
| 030045501 | Stamp Duty | 481000.00 | | Area/Locality | 90 FEET ROAD, MULUND EAST, MUMBAI | | |
| 0030063301 | Registration Fee | 30000.00 | | Town/City/District | | | |
| | | | | PIN | 4 | 0 | 0 |
| | | | | | 0 | 0 | 8 |
| | | | | | | | 1 |
| | | | | Remarks (If Any) | SecondPartyName=K V BUILDHOME LLP- | | |
| | | | | Amount In | Five Lakh Eleven Thousand Rupees Only | | |
| Total | | 5,11,000.00 | | Words | | | |
| Payment Details | | STATE BANK OF INDIA | | FOR USE IN RECEIVING BANK | | | |
| Cheque-DD Details | | Bank CIN | Ref. No. | 00040572024022223988 | CPADNNFCQ4 | | |
| Cheque/DD No. | | Bank Date | RBI Date | 17/02/2024-14:23:23 | Not Verified with RBI | | |
| Name of Bank | | Bank-Branch | STATE BANK OF INDIA | | | | |
| Name of Branch | | Scroll No. , Date | Not Verified with Scroll | | | | |

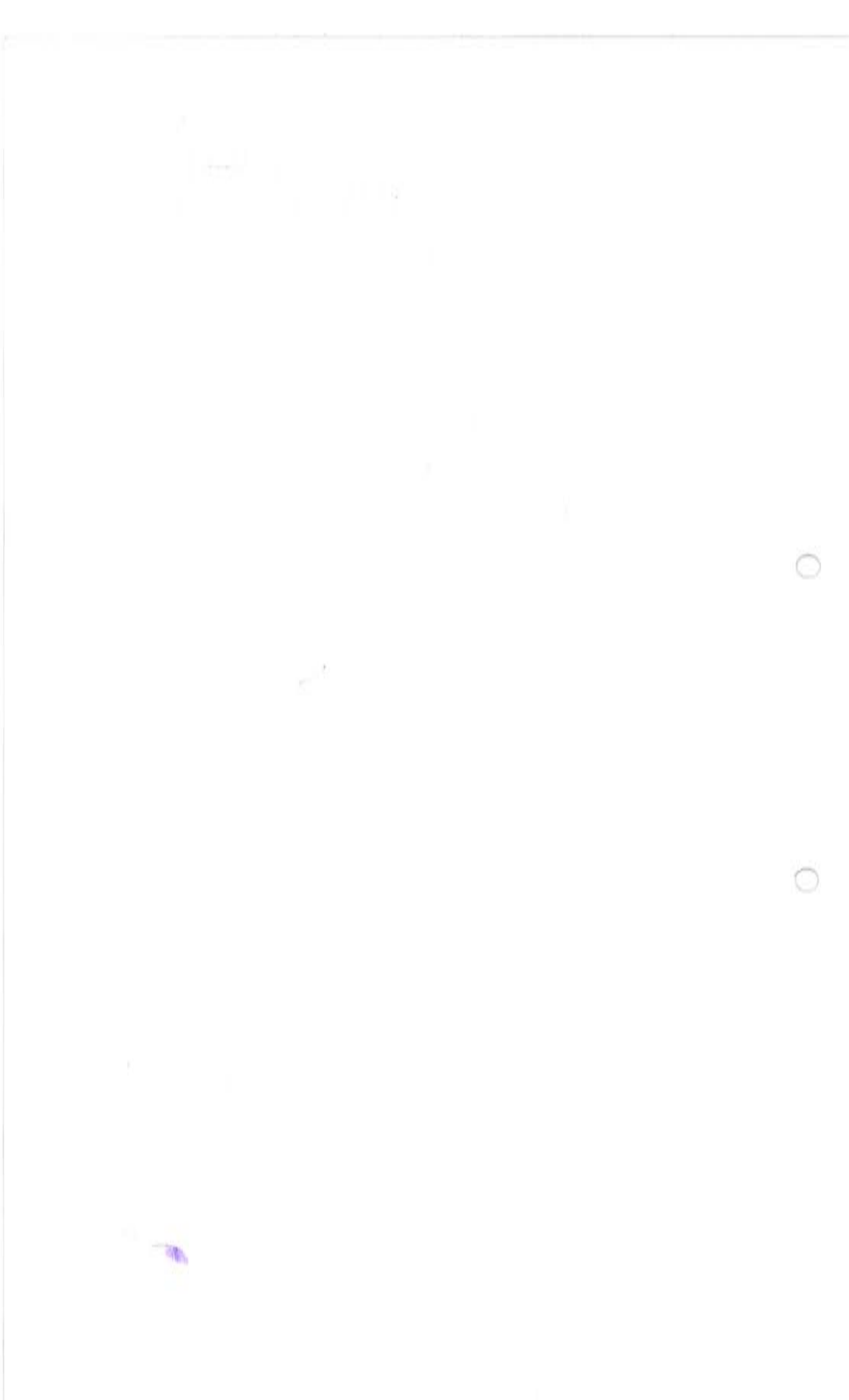


Department ID : Mobile No. : 9920431955
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सादर चालन केवल दुर्यम निवारक कार्यालयत नोदणी करवावया दस्तासदी लागू आहे. नोदणी न करवावया दस्तासदी सादर चालन लागू नाही.

S. N. Rangdale

S. N. Rangdale

S. N. Rangdale





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| करल - २ | | |
| ४४२ | ३ | १४ |
| २०२४ | | |

| Department of Stamp & Registration, Maharashtra | | | |
|---|----------------------|---------|--------------|
| Receipt of Document Handling Charges | | | |
| PRN | 0224234305397 | Date | 23/02/2024 |
| Received from K V BUILDHOME LLP, Mobile number 9999999999, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Kurla 2 of the District Mumbai Sub-urban District. | | | |
| Payment Details | | | |
| Bank Name | SBIN | Date | 23/02/2024 |
| Bank CIN | 10004152024022305025 | REF No. | 405409446372 |
| This is computer generated receipt, hence no signature is required. | | | |

S. N. Rangdale

S. N. Rangdale

S. N. Rangdale

| Department of Stamp & Registration, Maharashtra | | | |
|--|----------------------|---------|--------------|
| Receipt of Document Handling Charges | | | |
| PRN | 0224233312794 | Date | 23/02/2024 |
| Received from K V BUILDHOME LLP, Mobile number 9999999999, an amount of Rs.900/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Kurla 2 of the District Mumbai Sub-urban District. | | | |
| Payment Details | | | |
| Bank Name | SBIN | Date | 23/02/2024 |
| Bank CIN | 10004152024022311960 | REF No. | 442070100691 |
| This is computer generated receipt, hence no signature is required. | | | |

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|---------|---|----|
| करल - २ | | |
| ०२ | ४ | २४ |
| २०२४ | | |



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("Agreement") is made and entered into at Mumbai on this 02nd day of MARCH, 2024.

BETWEEN

M/s. K V BUILDHOME LLP, [PAN - AALFK3429N], a Limited Liability Partnership firm duly formed and registered under the provision of the Limited Liability Partnership Act, 2008 bearing registration No. AAA-5199 and having its registered office at 322, Commerce House, 140, Nagindas Master Road, Shri K. M. Vardhan Chowk, Fort, Mumbai- 400 001 hereinafter referred to as the **"Promoter/Developer"**(which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its partner for the time being the survivors of them, the heirs, executors, administrators of such last surviving partner and their successors in interest and assigns) of the **ONE PART.**

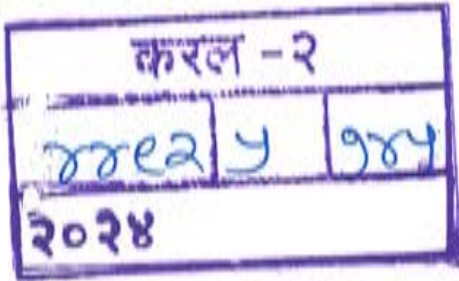
AND

1) MR. NITIN SURENDRA RANGDALE, [PAN - AGUPR4868D], aged 51 years, an adult Indian Inhabitant, **2) MRS. SEEMA NITIN RANGDALE, [PAN - AUTPR6143C]**, aged 50 years, an adult Indian Inhabitant, **AND 3) MR. SHUBHAM NITIN RANGDALE, [PAN - DUGPR2086L]**, aged 24 years, an adult Indian Inhabitant, all residing at Room No. 4, Prakash Kunj, Sant Dnyaneshwar Road, Mulund East, Mumbai - 400081, hereinafter referred to as the **"Allottee/s"**, (which expression shall unless it be repugnant to the context of meaning thereof, be deemed to mean and include in case of individual or individuals his/her/their respective

S. N. Rangdale

S. N. Rangdale

| | | | |
|----------|-------------|--------------|--------------|
| | | | |
| PROMOTER | (V. CHIT-D) | (ALLOTTEE-2) | (ALLOTTEE-3) |



heirs, executors, administrators and permitted assigns; in case of a company or companies, their respective successors and assigns; in case of a partnership firms or limited liability partnerships, the partners for the time being thereof, the survivor or survivors of them and the heirs, executors, administrators and permitted assigns of the last survivor; in case of a Hindu undivided families (HUF), the Kartas and all coparceners, members of each of the HUFs from time to time, their respective heirs, legal representatives, executors, administrators and permitted assigns; in case of public charitable trusts, all trustees constituting the trusts for the time being and their permitted assigns; in case of private trusts/settlements, all trustees constituting the trust, beneficiaries and the heirs, executors and administrators of the surviving trustee or beneficiary and permitted assigns) of the **Other PART**.

The Promoter/Developer and the Allottee/s are hereinafter collectively referred to as "**Parties**" and individually as "**Party**".

WHEREAS:

- A. M/s. Swas Construction & Co. ("the said Owner") is absolutely entitled as owner and seized and possessed of all that piece and parcel of land area admeasuring 96,464.90 sq. meters and more particularly described in the **First Schedule** hereunder written (hereinafter referred to as "the said Larger Property").
- B. The chain of title and entitlement as owner to develop the said Larger Property is more particularly set out in the Title Certificate dated 10th December, 2020 issued by M/s. Narayanan & Narayanan.
- C. Due to diverse reasons the Partners of the said Owner have mutually agreed and decided to develop the said Larger Property as a separate and independent project by the particular Partner as recorded under the Deed of Addendum made on 4th March, 2022 to the Reconstituted Partnership dated 29th March, 2018 on the terms and conditions set out therein.
- D. Accordingly, M/s. Neelam Buildtech Enterprise LLP being one of the Partner of the said Owner being responsible for the execution of the Swas Construction Phase C Project is desirous of carrying out the development of and construction of an aggregate area admeasuring 15,216.63 sq. meters (12,233.06 sq. meters open residential Plot, 1,008.67 sq. meters Municipal School in EPRE.1 and 1,974.90 sq. meters Playground ROS 1.4) forming portion of the land bearing CTS Nos. 1289 (part), 1290 (part) and 1292 to 1297 (all part) of Village- Mulund (East), Taluka- Kurla in the registration and sub district at Mumbai Suburban and more particularly described in the **Second Schedule** hereunder written and shown with Red Colour boundry line on the plan Annexed hereto and marked as **Annexure- A**(hereinafter referred to as "the said Property").

P. N. R.

G. N. R.

S. N. R.

S. N. R.

(ALLOTTEE-2)

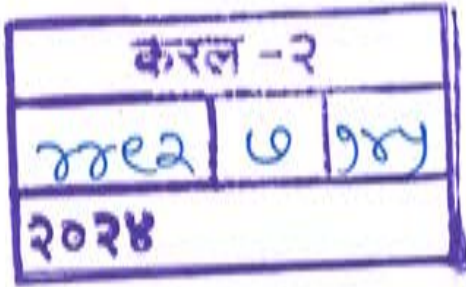
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- E. By and under Development Agreement dated 8th July, 2022 duly registered under Serial No. KRL-1-12655 of 2022 made and executed by and between Swas Construction Co. therein and herein referred to as the Owner on the one Part and the K.V. BUILDHOME LLP therein referred to as the Developer being the Promoter herein, the Owner therein have granted and transferred unto the Promoter/Developer absolute and exclusive development rights in respect of the said Property for the consideration and on the terms and conditions set out therein.
- F. The Promoter/Developer has proposed to construct on the said Property a project known as SUPREMO being building known as Building No.1, consisting of Wings A to E and the Promoter/Developer have at present constructing Wing-C, known as "SAKURA" in the proposed Project SUPREMO Phase -II as Ground + 6 podium + 1 Podium Top + 1 Service Floor + 41 upper floors with further additional floors as may be permitted.
- G. The Promoter/Developer has appointed M/s. Sunil Ambre & Associates as their Architects and entered into a standard Agreement with them, registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects.
- H. The Promoter/Developer has appointed JW Consultant LLP, as Structural Engineer for the preparation of the structural design and drawings of the buildings and the Developer accepts the professional supervision of the Architect and the Structural Engineer till the completion of the building/buildings.
- I. The Promoter/Developer has informed the Allottee/s and the Allottee/s are aware that the development of the said Property will be in phases and at present, the MCGM has granted the Intimation of Disapproval (IOD) bearing No. CHE/ES/2027/T/337 (NEW) dated 07.02.2023 and Commencement Certificate bearing No. CHE/ES/2027/T/337 (NEW) CC/1/New dated 05.09.2023 in respect of the development of Wing D, on the said Property. Hereto annexed and marked as **Annexure "B"** and **Annexure "C"**, is the copy of the Intimation of Disapproval (IOD) bearing No. CHE/ES/2027/T/337(NEW) dated 07.02.2023 and Commencement Certificate bearing No. CHE/ES/2027/T/337(NEW)CC/1/New dated 20.03.2023 and 05.09.2023 respectively.
- J. The Promoter/Developer has registered the project under the provisions of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the "Act") read with Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017 (hereinafter referred to as

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|  (ALLOTTEE-1) |  (ALLOTTEE-1) |  (ALLOTTEE-2) |  (ALLOTTEE-3) |
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the "Rules") with the Real Estate Regulatory Authority having Registration No. **P51800052921**; authenticated copy is attached in **Annexure "D"** (hereinafter referred to as "**the said Project**").

K. The Developer has sole and exclusive right to sell the premises in the Project and to enter into Agreement/s with the Allottee(s) of such premises in the Project and to receive the sale consideration in respect thereof.

On demand from the Allottee/s, the Promoter/Developer has given inspection to the Allottee/s of all the documents of entitlement relating to the Project and the plans, designs and specifications prepared by the Developer's Architects, M/s. Sunil Ambre & Associates, and of such other documents as are specified under the Act and the Rules and Regulations made thereunder.

M. The authenticated copy of Certificate of Title issued by the attorney at law or advocate of the Promoter/Developer showing the nature of entitlement of the Promoter/Developer, authenticated copy of Property card of the said Property have been annexed hereto and marked as **Annexures "E" and "F"** respectively.

N. The authenticated copies of the plans of the layout as proposed by the Promoter/Developer, and according to which the construction of the buildings and open spaces are proposed to be provided for, in the Project, have been annexed hereto and marked as **Annexure "A"**.

O. The Promoter/Developer has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building.

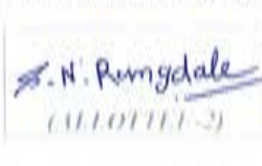
P. While sanctioning the aforesaid plans, concerned local authority and/or Government has laid down certain terms, conditions, stipulations, and restrictions which are to be observed and performed by the Developer while developing the said Land and the Project and upon due observance and performance of which, the Completion or Occupancy certificate in respect of the Project shall only be granted by the concerned local authority.

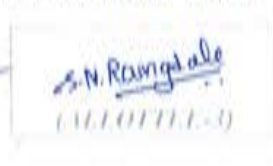
Q. The Promoter/Developer has accordingly commenced construction of the building/s on the said Property in accordance with the aforesaid proposed plans.

R. The Allottee/s has applied to the Promoter/Developer for allotment of an **Flat bearing No. 1008** on **10th Floor** in **Wing C** known as "**SAKURA**" of an area admeasuring approximately **442.29 Sq. Feet RERA carpet**, excluding **Balcony/Deck area 28.09 Sq. Feet**


(ALLOTTEE-1)


(ALLOTTEE-1)


S.N. Ramgatale
(ALLOTTEE-2)


S.N. Ramgatale
(ALLOTTEE-3)

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carpet and Kitchen Balcony/Deck area 17.65 Sq. Feet carpet of the **building No. 1** in the proposed Project **"SUPREMO Phase - II"** (**"the said FLAT"**) forming part of the said Project and NO Car Parking Space, ("Car Parking Space") in the podium constructed on the said Property and the Promoter/Developer have agreed to allot and provide the said Flat to the Allottee/s for a lumpsum consideration of **Rs.80,16,150/- (Rupees Eighty Lakh Sixteen Thousand One Hundred Fifty Only)** and on the terms and conditions set out hereunder.

- S. The **RERA carpet area** of the said Flat is **442.29 square Feet** and for the purpose of this Agreement, **"RERA Carpet Area"** means the net usable floor area of an Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat for exclusive use of the Allottee/s or verandah area and exclusive open terrace area appurtenant to the said Flat for exclusive use of the Allottee/s, but includes the area covered by the internal partition walls of the Flat.
- T. The authenticated copies of the floor plan and specifications of the said Flat agreed to be purchased by the Allottee/s, as sanctioned and approved by the local authority have been approved and marked as **Annexure "G"**.
- U. The Developer shall in their sole discretion be entitled to change the area and/or location of any Car Parking Towers / Spaces, recreation area, garden or sewerage treatment plant or other specifically earmarked areas as they may desire and make any amendments, modifications and/or changes therein.
- V. The Developer reserves to itself the right to make such alterations, additions and/or in the layout/building plans as may be deemed necessary by the Developer, without affecting the said Flat agreed to be sold hereunder to the Allottee/s and consequent thereto construct such additional premises as permissible under the Development Control Regulations and/or by MCGM and other concerned authorities from time to time;
- W. The present layout, design, elevation, plans etc., may be required to be amended from time to time by the Developer and the Allottee/s has entered into the present Agreement knowing fully well that the scheme of development proposed to be carried out by the Developer on the said Property may take a very long time, therefore the Developer may require to amend, from time to time, the plans, lay out, design, elevation etc. and the Allottee/s has no objection to the Developer making such amendments;
- X. The Allottee/s hereby gives his/her express consent to the Developer to mortgage the said Property or any part thereof and the buildings under construction or any of them in such manner that


(DEVELOPER)


(ALLOTTEE-1)


(ALLOTTEE-2)

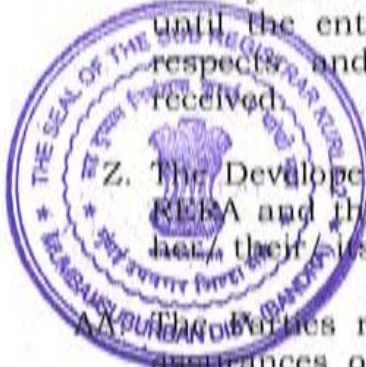

(ALLOTTEE-3)

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the said Flat being sold to the Allottee/s herein shall not form part of the Mortgage.

Y. This agreement is entered into by the Allottee/s on a specific understanding that the Allottee/s shall not insist upon the Conveyance being executed in favour of the proposed/said Society until the entire development of the project is complete in all respects and Building Occupation/Completion Certificate is received.



Z. The Developer may in future register different phase with Maha REBA and the Allottee/s shall have no objection and gives his/ her/ their/ its express consent for the same.

AA. The Parties relying on the confirmations, representations, and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter.

BB. Accordingly, the Developer is absolutely seized and possessed of, and well and sufficiently entitled to develop the said Property in accordance with the recitals hereinabove.

CC. Prior to the execution of these presents the Allottee/s has paid to the Promoter/Developer a sum of **Rs. 23,80,802/- (Rupees Twenty Three Lakh Eighty Thousand Eight Hundred Two Only)** being part payment of the sale consideration of the said Flat agreed to be sold by the Promoter/Developer to the Allottee/s as advance payment, or Application Fee (the payment and receipt whereof the Promoter/Developer both hereby admit and acknowledge) and the Allottee/s has agreed to pay to the Promoter/Developer the balance of the sale consideration in the manner hereinafter appearing.

DD. Under Section 13 of the said Act, the Developer is required to execute a written Agreement for sale of said Flat with the Allottee/s, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

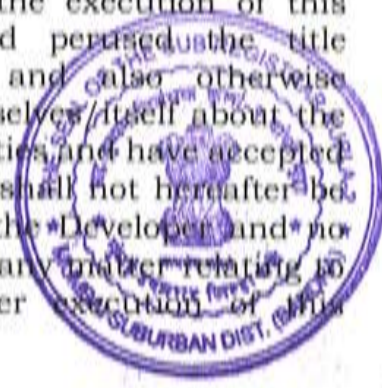
EE. In accordance with the terms and conditions set out in this Agreement, and as mutually agreed upon by and between the Parties, the Developer hereby agrees to sell, and the Allottee/s hereby agrees to purchase the said Flat and the Car Parking Space (if applicable).

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

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|  PARTY 1 |  (ALLOTTEE-1) |  (ALLOTTEE-2) |  (ALLOTTEE-3) |
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1. It is agreed between the parties hereto that all the recitals of this Agreement shall form part and parcel of operative part of this Agreement and shall be read accordingly.
2. The Allottee/s herein has/have prior to the execution of this agreement independently have seen and perused the title certificate annexed to this agreement and also otherwise investigated satisfied himself/herself/themselves/itself about the Developer's rights to develop the said properties and have accepted the same as it stands and he/she/they/it shall not hereafter be entitled to further investigate the title of the Developer and no requisitions or objection shall be raised on any matter relating to the title by the Purchaser/s herein after execution of this agreement.
3. The Promoter/Developer shall construct the said building/s consisting of Ground + 6 podium + 1 Podium Top + 1 Service Floor + 41 upper floors with further additional floors as may be permitted on the said Property in accordance with the plans, designs, and specifications, as approved by the concerned local authority from time to time. Provided that, the Promoter/Developer shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the said Flat of the Allottee, except any alteration or addition required by any Government authorities, or due to change in law.
The Allottee/s are aware that the Promoter/Developer may be constructing additional floors over and above the aforesaid 41 floors at a later stage and the Allottee/s being aware of the aforesaid fact, has agreed to purchase the said Flat hereby giving his/ her/ their express irrevocable consent for the same.
4. The Allottee/s hereby agrees to purchase from the Promoter/Developer, and the Promoter/Developer hereby agrees to sell to the Allottee, **Flat bearing No. 1008 on 10th Floor , in Wing C known as "SAKURA"** of an area admeasuring approximately **442.29 Sq. Feet RERA carpet**, excluding **Balcony/Deck area 28.09 Sq. Feet carpet and Kitchen Balcony/Deck area 17.65 Sq. Feet carpet** of the **building No. 1**, in the proposed Project **SUPREMO Phase -II** ,(hereinafter referred to as "**the said Flat**") as shown in the floor plan thereof, hereto annexed and marked as **Annexures "G"** and NO Car Parking Space ("**Car Parking Space**") in the podium constructed on the said Property and more particularly described in the **Third Schedule** hereunder written for a total consideration of **Rs.80,16,150/- (Rupees Eighty Lakh Sixteen Thousand One Hundred Fifty Only)** exclusive of taxes, other charges, Development Charges, premium, Taxes etc. being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities, which are more particularly described in the **Annexure- H** annexed herewith.



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|  PROMOTER |  (ALLOTTEE-1) |  (ALLOTTEE-2) |  (ALLOTTEE-3) |
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a. The Allottee/s shall not be allowed to allot/transfer/let-out said Car Parking Space to any party or person and the same shall always be considered as married to the said Flat. The Allottee/s shall keep the Car Parking Space in the same condition as has been handed over by the Developer to the Allottee/s and in terms of sanctioned plan of Project and shall not enclose or cover it in any manner. The Car Parking Space shall be used by the Allottee/sonly for the purpose of parking its own light motor vehicle, and not for any other purpose.



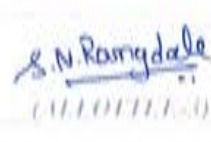
The total aggregate consideration amount for the said Flat is **Rs. 80,16,150/- (Rupees Eighty Lakh Sixteen Thousand One Hundred Fifty Only) ("Total Consideration")** and the Total Consideration is payable the Allottee/s to the Promoter in manner as set out in the **Annexure- "I"** hereto.

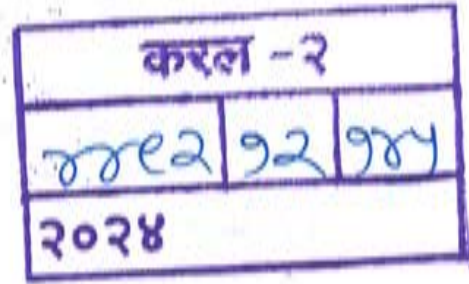
It is expressly agreed that the time for the payment of each of the aforesaid instalments of the total consideration and other amounts shall be the Essence of The Contract. The said Consideration is derived on the basis that (a) the Developer shall be entitled to utilize the entire unconsumed and residual Floor Space Index (F.S.I.), if any, in respect of the said Property / the Scheme Land, and the entire increased, additional, future and extra F.S.I. (whether by way of purchase of FSI from the layout and/or purchase of FSI from the authorities by payment of premium or price and/or the change of law and policy and/or the purchase of Transferable Development Rights and/or floating FSI or FSI/benefit against land acquired for road widening, set back or otherwise) before the formation of the Society/Ultimate Body of Allottee/s and even post formation of the Society/Ultimate Body of Allottee/s for a period of 5 years after the execution of the Deed of Conveyance/ Lease/Assignment of Lease, as the case may be and/or deemed Conveyance/Lease/Assignment of Lease as, the case may be and/or 5 years after the statutory vesting of the said Building in favour of the Society or federation of societies or apex society and (b) the Allottee/s has accorded his approval to the Developer whereby the Developer shall be entitled to make any variations, alterations, amendments or deletions to or in the scheme of development of the Property / Land, relocate/realign service and utility connections and lines, open spaces, parking spaces, recreation areas and all or any other areas, amenities and facilities as the Developer may deem fit in its sole discretion and/or to the Sanctioned Plans (from time to time) before the formation of the Society and even post formation of the Society/Ultimate Body and even after the execution of the Deed of Conveyance/Lease/Assignment of Lease, as the case may be /and/or deemed Conveyance/ Lease/Assignment of Lease, as the case may be and/or after the statutory vesting of the


Developer


(ALLOTTEE-1)


(ALLOTTEE-2)


(ALLOTTEE-3)




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said sale Building in favour of the Society/Ultimate Body. All the above respective payments shall be made to the Developer within seven days of the due date notwithstanding the Allottee/s not having received any intimation in writing to make payment of the same. The Allottee/s shall make all payments of the consideration amount due and payable to the Developer through an account payee cheque / demand draft / pay order / wire transfer / any other instrument drawn in favour of the Developer.

- d. The Developer has the discretion to raise invoices for the milestones which has been completed/achieved irrespective of sequences of the aforesaid milestones.
- e. The Allottee/s shall pay the respective payment as stipulated hereinabove along with applicable taxes strictly within 15 (fifteen) days of the Developer sending notice of the completion of each milestone. Intimation forwarded by Developer to the Allottee/s that a particular stage of construction is initiated and/or completed shall be sufficient proof that a particular stage is initiated and/or completed and such proof shall be valid and binding upon the Allottee/s and the Allottee/s agree/s not to dispute the same. The Allottee/s hereby understand/s and agree/s that, save and except for the intimation from the Developer as provided under this Clause, it shall not be obligatory on the part of the Developer to send reminders regarding the payments to be made by the Allottee/s as per the payment schedule mentioned in this Clause, and the Allottee/s shall make all payment/s to the Developer on or before the due dates, time being the essence of this Agreement.
- f. All payments to be made by the Allottee/s under this Agreement shall be by cheque/demand draft/pay order/wire transfer/any other instrument drawn in favour of **"K V BUILDHOME LLP - PROJECT SUPREMO PHASE-II SAKURA C WING COLLECTION ACCOUNT"**.
- g. In case of any financing arrangement entered by the Allottee/s with any financial institution with respect to the purchase of the said Flat, the Allottee/s undertake/s to direct such financial institution to and shall ensure that such financial institution does disburse/pay all such installment of Total Consideration amounts due and payable to Developer through an account payee cheque/ demand draft drawn in favour of **"K V BUILDHOME LLP - PROJECT SUPREMO PHASE-II SAKURA C WING COLLECTION ACCOUNT"**.
- h. The Total Price above excludes Taxes (consisting of tax paid or payable by the Developer by way of Value Added Tax,


ALLOTTEE-1


ALLOTTEE-2


S.N. Ramgdale
ALLOTTEE-3


S.N. Ramgdale
ALLOTTEE-3

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Service Tax, Goods and Services Tax ("GST"), Swachh Bharat Cess, any other Cess, or any other similar taxes which may be levied any time, hereinafter in connection with the construction of, and carrying out the Project payable by the Developer) up to the date of handing over the possession of the Flat.

i. For the purpose of this Agreement,

• "GST" means and includes any tax imposed on the supply of goods or services or both under GST Law.



• "GST Law" shall mean and include the Integrated Goods & Service Tax Act, GST (Compensation to the States for Loss of Revenue) Act, Central Goods & Services Tax Act and State Goods & Services Tax Act / UTGST, and all related ancillary legislations, rules, notifications, circulars, statutory orders etc.

• "Cess" shall mean and include any applicable cess, existing or future on the supply of goods or services or both under GST Law or any other Relevant Laws.

j. Taxes shall be payable by the Allottee/s on demand made by the Developer within 7 (seven) working days, and the Allottee/s shall indemnify and keep indemnified the Developer from and against the same, time being of the essence of this Agreement.

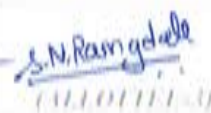
k. The Allottee/s is/are aware that the Allottee/s has/have to deduct the applicable Tax Deduction at Source (TDS) at the time of making of actual payment or credit of such sum to the account of the Developer, whichever is earlier as per section 194IA in the Income Tax Act, 1961. Further, the Allottee/s shall submit the original TDS certificate within the prescribed timelines mentioned in the Income Tax Act, 1961.

l. The Total Consideration is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges, which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Developer undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc., the Developer shall enclose the said notification/order/rule/regulation published/issued in that behalf, to that effect along with the Demand Letter being issued to the Allottee, which shall only be applicable on subsequent payments.


(ALLOTTEE-1)


(ALLOTTEE-2)


(ALLOTTEE-2)


(ALLOTTEE-3)

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- m. It is hereby clarified that the foregoing rebate is subject to the Allottee/s complying with all its obligations under this Agreement including timely payment of the installments. Save as foregoing, the quantum of rebate once offered by the Developer shall not be subject to any change/withdrawal. The early payments received from the Allottee/s under this Clause shall be adjusted against the future milestone payment due and payable by the Allottee/s.
- n. If any of the payment cheques/banker's cheque or any other payment instructions of/by the Allottee/s is/are not honored for any reason whatsoever, then the same shall be treated as default under this Agreement and the Developer may at its option be entitled to exercise the recourse available thereunder. Further, the Developer may, in its sole discretion, without prejudice to its other rights, charge a payment dishonor charge of Rs.5,000/- (Rupees Five Thousand only) for dishonor of a particular payment instruction for first instance and for second instance the same would be Rs.10,000/- (Rupees Ten Thousand only) in addition to the Interest for delayed payment. Thereafter no cheque will be accepted and payments shall be accepted through bank demand draft(s) only.
- o. The Developer shall confirm the final carpet area that has been allotted to the Allottee after the construction of the building is complete and the Occupancy Certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Developer. If there is any reduction in the carpet area within the defined limit then Developer shall refund the excess money paid by Allottee within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Developer shall demand additional amount from the Allottee as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 4 of this Agreement.
- p. The Allottee authorizes the Developer to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Developer may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Developer to adjust his payments in any manner.
- q. The Allottee/s hereby agrees that in the event any amount is payable by way of premium to the Municipality or to the State

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Government towards betterment charges or development charges or any other tax/charge/levy including but not limited to Infrastructure charges or payment of a similar nature becoming payable by the Developer in respect of the said Property, the Allottee/s shall reimburse the same to the Developer such amount in proportion to the area of the Said flat agreed to be purchased by the Allottee/s, for which such payment is required to be made and in determining such amount the decision of the Developer shall be conclusive and binding upon the Allottee/s;



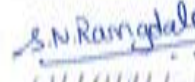
The Allottee/s hereby agree/s that in the event if any amount by way of premium or security deposit as fire cess is paid to the SRA/MHADA/MMRDA/MCGM or to the State Government or any other tax or repayment of a similar nature becoming payable by the Developer, the same shall be reimbursed by the Allottee/s to the Developer in proportion of the said Flat/unit agreed to be acquired by the Allottee/s and in determining such amount, the decision of the Developer shall be conclusive and binding upon the Allottee/s.

- s. If at any time, any development and/or betterment charges or other levy are or is charged, levied or sought to be recovered by the SRA/MHADA/MCGM/MHADA, Government and/or any other Public Authority in respect of the said Property and/or the said building standing thereon, the same relating to the period after the Allottee/s is put in possession of the said Flat/unit shall be borne and paid by the Allottee/s in proportion to the saleable area occupied by it.
5. The Developer shall be entitled to enter into agreements with other Allottee/s on such terms and conditions as the Developer may deem fit without affecting or prejudicing the rights of the Allottee/s in the flats/unit/ commercial said flat/unit etc. under this agreement.
6. It is hereby expressly agreed that the Developer shall, notwithstanding anything contained in this agreement, be entitled to sell the flats/units/said flat/unit, shops, garages and allot or deal with as they may deem fit 'exclusive user of open spaces/parking space/stack parking terrace or portion thereof etc. in the new proposed building and other structures on the said property for residential user or parking or for any other permissible user in that behalf in such manner and on such terms and conditions as the Developer may deem fit without affecting or prejudicing the rights of the Allottee/s in the said flat/unit under this agreement. The Allottee/s and/or the Society shall not object to and hereby give his/her/its irrevocable consent to the Developer allotting, selling or otherwise dealing with garages, stilt podium


P. N. R. Rongdale


(ALLOTTEE-1)


(ALLOTTEE-2)


(ALLOTTEE-3)

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parking stack parking spaces, open spaces etc. and such allotment, sale etc. shall be binding on the Allottee/s.

7. The Developer hereby agrees to observe, perform, and comply with all the terms, conditions, stipulations, and restrictions, if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans, or thereafter and shall, before handing over possession of the Flat to the Allottee, obtain from the concerned local authority Occupancy and/or Completion Certificates in respect of the Flat.

a. The Developer shall abide by the time schedule for completing the project and handing over the Flat to the Allottee and the Common Areas to the Association of the Allottees after receiving the Occupancy Certificate, or the Completion Certificate, or both, as the case may be. Similarly, the Allottee shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligations under the Agreement.

8. The Developer hereby declares that the Floor Space Index available as on date in respect of the project land is 1922.36 square meters only and Developer has planned to utilize Floor Space Index of by availing of TDR or FSI available on payment of premiums, or FSI available as incentive FSI, by implementing various scheme as mentioned in the Development Control Regulation, or based on expectation of increased FSI, which may be available in future, upon modification to Development Control Regulations, which are applicable to the said Project. The Developer has disclosed the Floor Space Index as proposed to be utilized by them on the said Property in the Project, and Allottee has agreed to purchase the said Flat based on the proposed construction and sale of Flats to be carried out by the Developer by utilizing the proposed FSI, and on the understanding that the declared proposed FSI shall belong the Developer only till conveyance/assignment of leasehold rights.

a. The Allottee/s acknowledge(s) that the Developer alone is entitled to utilize and deal with all the development potential of the said Property including the existing and future FSI and /or transferable development rights ("TDR") heretofore sanctioned or as may hereafter be sanctioned and shall be entitled to use any or all of such FSI and/or TDR for construction of buildings and development of facilities and/or amenities on any part of the said Land or elsewhere as may be permitted as per applicable laws.

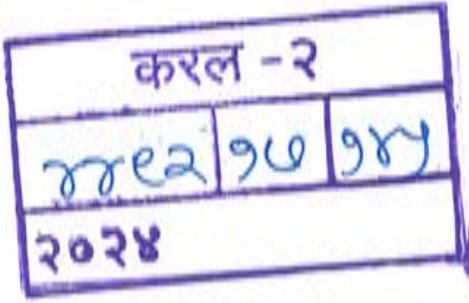
b. The Allottee/s has/have entered into this Agreement knowing fully well the scheme of development to be carried out by the Developer on the said Property.


 (DEVELOPER)


 (ALLOTTEE-1)


 (ALLOTTEE-2)


 (ALLOTTEE-3)

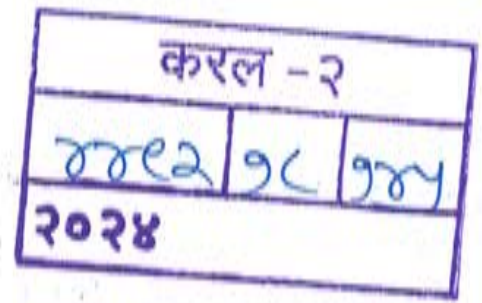


- c. Neither the Allottee/s nor any of the other purchasers of the Flat(s)/premises/units in the building being constructed on the said Land nor the association / Apex Body / apex bodies to be formed of purchasers of Flat(s)/premises/units shall be entitled to claim any FSI and/or TDR howsoever available on the said Land. All FSI and/or TDR at any time available in respect of the said Land or any part thereof shall belong to the Developer, till the time the development of the said Land as contemplated by the Developer is completed by the Developer and said Land is conveyed to the association/society in the manner set out herein below.



The unutilized / residual FSI (including future accretions / enhancement due to change in law or otherwise) in respect of the said Land shall always be available to and shall always be for the benefit of the Developer and the Developer shall have the right to deal / use the FSI / TDR as it may deem fit. In the event of any additional FSI in respect of the said Land or any part thereof being increased as a result of any favorable relaxation of the relevant building regulations or increase in incentive FSI or otherwise, at anytime, hereafter, the Developer alone shall be entitled to the ownership and benefit of all such additional FSI for the purpose of the development and / or additions to the built-up area on the said Land as may be permissible.

9. If the Developer fails to abide by the time schedule for completing the project and handing over the Flat to the Allottee, the Developer agrees to pay to the Allottee, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee, for every month of delay, till the offering of the possession. The Allottee agrees to pay to the Developer, interest as specified in the Rule, on all the delayed payment which become due and payable by the Allottee to the Developer under the terms of this Agreement from the date the said amount is payable by the allottee(s) to the Developer.
- a. Any overdue payments so received will be first adjusted against Interest then towards statutory dues and subsequently towards outstanding principal amounts.
- b. Without prejudice to the other rights of the Developer hereunder, the Developer shall in respect of any amounts remaining unpaid by the Allottee/s under this Agreement, have a first charge / lien on the said Flat and the Car Parking Space(s) and the Allottee/s shall not transfer his/her/their/its rights under this Agreement, in any manner whatsoever, without making full payment of all amounts payable by the Allottee/s under this Agreement, to the Developer. It is hereby clarified that for the purposes of



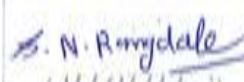
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this Agreement payment shall mean the date of credit of the amount in the account of the Developer.

- c. Without prejudice to the right of Developer to charge interest in terms of sub clause above, upon the Allottee three committing default in payment on due date of any amount due and payable by the Allottee to the Developer under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and upon the Allottee committing three defaults of payment of instalments, the Developer shall, at its own option, may terminate this Agreement.
- d. Provided that, Developer shall give notice of fifteen days in writing to the Allottee either by Speed Post/ Registered Post at the address provided by the Allottee and/or send mail at the e-mail address provided by the Allottee, of its intention to terminate this Agreement, and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement.
- e. In the event if the Allottee/s commits three defaults in the payment of the Total Consideration in installment in accordance with terms of this Agreement and all other amounts due including but not limited to estimated other charges due from the Allottee/s as mentioned in this Agreement on due dates and/or (ii) comply with its obligations, terms conditions as set out in this Agreement, the Developer shall be entitled, without prejudice to other rights and remedies available to the Developer including charging of interest for delayed payment, after giving 15 (fifteen) days prior notice to the Allottee/s, to cancel/terminate the transaction. In case the Allottee/s fails to rectify the default within the aforesaid period of 15 days then the Developer shall be entitled, at its sole option, to terminate this Agreement and forfeit (a) Earnest Money from the amounts paid till such date and (b) Interest on any overdue payments and (c) brokerage paid to channel partners/brokers, if any, and (d) administrative charges as per Developer's policy and (e) all taxes paid by the Developer to the Authorities and (f) amount of stamp duty and registration charges to be paid on deed of cancellation of this Agreement, if Agreement is registered and (g) any other taxes which are currently applicable or may be applicable in future and (h) subvention cost (if the Allottee/s has opted for subvention plan) which the Developer may incur either by way of adjustment made by the bank in installments or paid directly by the Developer to the bank (i) stamp duty and registration charges on the Agreement for Sale, if paid by the Developer under any scheme and (j) No-cost EMI charges, if paid by the Developer under any scheme, (collectively


(ALLOTTEE-1)


(ALLOTTEE-1)


(ALLOTTEE-2)


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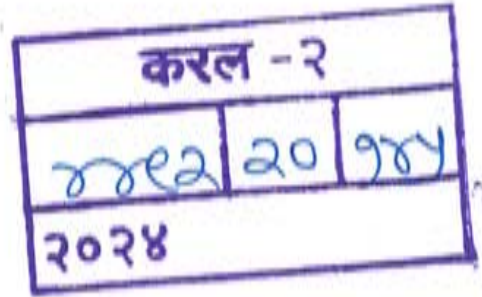
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referred to as the "**Non-Refundable Amounts**"). Balance amounts, if any, without any liabilities towards costs/damages/interest etc. shall be refunded without interest whatsoever within 15 days of resale of the said Flat to third party and receipt of the entire consideration from such third party by the Developer. The Parties further confirm that any delay or default in such execution/registration shall not prejudice the cancellation, the Developer's right to forfeit and refund the balance to the Allottee/s and the Developer's right to sell/transfer the said Flat including but not limited to Car Parking Space(s) to any third party. For the sake of clarity, the interest and/or taxes paid on the Total Consideration shall not be refunded upon such cancellation / termination. Further, upon such cancellation, the Allottee/s shall not have any right, title and/or interest in the said Flat and/or Car Parking Space (s) and/or the Project and/or the said Land and the Allottee/s waives his/her/their/its right to claim and/or dispute against the Developer in any manner whatsoever. The Allottee/s acknowledges and confirms that the provisions of this clause shall survive termination of this Agreement.



- f. In the event, the Allottee/s intends to terminate this Agreement for reasons other than those attributable to the Developer's default, then the Allottee/s shall give a prior written notice ("**Notice**") of 60 (sixty) working days to the Developer expressing his/her/its intention to terminate this Agreement. Upon receipt of Notice for termination of this Agreement by the Developer, this clause shall be dealt with in accordance with this Agreement and the Developer shall be entitled to forfeit the Non- Refundable Amounts. The Allottee/s further agrees and undertakes that on occurrence of such event of termination, the Allottee/s agrees to return all documents (in original) with regards to this transaction to the Developer, comply with all other requirements of the Developer as would be required for effective termination of this Agreement including but not limited to timely execution and registration of the Deed. Upon such termination, the Allottee/s agree(s) and acknowledge(s) that the Allottee/s shall not have any right, title and/or interest in the said Flat and/or Car Parking Space (s) and/or the Project and/or the said Land and the Allottee/s waives his/her/their/its right to claim and/or dispute against the Developer in any manner whatsoever. Further, upon such termination, the Developer shall be entitled to deal with the said Flat at its sole discretion.
- g. Notwithstanding, the above, in the event the Allottee/s fails to execute and/or admit registration of the Deed in the manner aforesaid, then, upon issuance of the termination

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notice by the Developer, this Agreement shall *ipso facto* stand terminated/cancelled for all intents and purposes, without any further recourse to any of the Parties.

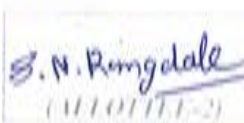
10. The fixtures and fittings, with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or price range (if unbranded) to be provided by the Developer in the said building and the Flat as are set out in **Annexure "H"**, annexed hereto. The Allottee/s hereby confirms that the Allottee/s is/are satisfied about the specifications, fixtures and fitting mentioned in **Annexure H** and the same only shall be relied by the Parties.
11. The Developer shall offer possession of the said Flat to the Allottee after obtaining Occupation Certificate/Part Occupation Certificate on or before the **31/12/2030** with a grace period of 12 (twelve) months, subject to the Allottee/s being in compliance of all its obligations under this Agreement including timely payments of the installment. If the Developer fails or neglects to give possession of the Flat to the Allottee on account of reasons beyond its control and that of its agents' control by the aforesaid date and subject to reasonable extension of time, the Developer shall be liable on demand (in writing by the Allottee) to refund to the Allottee the amounts already received by it in respect of the Flat with interest, at the same rate as may be mentioned in the clause herein above from the date the Developer received the sum, till the date the amounts and interest thereon is repaid. Post such refund by the Developer to the Allottee/s, the Allottee/s agree(s) and acknowledge(s) that the Allottee/s shall not have any right, title interest in the said Flat and/or the Project and/or the said Land, and the Developer shall be entitled to deal with the same at its sole discretion.
- a. Provided that, the Developer shall be entitled to reasonable extension of time for offering possession of Flat on the aforesaid date, if the completion of building in which the Flat is to be situated is delayed on account of -
- War, civil commotion, or Act of God.
 - any notice, order, rule, notification of the Government and/or other public or competent authority/court.

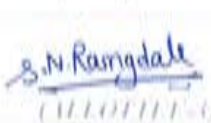
12. **Procedure for taking possession -**

- a. The Developer, upon obtaining the Occupancy Certificate from the competent authority and subject to the Allottee/s being in compliance of this Agreement and payment of all the amounts to the Developer as per the Agreement, shall offer in writing the possession of the Flat, to the Allottee in terms of this Agreement to be taken within 15 (fifteen) days from


PLAINTIFF


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(ALLOTTEE-3)

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the date of issue of such notice, and the Developer shall give possession of the said Flat to the Allottee. The Allottee

agree(s) to pay the maintenance charges as determined by the Developer or Association of Allottees, as the case may be. The Developer on its behalf shall offer the possession to the Allottee in writing, within 7 days of receiving the Occupancy Certificate of the Flat.



The Allottee shall take possession of the Flat within 15 days of the written notice from the Developer to the Allottee intimating that the said Flats are ready for use and occupancy. The Allottee/s shall be deemed to have accepted the possession of the said Flat on expiry of the aforesaid 15 days, in consonance with this Agreement, and shall thereafter, the Allottee/s agree/s to pay the common area maintenance charges as mentioned in this Agreement to the Developer and/or Association of Allottee/s and/or Facility Management Agency appointed by the Developer, as the case may be. The Allottee/s expressly understands that from such date, the risk and ownership to the said Flat shall pass and be deemed to have passed to the Allottee/s.

13. Failure of Allottee to take Possession of Flat:

- a. Upon receiving a written intimation from the Developer as per clause 12.a, the Allottee shall take possession of the Flat from the Developer by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Developer shall give possession of the Flat to the Allottee. In case the Allottee fails to take possession within the time provided in clause 12.1, such Allottee shall continue to be liable to pay maintenance charges as applicable.

14. The Allottee/s shall in addition to the above, pay to the Developer holding charges **Rs. 8,01,615/- (Rupees Eight Lakh One Thousand Six Hundred Fifteen Only)** of the said Flat ("**Holding Charges**") and applicable maintenance charges during the period of said delay the said Flat shall remain locked and shall continue to be in possession of the Developer but at the sole risk, responsibility and cost of the Allottee/s in relation to its deterioration in physical condition.

- a. Notwithstanding anything contained herein, it is agreed between the Parties that upon receipt of the Completion Certificate/Occupation Certificate or any such certificate issued by the concerned authority approving completion of development, none of the Parties shall be entitled to terminate this Agreement, except in case of any default by Allottee/s after the intimation of receipt of Occupation

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Certificate. Further in case the Allottee/s fail/s to respond and/or neglect/s to take possession of the said Flat within the aforementioned time as stipulated by the Developer, then



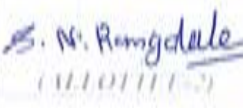

the Developer shall also be entitled along with other rights under this Agreement, to forfeit/claim the entire Total Consideration towards the said Flat and the Car Parking Space along with interest on default in payment of instalments (if any), applicable taxes and any other charges/amounts. The Allottee/s further agree/s and acknowledge/s that the Developer's obligation of delivering possession of the said Flat shall come to an end on the expiry of the time as stipulated by the Developer and that subsequent to the same, the Developer shall not be responsible and/or liable for any obligation towards the Allottee/s for the possession of the said Flat.

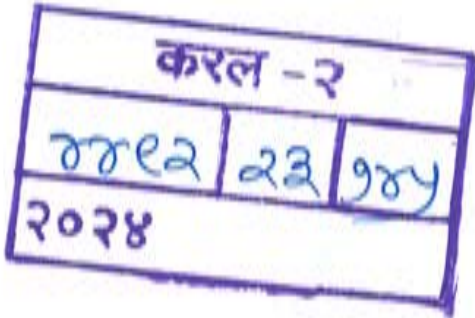
15. If, within a period of five years from the date of offering the said Flat to the Allottee, the Allottee brings to the notice of the Developer any structural defect in the Flat or the building in which the Flat are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Developer at its own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Developer, compensation for such defect in the manner as provided under the Act subject to that the Developer shall not be liable for any such defects if the same have been caused by reason of the willful default and/or negligence of the other Flat Holders and/or any Tenant/Occupant in the building or acts of third party(ies) or on account of any force majeure events including on account of any redecoration / any other work undertaken by the Tenant/Occupant and/or any other Flat Holder/person in the said building.

a. After the Possession Date, any damage due to wear and tear of whatsoever nature is caused to thereto, the Developer shall not be responsible for the cost of re-instating and/or repairing such damage caused by the Allottee/s and the Allottee/s alone shall be liable to rectify and reinstate the same at his/her/its/their own costs.

16. The Allottee shall use the Flat, or any part thereof, or permit the same to be used only for purpose of residence/office/show-room/shop. He/She/Them shall use the Car Parking Space only for the purpose of keeping or parking vehicle.

17. The Allottee, along with the other Allottee(s)s of the Flats in the Building, shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Developer may decide, and for this purpose also from time to time, sign and execute the application for registration and/or

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membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company, and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the

Developer within seven days of the same being forwarded by the Developer to the Allottee, so as to enable the Developer to register the common organisation of Allottee. No objection shall be taken by the Allottee if any changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority. Any delays in signing and handing over of documents by the Allottee to the Developer shall not constitute default of the Developer and the prescribed time period shall stand extended accordingly.



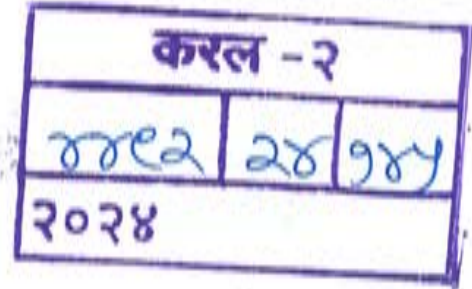
- a. With a view to preserve the intrinsic value of the Project by ensuring high standard of maintenance and upkeep, at its discretion but not as an obligation, be involved / undertake / conduct either by itself or through Facility Management Company (in terms of this Agreement), the maintenance and management of the Project or certain restricted areas in the Project, without any reference to the Allottee/s and other occupants of the Project, even after formation of the association/Apex Body/Apex Bodies on such terms and conditions as the Developer may deem fit and the Allottee/s hereby gives their unequivocal consent for the same. For this purposes the Developer may, in its discretion provide suitable provisions in the constitutional documents of the Society.
- b. Make provisions for payment of outgoings/CAM to the Society for the purposes of maintenance of Building in which the said Flat is located and the Project.
- c. Except Car Parking Space(s) allotted by the Developer in accordance to this Agreement, the Allottee/s agree(s) and confirm(s) that all parking space(s) *including open parking space(s)* will be dealt with in accordance with the applicable laws. The Allottee/s hereby declares and confirms that except for the Car Parking Space(s) allotted by the Developer/Owner, the Allottee/s does not require any parking space/s including any right towards open parking space(s) and accordingly the Allottee/s waives his/her/its/their claim, right, title, interest whatsoever on the areas of parking space(s) in the Project. The Allottee/s further agree(s) and undertake(s) that he/she/it/they shall have no concerns towards the identification and allotment/allocation of parking space(s) done by Developer / association, at any time and shall not challenge the same


ALLOTTEE-1


ALLOTTEE-1


S. N. Ramydale
ALLOTTEE-2


S. N. Ramydale
ALLOTTEE-3

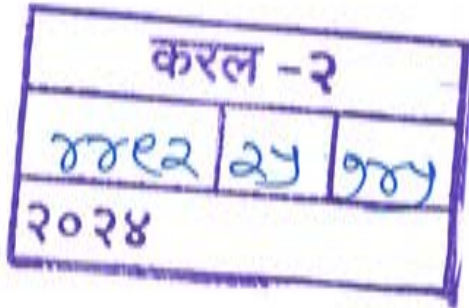


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anytime in future. The Allottee/s agree(s) and acknowledge(s) that Developer/the association shall deal with the parking space(s) in the manner Developer/association deems fit, subject to the applicable laws.

- d. The Developer shall, within three months of registration of the Society or Association or Limited Company, as aforesaid, initiate the transfer to the Society or Limited Company all the right, title and the interest in the said structure of the Building or Wing in which the said Flat is situated. The Allottee/s hereby agree(s) and confirm(s) that till conveyance of the building and underlying Land to the association, the Allottee/s shall continue to pay all the outgoings as imposed by organization and / or concerned authorities and proportionate charges to the Developer from time to time.
- e. The Developer shall, within three months of registration of the Federation/Apex body of the Societies or Limited Company, as aforesaid, initiate the transfer to the Federation/Apex body all the right, title and the interest of the Vendor/Lessor/Original Owner/Developer and/or the owners in the project land on which the building with multiple Wings or Buildings are constructed.
- f. The charges, costs, expenses for conveyance/assignment of leasehold rights, including but not limited to, Competent Authority Transfer Charge, or any other charge or taxes that may be levied due to this transaction by Competent Authority, Government or Quasi-Government, Judicial Or Quasi-Judicial Authorities, or any other charge for the transfer of the said plot on 'actual basis', shall be borne by the Allottee/s in proportion to his gross usable area. This amount is not included in Agreement Value and shall be calculated and informed to the members of the Society after Occupancy Certificate.
- g. The Allottee/s agree that within 15 days, after notice in writing is given by the Developer to the Allottee that the Flat is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Flat) of outgoings in respect of the said Land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and Building/s. Until the Society or Limited Company is formed, and the said structure of the Building/s or Wings is transferred to it, the Allottee shall pay to the Developer such proportionate share of outgoings, as may be determined. The

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Allottee further agrees that till the Allottee's share is so determined, the Allottee shall pay to the Developer provisional monthly contribution of **Rs.3,904/- (Rupees Three Thousand Nine Hundred Four Only)** per month towards the outgoings, which shall be paid in advance for 12 months on/before possession of the Flat. The amount so paid by the Allottee to the Developer shall not carry any interest and remain with the Developer until a Conveyance/Assignment of lease of the structure of the Building or Wing is executed in favour of the Society or a Limited Company as aforesaid. On such Conveyance/Assignment of lease being executed for the structure of the Building or Wing, the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Developer to the Society or the Limited Company, as the case may be.



18. The Allottee shall, on or before delivery of possession of the said Flat make payment to the Developer / Promoter of the following amounts:-

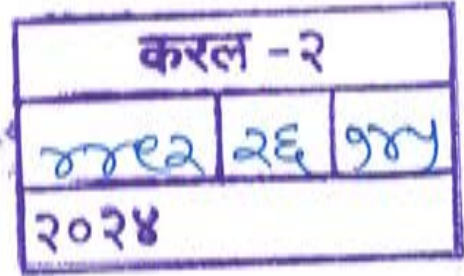
| Sr. No. | Description | Amount |
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| 1 | Non -Refundable Legal Charges & Expenses | 10,000.00 |
| 2 | Non - Refundable for Share Money, application, Entrance fee of the society | 600.00 |
| 3 | Non-Refundable Deposit towards Installation of cable, electric meter, MGL Line (without meter), Water Meter. | 10,000.00 |
| 4 | Being [1] year Non-refundable charges towards proportionate share of maintenance @ Rs. 8 on carpet | 46,852.00 |
| 5 | Non-refundable Infrastructure & Development Charges | 2,00,000.00 |
| 6 | MSEB | 25,000.00 |
| 7 | Society Charges & Debris | 18,475.00 |
| Total | | Rs. 3,10,927.00 |

(All the aforesaid amounts to be decided by the Developer at the time of possession, on actual amount incurred/to be incurred.)

- a. The promoters and allottees both hererby agree that the promoter shall give accounts only for serial number 2 and serial number 6 As mentioned in clause 18 I'm not a deviation to the society which shall be formed by the promoter as per the relevant laws. The allottees agree to the same and shall not raise any objection in future apart from the above 2 serial numbers the promoter shall not be liable

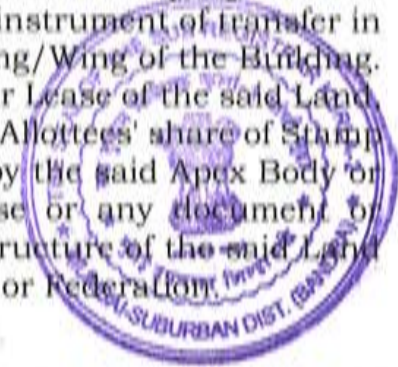




who give accounts for any other recipes either to the society or to the individual member.

19. At the time of registration of conveyance or Lease of the structure of the Building or Wing of the Building, the Allottee shall pay to the Developer, the Allottees' share of Stamp Duty and Registration Charges payable, by the said Society or Limited Company on such Conveyance or Lease or any document or instrument of transfer in respect of the structure of the said Building/Wing of the Building. At the time of registration of Conveyance or Lease of the said Land, the Allottee shall pay to the Developer, the Allottees' share of Stamp Duty and Registration Charges payable, by the said Apex Body or Federation on such Conveyance or Lease or any document or instrument of transfer in respect of the structure of the said Land to be executed in favour of the Apex Body or Federation.



20. **Foreign Exchange Management Act**

- a. The Allottee/s clearly and unequivocally confirm/s that in case remittances related to the Total Consideration and/or all other amounts payable under this Agreement for the said Flat are made by non-resident/s/foreign national/s of Indian origin, shall be the sole responsibility of the Allottee/s to comply with the provisions of the Foreign Exchange Management Act, 1999 ("FEMA") or statutory enactments or amendments thereof and the rules and regulations thereunder and/or any other Relevant Laws including that of remittance of payments, acquisition/sale or transfer of immovable property/ies in India and provide to the Developer with such permission/approvals/no objections to enable the Developer to fulfill its obligations under this Agreement. Any implications arising out of any default by the Allottee/s shall be the sole responsibility of the Allottee/s. The Developer accepts no responsibility in this regard and the Allottee/s shall keep the Developer fully indemnified for any harm or injury caused to it for any reason whatsoever in this regard. Whenever there is a change in the residential status of the Allottee/s, subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee/s to intimate in writing to the Developer immediately and comply with all the necessary formalities, if any, under the Relevant Laws.

21. **Anti-Money Laundering**

The Allottee/s hereby declare(s), agree(s) and confirm(s) that the monies paid/payable by the Allottee/s under this Agreement towards the said Flat is not involved directly or indirectly to any proceeds of the scheduled offence and is/are not designed for the purpose of any contravention or evasion of the provisions of the Prevention of Money Laundering Act,

P. R. S. S.

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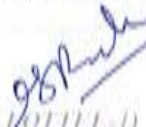


2002, rules, regulations, notifications, guidelines or directions of any other statutory authority passed from and/or amended from time to time (collectively "**Anti Money Laundering**").

a. The Allottee/s further declare(s) and authorize(s) the Developer to give personal information of the Allottee/s to any statutory authority as may be required from time to time. The Allottee/s further affirms that the information/ details provided is/are true and correct in all respect and nothing has been withheld including any material facts within his/her/their/its knowledge.



b. The Allottee/s further agree(s) and confirm(s) that in case the Developer becomes aware and/or in case the Developer is notified by the statutory authorities of any instance of violation of Anti- Money Laundering, then the Developer shall at its sole discretion be entitled to cancel/terminate this Agreement. Upon such termination the Allottee/s shall not have any right, title or interest in the said Flat neither have any claim/demand against the Developer, which the Allottee/s hereby unequivocally agree(s) and confirm(s). In the event of such cancellation/termination, the monies paid by the Allottee/s shall be refunded by the Developer to the Allottee/s in accordance with the terms of this Agreement only after the Allottee/s furnishing to the Developer a no-objection / consent letter from the statutory authorities permitting such refund of the amounts to the Allottee/s.

22. The Allottee/s agree(s) and undertake(s) that on receipt of possession, the Allottee/s shall carry out any fit-out/interior work strictly, in accordance, with the rules and regulations framed by the Developer/association and without causing any disturbance, to the other purchasers of Flat(s)/premises/units in the Project. Without prejudice to the aforesaid, if the Allottee/s makes any unauthorized change or alteration or causes any unauthorized repairs in or to the said Flat or the building, the Developer shall be entitled to call upon the Allottee/s to rectify the same and to restore the said Flat and/or building to its original condition within 30 (thirty) days from the date of intimation by the Developer in that behalf. If the Allottee/s does not rectify the breach within such period of 30 (thirty) days, the Developer may carry out necessary rectification/restoration to the said Flat or the building (on behalf of the Allottee/s) and all such costs/charges and expenses incurred by the Developer shall be adjusted from the fit-out deposit deposited by the Allottee with the Developer, in case such costs/charges and expenses incurred by the Developer are over and above the aforesaid fit-out deposit, then the same shall be reimbursed by the Allottee/s. If the Allottee/s fail(s) to reimburse to the Developer any such costs/charges and expenses within 7 (seven) days of demand by the Developer, the same would

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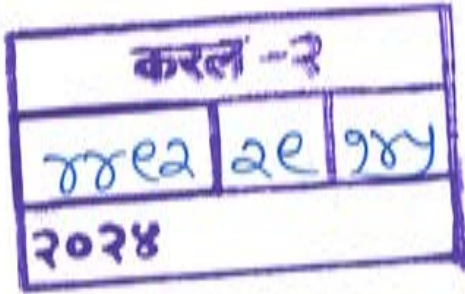
be deemed to be a charge on the said Flat. The Allottee/s hereby indemnifies and agrees to always keep saved, harmless and indemnified, the Developer (i) from and against all actions, proceedings, claims, demands, costs, charges and expenses whatsoever, which may be made against the Developer or which the Developer may suffer or incur as a result of any unauthorized change or alteration in or causing any unauthorized repairs in or to the said Flat or the building(s)/Wing(s) and (ii) for all costs and expenses incurred by the Developer for instituting any legal proceedings for recovery of such costs/charges and expenses incurred by it for rectification/ restoration to the said Flat on the building(s)/ Wing(s).

23. Upon the possession of the said Flat being delivered to the Allottee/s, the Allottee/s shall be deemed to have granted a license to the Developer, its engineers, workmen, labourers or architects to enter upon the said Flat by reasonable notice in writing or in case of emergency without notice, for the purpose of rectifying any defect or damage to the building or if necessary any part of the said Flat provided the said Flat is restored to the same condition, as far as possible, after the restoration work or rectification of the defect or damage caused due to any act of commission or omission of the Allottee/s or his agents and the Allottee/s shall reimburse and/or pay to the Developer or any other person the loss or damage suffered by them on account of the act of the Allottee/s or his agents. The Developer shall not be liable for any theft or loss or inconvenience caused to the Allottee/s on account of entry to the said Flat as aforesaid. If the said Flat is closed and in the opinion of the Developer any rectification or restoration is necessary in the interest of the building and/or purchasers therein, the Allottee/s consent(s) to the Developer to break open the lock on the main door/entrance of the said Flat and the Developer shall not be liable for any loss, theft or inconvenience caused to the Allottee/s on account of such entry into the said Flat.

24. **Facility Management Company**

- a. By executing this Agreement, the Allottee/s agree/s and consent/s to the appointment of any agencies by the Developer ("**Facility Management Company**") to manage, upkeep and maintain the building and the Land, club house, meeting room, sewerage treatment plant, garbage, disposal system and such other facilities, that the Developer may require to install, operate, and maintain common areas, amenities, common facilities, parking areas and open spaces. The Facility Management Company shall also be entitled, to collect the outgoings, provisional charges, taxes, levies and other amounts in respect of the building (including the Purchaser's proportionate share of the outgoings as provided under this Agreement). It is hereby clearly clarified, agreed, and understood that the Facility Management

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Company shall also be entitled to exercise its rights for collecting the charges and expenses mentioned herein, even after formation of the association. The Allottee/s hereby grants his/her/their/its consent confirming such agreement /contract/arrangement that the Developer has or may have to enter into with the Facility Management Company.

- b. The Allottee/s agree(s) to pay the necessary fees as may be determined by the Developer/Facility Management Company.



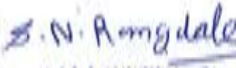
The Allottee/s further agree(s) and undertake(s) to be bound from time to time to sign and execute all papers, documents, deeds and/or other writings as required, at the sole discretion of the Developer/ Facility Management Company, for the purposes of framing rules for management of the Building(s)/Wing(s) and use of the said Flat by the Allottee/s for ensuring safety and safeguarding the interest of the Developer/Facility Management Company and other purchasers of Flat(s)/premises/units in the building(s)/Wing(s) and the Allottee/s also agree(s) and confirm(s) not to raise any disputes/claims against the Developer/Facility Management Company and other purchasers of Flat(s)/premises/units in this regard.

25. REPRESENTATIONS AND WARRANTIES OF THE DEVELOPER

- a. The Developer hereby represents and warrants to the Allottee as follows:
- The Developer has clear and marketable title with respect to the said project; as declared in the Title Report annexed to this Agreement and has the requisite rights to carry out development upon the project land, and also has actual, physical and legal possession of the project land for the implementation of the Project;
 - The Developer has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project, and shall obtain requisite approvals from time to time, to complete the development of the Project;
 - There are no encumbrances upon the project land or the Project except those disclosed in the Title Report, if any;
 - There is no litigation pending before any Court of Law with respect to the project land or Project except those disclosed in the Title Report, if any;


PARTNER


(ALLOTTEE-1)


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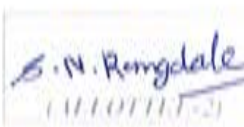

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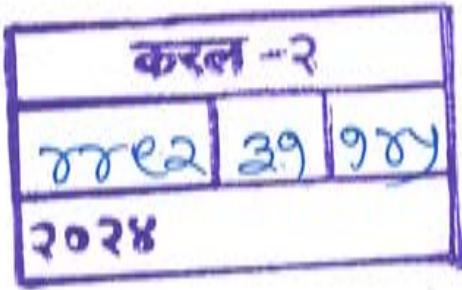
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said Building/Wing are valid and subsisting, and have been obtained by following the due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said Building/Wing shall be obtained by following due process of law and the Developer has been and shall at all times, remain to be in compliance with all the applicable laws in relation to the Project, project land, Building/Wing and common areas;
- vi. The Developer has the right to ~~enforce~~ this Agreement and has neither committed nor omitted to perform any act or thing, whereby the right, title, and interest of the Allottee created herein, may prejudicially be affected;
- vii. The Developer has not entered into any Agreement for Sale and/or Development Agreement, or any other Agreement/arrangement, with any person or party with respect to the project land, including the Project and the said Flat which will, in any manner, affect the rights of Allottee under this Agreement;
- viii. The Developer confirms that the Developer is not restricted in any manner whatsoever from selling the said Flat to the Allottee in the manner contemplated in this Agreement;
- ix. At the time of execution of the Conveyance Deed of the structure to the Association of Allottees, the Developer shall handover lawful, vacant, peaceful, physical possession of the Common Areas of the Structure to the Association of the Allottees;
- x. The Developer has duly paid, and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;
- xi. No notice from the Government, or any other local body or authority, or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the


S. N. Rangdale
(ALLOTTEE-1)


S. N. Rangdale
(ALLOTTEE-1)


S. N. Rangdale
(ALLOTTEE-2)


S. N. Rangdale
(ALLOTTEE-3)



Developer in respect of the project land and/or the Project, except those disclosed in the Title Report.

26. The Parties confirm that the Developer reserves to itself the unfettered right to the full, free and complete right of way and means of access over the said Land and the Project, with the authority to grant such rights to the Allottee/s and/or users of Flat(s)/premises/units in the building(s)/Wing(s) being constructed on the said Land at all times and the right of access to the said Land for the purpose of installing, repairing, maintaining and inspecting the club house and meeting room, and amenities (including underground and overhead) other amenities necessary for the full and proper use and enjoyment of the said Land without in any way obstructing or causing nuisance to the ingress and egress of the Allottee/s /other occupants of Flat(s)/premises/units in the Project.

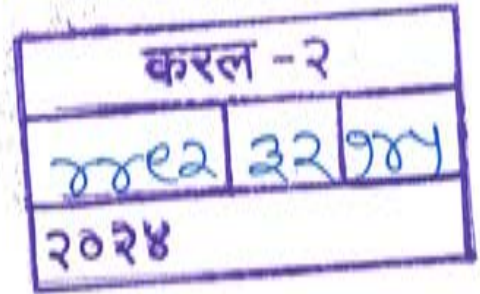


The Parties confirm that necessary provisions for the above shall be made in the transfer documents such as deeds of transfer/assignment/declaration/deeds of said Flat to be executed in respect of the sale/transfer of Flat(s)/premises/units in the buildings to be constructed on the said Land. The Allottee/s hereby expressly approval to the same.

27. The Allottee/s himself/herself/themselves with the intention to bring all persons into whosoever hands the Flat may come, hereby covenants with the Developer as follows: -


- i. To maintain the Flat at the Allottee's own cost, in good and tenantable repair and condition and shall not do, or suffer to be done anything in or to the building in which the Flat is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in, or to the building in which the Flat is situated and the Flat itself, or any part thereof, without the approval of the local authorities, if required.
- ii. Not to store in the Flat any goods which are of hazardous, combustible or dangerous nature, or are so heavy as to damage the construction or structure of the building in which the Flat is situated, or storing of which goods is objected to by the concerned local or other authority, and shall take care while carrying heavy packages which may damage or are likely to damage the staircases, common passages or any other structure of the building in which the Flat is situated, including entrances of the building in which the Flat is situated and in case any damage is caused to the building in which the Flat is situated or the Flat on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.

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|  PARTY 1 |  (ALLOTTEE-1) |  S. N. Rongdale (ALLOTTEE-2) |  S. N. Rongdale (ALLOTTEE-3) |
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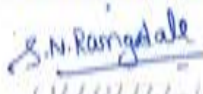


- iii. To carry out at his own cost, all internal repairs to the said Flat and maintain the Flat in the same condition, state and order in which it was delivered by the Developer to the Allottee and, shall not do or suffer to be done anything in, or to the Building in which the Flat is situated or to the Flat, which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- iv. Not to demolish, or cause to be demolished, the Flat or any part thereof, nor at any time, make or cause to be made any addition or alteration of whatever nature in, or to the Flat, or any part thereof, nor any alteration in the elevation and external colour scheme of the Building in which the Flat is situated, and shall keep the portion, sewers, drains and pipes in the Flat and the appurtenances thereto, in good tenable repair and condition, and in particular, so as to support, shelter and protect the other parts of the building in which the Flat is situated, and shall not chisel, or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Flat without the prior written permission of the Developer and/or the Society or the Limited Company.
- v. Not to do, or permit to be done, any act or thing which may render void or voidable any insurance of the project land and the Building in which the Flat is situated, or any part thereof, or whereby any increased premium shall become payable in respect of the insurance.
- vi. Not to throw dirt, rubbish, rags, garbage, or other refuse, or permit the same to be thrown from the said Flat in the compound, or any portion of the project land and the Building in which the Flat is situated.
- vii. That the dry and wet garbage shall be separated and the wet garbage generated in the Project shall be treated separately Land by the residents/occupants.
- viii. Pay to the Developer, within fifteen days of demand by the Developer, his share of security deposit demanded by the concerned local authority or Government giving water, electricity, or any other service connection to the building in which the Flat is situated.
- ix. To bear and pay increase in local taxes, water charges, insurance, and such other levies, if any, which are imposed


(DEVELOPER)


(ALLOTTEE-1)


(ALLOTTEE-2)


(ALLOTTEE-3)

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by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Flat by the Allottee for any purposes other than the purpose for which it is sold.

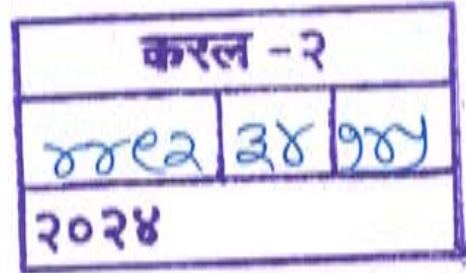
- x. Not cause any nuisance, hindrance, disturbance and annoyance to other purchasers of Flat(s)/premises/units in the building or other occupants or users of the building, or visitors to the building, and also occupiers of any adjacent, contiguous or adjoining properties.



- xi. Not to cover or enclose in any manner whatsoever, the open terrace/s, the open balcony/ies, verandah, parking space/s or other open spaces forming a part or appurtenant to the Flat/s in the building, without the prior written permission of the Developer/association/concerned authorities.

- xii. After possession of the said Flat is handed over the Allottee/s, the Allottee/s may insure the said Flat from any loss, theft, damage caused due to human intervention or due to any act of god or other force majeure incident including fire, riot, strikes, earthquakes, natural calamity or any other cause beyond reasonable human control, and the Developer shall not be responsible for any loss/damage suffered thereafter.
- xiii. The Allottee/s and/or the Developer shall present this Agreement as well as the conveyance and / or any other document as may be required, in accordance to the provisions of the Registration Act, 1908.
- xiv. The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Flat, until all the dues payable by the Allottee to the Developer under this Agreement are fully paid up and with the prior consent of the Developer.
- xv. The Allottee shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said Building and the Flats therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned Local Authority, and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/Federation regarding the occupancy and use of the Flat in the Building and shall pay and contribute regularly and punctually towards the taxes,

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expenses, or other out-goings in accordance with the terms of this Agreement.

- xvi. Till a conveyance of the structure of the building in which Flat is situated is executed in favour of Society/Limited Society, the Allottee shall permit the Developer and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Buildings or any part thereof, to view and examine the state and condition thereof;
- xvii. The Allottee/s agree(s) to use the said Flat or any part thereof or permit the same to be used only for the purpose for which it has been approved. The Allottee/s further agree(s) to use the Car Parking Space only for the purpose of keeping or parking car its own car.
- xviii. The Allottee/s hereby confirms/s and acknowledge/s that the specifications mentioned in the advertisement / communications or the sample Flat / mock Flat and its colour, texture, the fitting(s) / fixture(s) or any installations depicted therein are only suggested and the same are not intended to be provided as a standard specifications and/or services or cannot be construed as the same. The Allottee/s has/have not relied on the same for his/her/their/its decision to acquire the said Flat in the Project and also acknowledges that the Allottee/s has/have seen all the sanctioned layout plans and the time schedule of completion of the Project.
- xix. The Allottee/s undertakes that the Allottee/s has/have taken the decision to purchase the said Flat in the Project out of his/her/their own free will, based solely upon the information provided along with the documents enclosed, after giving careful consideration to the nature and scope of the entire development explained to the Allottee/s by the Developer in person including the disclosures contained herein and on the basis of the specifications, locations, quality, services, etc. contained in this Agreement.
- xx. Save and except the information / disclosure contained herein the Allottee/s confirm/s and undertake/s not to make any claim against Developer or seek cancellation of the said Flat or refund of the monies paid by the Allottee/s by reason of anything contained in other information / disclosure not forming part of this Agreement including but not limited to publicity material / advertisement published in any form or in any channel.
- xxi. The Allottee/s agrees and undertakes that the Developer shall not be responsible in any manner whatsoever in case


P. R. R. R.


(ALLOTTEE-1)


(ALLOTTEE-2)


(ALLOTTEE-3)

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of any attachment or other proceedings that may be made or taken in respect of the said Flat and/or Car Parking Space (s) by concerned authorities due to non-payment by the Allottee/s or any other Flat purchaser of their respective proportion of the taxes / outgoing payments payable to the concerned authorities on account of default in making such payments. To comply with all the terms and conditions as mentioned in this Agreement including but not limited to payment of all such amounts within the timelines stipulated under this Agreement or as and when demanded by the Developer.



28. The Developer shall maintain a separate account in respect of sums received by the Developer from the Allottee as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or Association or Company or, towards the outgoings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

29. In case the transaction being executed by this Agreement between the Developer and the Allottee is facilitated by a Registered Real Estate Agent, all amounts (including taxes) agreed as payable remuneration/fees/charges for services/commission/brokerage to the said Registered Real Estate Agent, shall be paid by the Developer/Allottee/Both, as the case may be, in accordance with the agreed terms of payment.



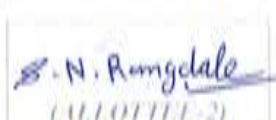
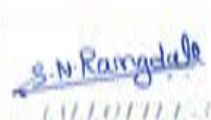
30. Rights of the Developer

a. Hoarding Rights

The Allottee/s hereby consents that the Developer may and shall always continue to have the right to place/erect hoarding/s on the Project Land, of such nature and in such form as the Developer may deem fit and the Developer shall deal with such hoarding spaces as its sole discretion until conveyance to the association and the Allottee/s agree/s not to dispute or object to the same. The Developer shall not be liable to pay any fees / charges to the association for placing / putting up the hoarding/s, provided that if any municipal taxes become payable for such use, then the same shall be borne and paid by the Developer and/or by the transferee (if any).

b. Retention

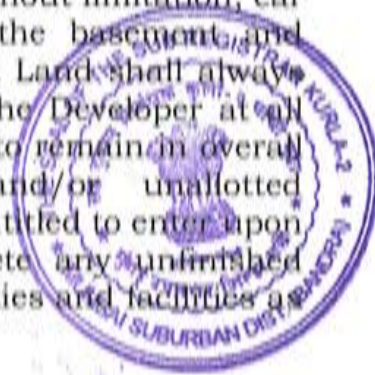
Subject to, and to the extent permissible under the applicable laws, the Developer may, either by itself and/or its nominees/associates/affiliates also retain some portion / units/ Flats in the Project which may be subject to different terms of use, including as a guest house / corporate Flats.

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c. Unsold Flat

- i. All unsold and/or unallotted Flat(s)/premises/units, areas and spaces in the building, including without limitation, car parking spaces and other spaces in the basement and anywhere else in the Project or the said Land shall always belong to and remain the property of the Developer at all times and the Developer shall continue to remain in overall possession of such unsold and/or unallotted Flat(s)/ premises / units and shall be entitled to enter upon the said Land to enable it to complete any unfinished construction work and to provide amenities and facilities as the Developer may deem necessary.
- ii. The Developer shall without any reference to the Allottee/s, association, be at liberty to sell, let, sub-let, dispose of or otherwise deal with in any manner whatsoever all such unsold and/or unallotted Flat(s)/premises/units and spaces therein, as it deems fit. The Developer shall be entitled to enter in separate agreements with the purchasers of different Flat(s)/premises/units in the Project on terms and conditions decided by the Developer in its sole discretion and shall without any delay or demur enroll the new Allottee/s as member/s of the association. The Allottee/s and / or the association shall not claim any reduction in the Total Consideration and/or any damage on the ground of inconvenience and /or nuisance or on any other ground whatsoever. Further, the Developer shall not be liable to pay / contribute any amount on account of non-occupancy charges or for any other charges / fund provided for under the bye-laws, rules and regulations or resolutions of the association.



d. Additional Construction

The Allottee/s hereby agrees that the Developer shall be entitled to construct any additional area/structures in the Project as the Developer may deem fit and proper and the Developer shall, at its sole discretion, deal with and/or dispose of the same without any reference to the Allottee/s and/or the association, upon its formation/registration, as the case may be, in accordance with the terms of the applicable laws and the Allottee/s agrees not to dispute or object to the same. The right hereby reserved shall be available to the Developer until the complete optimization of the said Land.

31. Nothing contained in this Agreement is intended to be, nor shall be construed as a grant, demise, or assignment in law, of the said Flats and building or any part thereof. The Allottee shall have no

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|  (ALLOTTEE-1) |  (ALLOTTEE-2) |  (ALLOTTEE-2) |  (ALLOTTEE-3) |
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claim, save and except in respect of the Flat hereby agreed to be sold to him and, all open spaces, parking spaces, lobbies, staircases, terraces, recreation spaces, will remain the property of the Developer, until the said structure of the building is transferred to the Society/Limited Company or other body, and until the project land is transferred to the Apex Body/Federation as hereinbefore mentioned. After the Developer executes this Agreement, he shall not mortgage or create a charge on the Flat, and if any such mortgage or charge is made or created, then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such Flat.



DEVELOPER SHALL NOT MORTGAGE OR CREATE A CHARGE

After the Developer executes this Agreement, he shall not mortgage or create a charge on the Flat, and if any such mortgage or charge is made or created, then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such Flat.

33. BINDING EFFECT

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

34. ENTIRE AGREEMENT

This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter thereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any,

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| PARTY (1) | (ALLOTTEE-1) | (ALLOTTEE-2) | (ALLOTTEE-3) |

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between the Parties in regard to the said Flat/plot/building, as the case may be. The Allottee/s hereby expressly admits acknowledges and confirms that no terms, conditions, particulars or information, whether oral, written or otherwise, given or made or represented by the Developer and/or its agents to the Allottee/s and/or his agents, including those contained/given in any advertisement or brochure or publicity materials, other than such terms, conditions and provisions contained herein shall be deemed to form part of this Agreement or to have induced the Allottee/s in any manner to enter into this Agreement. This Agreement supercedes all previous arrangement, agreement, exchange of documents including marketing materials brochures etc.



35. **RIGHT TO AMEND**

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

36. **PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE / SUBSEQUENT ALLOTTEES**

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

37. **SEVERABILITY**

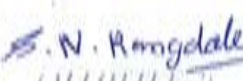
If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder, or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this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

38. **WAIVER:**

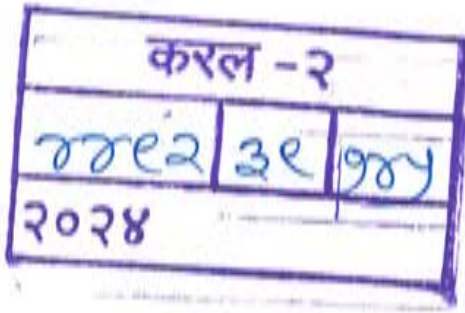
Any delay tolerated or indulgence shown by the Developer, in enforcing the terms, conditions, covenants, stipulations and/or provisions of this Agreement, or any forbearance, or giving of time, to the Allottee/s by the Developer, shall not be treated/construed /considered, as a waiver or acquiescence on the part of the Developer of any breach, violation, non-performance or non-compliance by the Allottee/s of any of the terms, conditions, covenants, stipulations and/or provisions of this Agreement, nor


P. R. P. P.


(ALLOTTEE-1)


(ALLOTTEE-2)


(ALLOTTEE-3)



shall the same in any manner prejudice, the rights/remedies of the Developer.

39. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in Project, the same shall be in proportion to the carpet area of the Flat to the total carpet area of all the Flats in the Project.

40. FURTHER ASSURANCES

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



PLACE OF EXECUTION

The execution of this Agreement shall be complete only upon its execution by the Developer through its authorized signatory at the Developer's Office, or at some other place, which may be mutually agreed between the Developer and the Allottee and simultaneously with the execution, the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Mumbai.

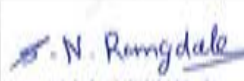
42. The Allottee and/or Developer shall present this Agreement as well as the Lease Deed/ Conveyance at the proper registration office of registration within the time-limit prescribed by the Registration Act, 1908 and the Developer will attend such office and admit execution thereof.

43. NOTICE

a. That all notices to be served on the Allottee and the Developer as contemplated by this Agreement, shall be deemed to have been duly served if delivered to the Allottee or the Developer by Registered Post A.D. and/or sent by mail on their notified Email ID/Under Certificate of Posting at their respective addresses specified below:


(11/01/11-1)


(11/01/11-1)


(11/01/11-2)


(11/01/11-3)

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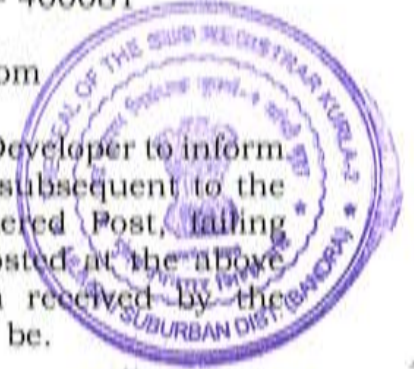
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Name: MR. NITIN SURENDRA RANGDALE
MRS. SEEMA NITIN RANGDALE
MR. SHUBHAM NITIN RANGDALE

Address: Room No. 4, Prakash Kunj,
Sant Dnyaneshwar Road,
Mulund East, Mumbai - 400081

Email ID: rangdale.nitin@gmail.com

- b. It shall be the duty of the Allottee and the Developer to inform each other of any change in the address subsequent to the execution of this Agreement, by Registered Post, failing which all communications and letters posted at the above address shall be deemed to have been received by the Developer or the Allottee, as the case may be.
- c. In case of more than one Allottee/s, default notice, letters, receipts, demand notices to be served under this Agreement may be served upon to the first mentioned Allottee/s onto the above mentioned address or any address later notified by the first mentioned Allottee/s and the same shall be a sufficient proof of receipt of default notice, letters, receipts, demand notices and other communication by all the Allottee/s and the same shall fully and effectively discharge the Developer of its obligation in this regard.




44. **Satisfied with the Developer's Title:**

The Allottee/s hereby declare/s that he/she/they/it has gone through this Agreement and all the documents relating to the Project and has expressly understood the contents, terms and conditions of the same and the Developer has entered into this Agreement with the Allottee/s relying solely on the Allottee/s agreeing, undertaking and covenanting to strictly observe, perform, fulfill and comply with all the terms and conditions, covenants, stipulations, obligations and provisions contained in this Agreement and on part of the Allottee/s to be observed, performed and fulfilled and complied with and therefore, the Allottee/s hereby jointly and severally (as the case may be) agrees, undertake/s and covenant/s to indemnify, save, defend and keep harmless at all times hereafter, the Developer and their successors and assigns from and against all costs, charges, expenses, losses, damages, claims, demands, suits, actions, proceedings, prosecutions, fines, penalties and duties which they or any of them may have to bear, incur or suffer and/or which may be levied or imposed on them or any of them, by reason or virtue of or arising out of any breach, violation, non-observance, non-performance or non-compliance of any of the terms, conditions, covenants, stipulations and/or provisions hereof by the Allottee/s.


(Developer)


(Alottee-1)


(Alottee-2)


(Alottee-3)

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45. **JOINT ALLOTTEES:**

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

46. **STAMP DUTY AND REGISTRATION:**

The charges towards Stamp Duty and Registration of this Agreement or subsequent writings if any shall be borne by the Allottee/s.



47. **DISPUTE RESOLUTION:**

Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, it shall be referred to the Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

48. **GOVERNING LAW:**

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Mumbai Courts will have the jurisdiction for this Agreement. Further, all the terms & conditions, rights and obligations of the parties as contained hereunder shall be subject to the provisions of Real Estate (Regulation and Development) Act, 2016 ("**Act**") and the Rules and Regulations made thereunder ("**Rules and Regulations**") and the exercise of such rights and obligations shall be subject to the provisions of the Act and the Rules and Regulations made thereunder. Any change so prescribed by the Act shall be deemed to be automatically included in this Agreement and similarly any such provision which is inconsistent or contradictory to the Act shall not have any effect.


(ALLOTTEE-1)


(ALLOTTEE-1)


(ALLOTTEE-2)


(ALLOTTEE-3)

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**FIRST SCHEDULE ABOVE REFERRED TO
DESCRIPTION OF THE SAID LARGER PROPERTY**

All that piece and parcel of land bearing CTS Nos. 1289 (part), 1290 (part), 1292 (part), 1293 (part), 1294 (part), 1295 (part), 1296 (part) and 1297(part) all of Village- Mulund (East), Taluka- Kurla having area admeasuring 96464.9 sq. meters in the Registration and Sub District of Mumbai Suburban originally forming part of and/or comprised in Survey Nos. 83 to 80 of Village - Mulund East.

**SECOND SCHEDULE ABOVE REFERRED TO
DESCRIPTION OF THE SAID PROPERTY**

All that portion of an area admeasuring 15,216.63 sq. meters (12,233.06 sq. meters open residential, 1,008.67 sq. meters Municipal School and 1,974.90 sq. meters Playground) forming part of the land more particularly described in the First Schedule hereinabove written.



**THIRD SCHEDULE ABOVE REFERRED TO
DESCRIPTION OF THE SAID FLAT**

Flat bearing No.1008 on 10th Floor , in Wing C known as "SAKURA" of an area admeasuring approximately **442.29 Sq. Feet RERA carpet**, excluding **Balcony/Deck area 28.09 Sq. Feet carpet** and **Kitchen Balcony/Deck area 17.65 Sq. Feet carpet** of the **building No. 1** in the proposed Project **SUPREMO Phase - II**, together with NO Car Parking Space, being under construction on the portion of land bearing CTS Nos. 1289 (Part), 1290(Part), 1292 (Part), 1293 (Part), 1294 (Part), 1295 (Part), 1296 (Part),and 1297 (Part) of Village Mulund East, Taluka- Kurla in the registration District and sub district of Mumbai City and Mumbai Suburban, situated at 90 feet Road, Near Kelkar College, Mulund East, Mumbai- 400 081, which Flat is shown on the Floor Plan thereof as **Annexure ' G '**.

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|  PARTNER |  (LOTTEE-1) |  (LOTTEE-2) |  (LOTTEE-3) |
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IN WITNESS WHEREOF, parties hereinabove named have set their respective hands and signed this Agreement for Sale at Mumbai in the presence of attesting witnesses, signing as such on the day first hereinabove written.

SIGNEDSEALEDANDDELIVERED)
 BYTHE WITHINNAMED)
 "PROMOTER/DEVELOPER")
M/s. K V BUILDHOME LLP)
 Through its Partner)
Mr. Karan C. Vardhan)

For **K V BUILDHOME LLP**


PARTNER

in the presence of 

..... PRASHANT PAWAR



SIGNED AND DELIVERED BY THE)
 WITHINNAMED "ALLOTTEE/S")

1) **MR. NITIN SURENDRA RANGDALE**)





2) **MRS. SEEMA NITIN RANGDALE**)





3) **MR. SHUBHAM NITIN RANGDALE**)

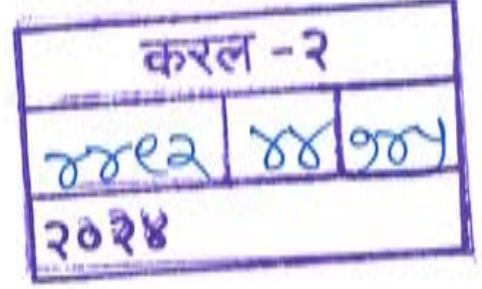




in the presence of



Abhimanyu N. Doltade



RECEIPT

RECEIVED with thanks from Allottee **1) MR. NITIN SURENDRA RANGDALE, 2) MRS. SEEMA NITIN RANGDALE AND 3) MR. SHUBHAM NITIN RANGDALE**, a sum of **Rs. 23,80,802/- (Rupees Twenty Three Lakh Eighty Thousand Eight Hundred Two Only)** as and by way of earnest money/instalment towards part payment of total consideration of **Flat bearing No. 1008 on 10th Floor**, in **Wing C** known as "**SAKURA**" of the **building No. 1** in the proposed Project **SUPREMO Phase -II**, along with to use **NO Car Parking Space**, situated at **90 Feet Road, Near Kelkar College, Mulund East, Mumbai 400 081**, to be constructed on a portion of land bearing **CTS Nos. 1289 (Pt), 1290 (Pt), 1292 (Pt), 1293 (Pt), 1294 (Pt), 1295 (Pt), 1296 (Pt) to 1297 (Pt)** of Village- **Mulund (East)**, Taluka- **Kurla** in the registration District and sub district of **Mumbai City and Mumbai Suburban**, as per details mentioned as below:-

- Subject to Realisation of cheque/s

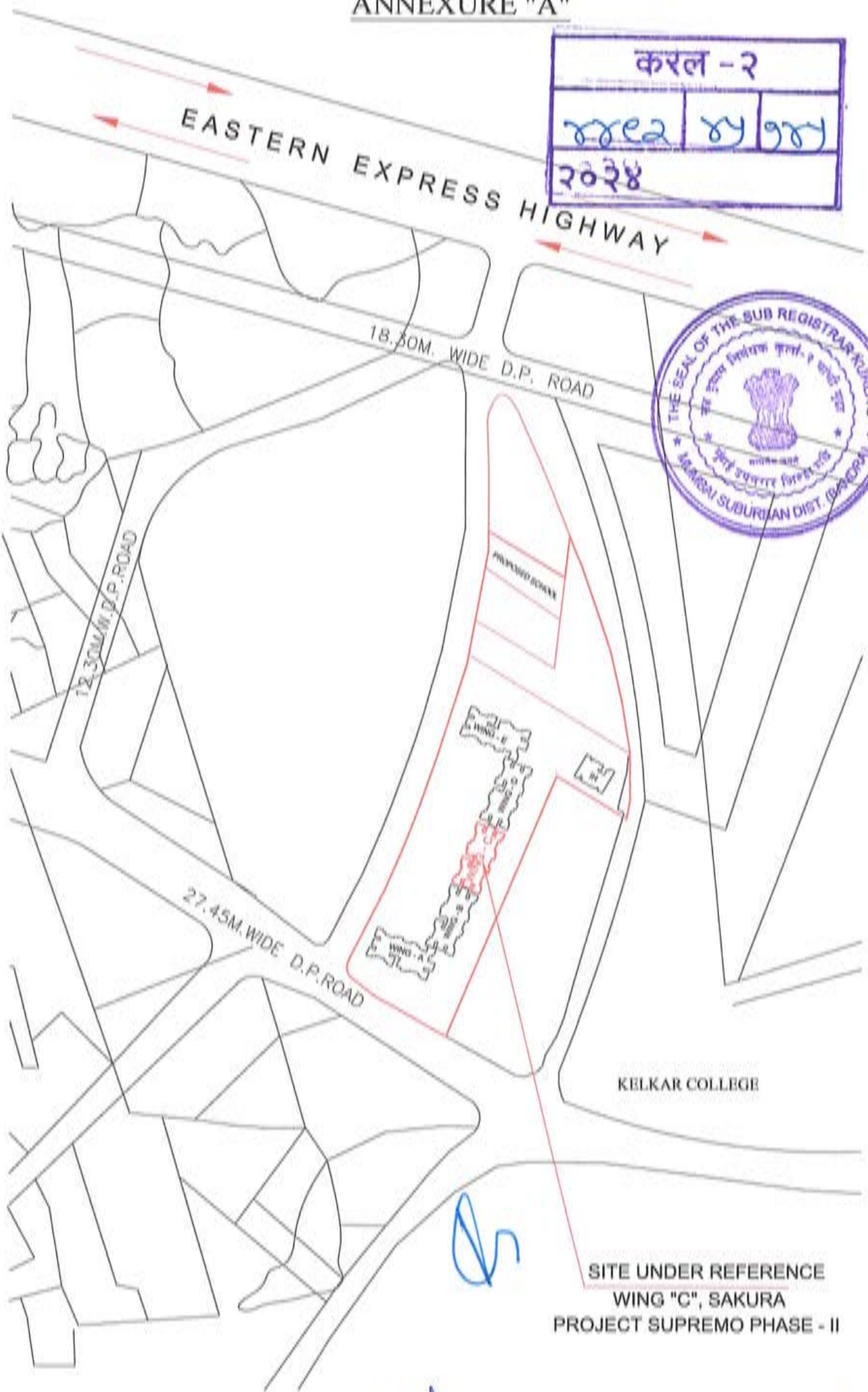
| Cheque Number | DATE | DRAWN ON | AMOUNT |
|---------------|------------|--------------|-------------------------|
| 214355 | 15/10/2023 | ICICI Bank | 2,97,000.00 |
| 214357 | 23/10/2023 | ICICI Bank | 4,96,599.00 |
| 214348 | 12/02/2024 | ICICI Bank | 15,87,203.00 |
| | | Total | Rs. 23,80,802.00 |

We say received
For **K V BUILDHOME LLP**


PARTNER

ANNEXURE "A"

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SITE UNDER REFERENCE
WING "C", SAKURA
PROJECT SUPREMO PHASE - II

S.N. Rongdale *S.N. Rongdale* *S.N. Rongdale*

PROJECT SUPREMO PHASE II, MULUND EAST, MUMBAI.

ANNEXURE B

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



MUNICIPAL CORPORATION OF GREATER MUMBAI



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

No. CHE/ES/2027/T/337(New)

MEMORANDUM

Municipal Office,
Mumbai

To,
K V BUILDHOME LLP C.A. to owner
322, 3rd Floor, 140 N.M. Road, K.M Vardhan Chowk,
Fort, Kala Ghoda, Mumbai.

With reference to your Notice u/s 337 (New), Application No. MCGM/ES/COD/000764/2022 dated, 20/09/2022 and the plans, Sections Specifications and description and further particulars and details of your buildings at Proposed Commercial cum Residential building No.1 for sale and building No. 2 for IH Tenements on the subplot M + subplot B1 + subplot B2 & subplot A, on plot bearing CTS No.1289(pt), 1290(pt), 1292(pt),1293(pt), 1294(pt),1295(pt),1296(pt)&1297(pt) in Village Mulund (East), Tal. Kurla, situated at 90'-0" road, Mulund (E) Mumbai., furnished to me under your letter. I have to inform you that, I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Mumbai Municipal Corporation Act as amended up to-date, my disapproval by reasons thereof :-

A: CONDITIONS TO BE COMPILED WITH BEFORE STARTING THE WORK.

- 1 That the requisitions of regulation no. 49 of DCPR-2034 shall not be complied with and records of quality of work, verification report, etc. shall not be maintained on site till completion of the entire work.
- 2 The commencement certificate under Sec. 45/69 (1) (a) of the M.R. & T.P. Act will not will not obtained will not before starting the proposed work.
- 3 (a)That the bore well shall not be constructed in consultation with H.E. (b) That the Janata Insurance Policy shall not be submitted.
- 4 That the work shall not be carried out between 6.00 a.m. to 10.00 p.m. in accordance with Rule 5A(3)of the Noise Pollution (Regulation& Control) Rules, 2000 and the provision of notification issued by Ministry of Environment and Forest department from time to time shall not be duly observed.
- 5 That the board shall not be displayed showing details of proposed work, name of owner, developer, architect, R.C.C. consultant etc.
- 6 That the registered undertaking agreeing a) To hand over excess parking space to M.C.G.M. free of cost in case full permissible F.S.I. / T.D.R. is not consumed as per circular No. Ch.E./DP/TAC-01/20279/ Gen dated 20-10-2014 and b) That the Parking floors, voids etc. will not be misused shall not be submitted.

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No. CHE/ES/2027/T/337(New)

- 7 That the mobile toilet shall not be provided on site to keep proper sanitation as per Circular U/No. CHE/DP/27391/Gen dated 07/01/2019.
- 8 That the balance pre-requisites as per EODB shall not be complied with.
- 9 That the construction activity for work of necessary piling shall not be carried out by employing modern techniques such as rotary drilling, micro piling etc. instead of conventional jack and hammer to avoid nuisance damage to adjoining buildings.
- 10 That the compound wall is not constructed on all sides of the plot clear of road widening line with foundation will not low the bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding will not before starting the work as per D.C. Regulation no.38(27).
- 11 That the Licensed Structural Engineer will not be appointed; Supervision memo as per appendix XI (Regulation 5(3) (ix) will not be submitted by him.
- 12 The structural design & calculations for the proposed work considering seismic forces as per I.S. Code nos. 1893 & 4326 & for existing building showing adequacy thereof to take up additional load will not will not be submitted by him.
- 13 That the qualified registered site supervisor through architect/structural Engineer will not be appointed before applying for C.C. & his name and license No. duly revalidated will not be submitted.
- 14 That the clearance certificate from assessment Department regarding up to date payment of Municipal taxes etc. will not be submitted.
- 15 That the requirement of bye law 4 will not be complied with before, starting the drainage work and in case Municipal sewer is not laid, the drainage work will not be carried on as per the requirement of Executive Engineer (Sewerage Project), Planning & completion certificate from him will not be submitted.
- 16 That the copy of Intimation of Disapproval conditions & other layout or sub division conditions imposed by the Corporation in connection with the developmental site shall not be given to the would be purchaser and also displayed at site.
- 17 That the development charges as per M.R.T.P. (amendment) Act 1992 will not be paid.
- 18 That the documentary evidence regarding ownership, area and boundaries of holding is not produced by way of abstracts form the District Inspector of Land Records, extracts from City Survey Record and Conveyance deed etc.
- 19 That the debris will not be removed before submitting the building completion certificate and requisite deposit will not be paid before starting the work towards faithful compliance thereof.
- 20 That the undertaking for paying additional premium due to increase in land rate as and when demanded shall not be submitted.
- 21 That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria etc. is made to the Insecticide Officer of the concerned ward office and provision shall not be made as and when required by Insecticide Officer for inspection of water tanks by providing safe and stable ladder, etc. and requirements as communicated by the Insecticide Officer shall not be complied with.
- 22 That the registered U/T shall not be submitted by the Owner stating that he will not object to the neighbouring plot holder whenever they come forward for development of their plot which may involves open space deficiency.
- 23 That the No dues pending certificate from A.E.W.W.(T ward).



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No. CHE/ES/2027/T/337(New)

- 24 That the specific NOC from concerned department /S.W.M department shall not be obtained in dumping ground court case order dated 15.03.2018 in Hon'ble Supreme Court of India.(S.L.P CIVIL No :- D23708/2017) before start of work and bank guarantee is not submitted.
- 25 That the Project Proponent shall abide with RUT submitted for availing the facility of concession in premium to the extent of 50% as per Govt. directives u/s 154 of MR & TP Act 1966, issued u/n TPS-1820/SR-27/CR-80/20/UD-13 dtd.14.01.2021
- 26 That the Project proponent shall abide by the upcoming Policy/Circulars as regards the Thane Creek Flamingo Sanctuary, NBWL NOC, if applicable.
- 27 That the advanced possession of Amenity plot shall not be submitted.
- 28 That the plot boundary shall not be got demarcated from C.S.L.R. and demarcation certificate shall not be submitted to this office.
- 29 That the Project proponent shall not submit Registered U/t to abide with the E.P. which is to be sanctioned in further.
- 30 That the revised layout shall not be got approved.
- 31 That the Civil Aviation NOC shall not be submitted.
- 32 That the CFO NOC for proposed work shall not be submitted.
- 33 That the Nalla/SWD remarks of EE(SWD)Plg. Cell shall not be submitted.
- 34 That the MOEF NOC for proposed work shall not be submitted before asking for CC.
- 35 That the u/t as per Reg.59 of DC&PR-2034 shall not be submitted.
- 36 That the advanced possession receipt of Amenity /Reservations on plot u/r shall not be submitted.
- 37 That the NOC from Concerned Electric supply authority shall not be submitted.
- 38 That the registered undertaking from the owner stating that vacant possession of the land admeasuring 4608.10sq.mts reserved for Municipal School & Play Grounds shall be handed over to BMC with clear title by removing the existing structures on reservation land in lieu of development of reserved land under Accommodation Reservation. (AR) and vacant possession of the land admeasuring 1719.60 sq.mts reserved for AOS as per 14 A) shall not be submitted
- 39 That the demarcation of reservations, roads etc from AE (Survey) shall not be submitted.
- 40 That the, IH tenement building shall not be handed over to BMC before asking OC for any building in the layout.
- 41 That the, safety precautions as per Reg. 12(5) of DCPR-2034 shall not be taken.



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No. CHB/ES/2027/T/337(New)

- 42 That the Amended layout shall not be got approved
- 43 That the HRC NOC shall not be submitted for building height beyond 120.00 Meter.
- 44 That the buildable amenity against RE 1.2 as per AR policy shall not be submitted as single building with Developer of adjoining plot
- 46 That the all conditions of Development permission shall not be complied with.

B. BEFORE FURTHER C.C.



- 1 That the plinth/stilt height shall not be got checked by this office staff.
- 2 That MCEP NOC shall not be submitted even though construction area exceeds 20,000 sq.mt.
- 3 All the payments as intimated by various departments of MCGM shall not be paid.
- 4 That the amended Remarks of concerned authorities / empanelled consultants for the approved plan, if differing from the plans submitted for remarks, shall not be submitted for :
- i. W.D.
 - ii. Parking
 - iii. Roads
 - iv. Sewerage
 - v. Water Works
 - vi. Fire Fighting Provisions
 - vii. Mechanical Ventilation
 - viii. Tree authority
 - ix. Hydraulic Engineer
 - x. PCO
 - xi. MMRDA/MHADA
 - xii. MHCC NOC
 - xiii. Jail NOC
 - xiv. CRZ NOC
 - xv. Railway NOC
 - xvi. Highway NOC
 - xvii. High Tension Line
 - xviii. NOC from Electric Supply Company
 - xix. Defense NOC
- 5 The reservations affecting land u/r shall not be handed over to MCGM.
- 6 That in the event setback and /or reservation is not handed over then at FCC area equivalent to the area of Setback and /or reservation shall not be restricted till such area is handed over or as per circular issued from time to time.
- 7 That the extra water charges /sewerage charges shall be paid and submit NO dues certificate from AEW, T ward.
- 8 That the Material testing report shall not be submitted.
- 9 That the Quarterly progress report of the work will not be submitted by the L.S.
- 10 That the application for separate P.R.C. in the name of M.C.G.M. for road set back / D.P.

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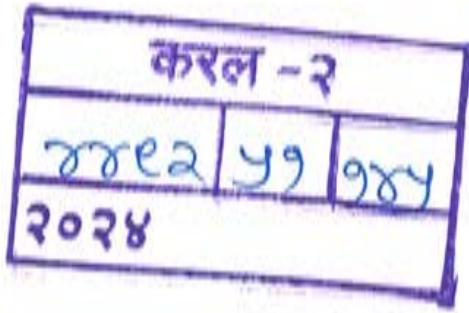
No. CHE/ES/2027/T/337(New)
Road/reservation in the layout shall not be submitted.

- 11 That the Civil Aviation NOC shall not be submitted before exceeding the height of building as mentioned in Table no. 13 of DCR 1991.

C. GENERAL CONDITIONS BEFORE O.C.

- 1 That the low lying plot will not be filled up to a reduced level of at least 27.55 mt. Town Hall Datum or 0.15 mt. above adjoining road level whichever is higher with murum, earth, boulders etc. and will not be leveled, rolled, consolidated and sloped towards road side.
- 2 That Society Office permissible as per DCR before occupation for the building under reference shall not be constructed.
- 3 That Fitness Centre permissible as per DCR before occupation for the building under reference shall not be constructed. (if applicable)
- 4 That the condition mentioned in the Notification No.TPB-4312/CR-45/2012(2)/UD-11 dt.08.11.2013 regarding inclusive housing shall not be complied with before occupation for the building under reference.
- 5 That the dust bin will not be provided.
- 6 That 3.00 mt. wide paved pathway upto staircase will not be provided.
- 7 That the open spaces as per approval, parking spaces and terrace will not be kept open.
- 8 That the construction of layout road or access roads/ development of setback land will not be done and the access and setback land will not be developed accordingly including providing street lights and S.W.D. only if additional FSI is being claimed.
- 9 That the name plate/board showing Plot No., Name of the Bldg. etc. will not be displayed at a prominent place.
- 10 That the betterment charges/lucrative premium for town planning plots will not be paid in respective ward office and certificate/receipt will not be submitted before O.C. / BCC.
- 11 That carriage entrance shall not be provided as per design of registered structural engineer and carriage entrance fee shall not be paid.
- 12 That terraces, sanitary blocks, nahanis in kitchen will not be made Water proof and same will not be provided by method of pounding and all sanitary connections will not be leak proof and smoke test will not be done in presence of licensed plumber.
- 13 That final N.O.C. from concerned authorities / empanelled consultants for :-
 - i. S.W.D.
 - ii. Parking
 - iii. Roads
 - iv. Sewerage
 - v. Water Works
 - vi. Mechanical Ventilation
 - vii. Tree authority
 - viii. Hydraulic Engineer
 - ix. MMRDA/MHADA

shall not be submitted before occupation.



No. CHE/ES/2027/T/337(New)

- 14 That Structural Engineer's laminated final Stability Certificate along with upto date License copy and R.C.C. design canvas plan shall not be submitted.
- 15 That the separate vertical drain pipe, soil pipe, with a separate gully trap, water main, O.H. Tank, etc. for Maternity Home/Nursing Home, user will not be provided and that drainage system or the residential part of the building will not be affected if applicable.
- 16 That Site Supervisor certificate for quality of work and completion of the work shall not be submitted in prescribed format.
That the certificate from Lift Inspector regarding satisfactory installation and operation of lift will not be submitted.
- 17 That the Final N.O.C. from CFO shall be submitted before asking occupation.
- 18 That the clearance certificate from assessment Department regarding up to date payment of Municipal taxes, etc. will not be submitted.
- 19 That the certificate to the effect that the Architect / Licensed Surveyor has effectively supervised the work and has carried out tests for checking leakages through sanitary blocks, termites, fixtures, joints in drainage pipes etc. and that the workmanship is found very satisfactory shall not be submitted.
- 20 That the adequate provision for post-mail boxes shall not be made at suitable location on ground floor /stilt.
- 21 That the every part of the building construction and more particularly, overhead tank will not be provided with a proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder etc.
- 22 That the suitable registered undertaking from Owner shall not be submitted stating that, they will utilize rainwater harvesting water for toilet & flushing.
- 23 That the requirements of N.O.C. from concerned Electric supply Co. will not be obtained and the requisitions, if any, will not be complied with before occupation certificate/B.C.C.
- 24 The dry and wet garbage shall be separated and the wet garbage generated in the building shall be treated separately on the same plot by residents/occupants of the building in the jurisdiction of M.C.G.M. The necessary condition in Sale Agreement to that effect shall be incorporated by the Developer/Owner.
- 25 That the completion certificate from the Rain water harvesting consultant for effective completion and functioning of RWH system shall not be submitted and quantum of rain water harvested from the RWH completed scheme on site shall not be uploaded on RWH Tab in Online Auto DCR system, before applying for O.C.

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

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

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

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

**Executive Engineer, Building Proposals,
Zone, Wards.**

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No. CHE/ES/2027/T/337(New)
SPECIAL INSTRUCTIONS

- THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.**
- Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.
- Under Byelaw, No. 8 of the Commissioner has fixed the following levels :
 "Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be-
 - Not less than, 2 feet (60 cms.) above the center of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or hereafter to be laid in such street
 - Not less than 2 feet (60 cms.) Above every portion of the ground within 5 feet (1.60 cms.) of such building.
 - Not less than 92 ft. ([TownHall]) above Town Hall Datum.
- Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion or occupation is detected by the Assessor and Collector's Department.
- Your attention is further drawn to the provision of Section 353-A about the necessary of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.
- Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (aa) of the Bombay Municipal Corporation Act.
- One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.
- Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the site that may be fixed by the Collector, under the Land Revenue Code and Rules there under.

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

No. CHE/ES/2027/T/337(New)
NOTES

- The work should not be started unless objections are complied with**
- A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.**
- Temporary permission on payment of deposit should be obtained any shed to house and store for construction purpose, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate**

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No. CHE/ES/2027/T/337(New)

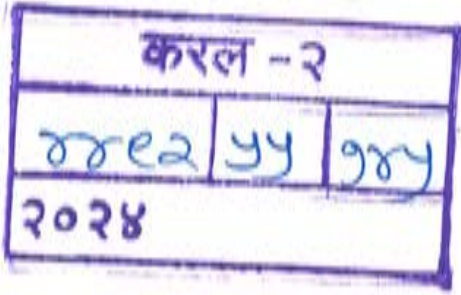
and certificate signed by Architect submitted along with the building completion certificate.

- 4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- 5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.
- 6) The owners shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this it will be presume that Municipal tap water has been consumed on the construction work and bill preferred against them accordingly.
- 7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand preps debris, etc. should not be deposited over footpaths or public street by the owner/ architect /their contractors, etc without obtaining prior permission from the Ward Officer of the area.
- 8) The work should not be started unless the manner in obviating all the objection is approved by this department.
- 9) No work should be started unless the structural design is approved.
- 10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimension.
- 11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road an footpath.
- 12) All the terms and condition of the approved layout /sub-division under No. of should be adhered to and complied with.
- 13) No Building /Drainage Completion Certificate will be accepted non water connection granted (except for the construction purpose) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- 14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.

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No. CHE/ES/2027/T/337(New)

- 15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting lighting and drainage before submission of the Building Completion Certificate.
- 16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- 17) The surrounding open spaces around the building should be consolidated in concrete having broke glass pieces at the rate of 12.5 cubic meters per 10 sq. meters below payment.
- 18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- 19) No work should be started unless the existing structures proposed to be demolished are demolished.
- 20) The Intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13 (h) (H) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347(1) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act 1966, (12 of the Town Planning Act), will be withdrawn.
- 21) If it is proposed to demolish the existing structures by negotiations with the tenant, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following:-
 - i. Specific plans in respect of evicting or rehousing the existing tenants on our stating their number and the areas in occupation of each.
 - ii. Specifically signed agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.
 - iii. Plans showing the phased programme of constructions has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development control Rules regarding open spaces, light and ventilation of existing structure.
- 22) In case of extension to existing building, blocking of existing windows of rooms deriving light and its from other sides should be done first starting the work.
- 23) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.



No. CHE/ES/2027/T/337(New)

24) The bottom of the over head storage work above the finished level of the terrace shall not be less than 1.20 Mt. and not more than 1.80 mt.

25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.

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

27) The positions of the manholes and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.

28) The water arrangement not be carried out in strict accordance with the Municipal requirements.

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

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

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

32) a Louvres should be provided as required by Bye law No. 5 (b)
b Lintels or Arches should be provided over Door and Windows opening
c The drains should be laid as require under Section 234-1(a)
d The inspection chamber should be plastered inside and outside.

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

Executive Engineer, Building Proposals
Zoneswards.

CHE/ES/2027/T/337(NEW)

Copy To :- 1. Architect Sunil Ambre

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- No. CHE/ES/2027/T/337(New)
2. A.E.W.W. T Ward,
 3. Dy.A & C. Eastern Suburb
 4. Chief Officer, M.B.R. & R. Board T Ward .
 5. Designated Officer, Asstt. Engg. (B. & F.) T Ward ,
 6. The Collector of Mumbai

Hemant
Shirani
Madhav
S.E.(B.P.)(T/E)

Nitin
Vasanth
ao Patil
A.E.(B.P.)(S&T)

SUHAS
VASANT
NEMANE
E.E.(B.P.)(E.S.-III)



ANNEXURE C

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C - 3



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/ES/2027/T/337(NEW)/CC/1/Amend

COMMENCEMENT CERTIFICATE



To,
K V BUILDHOME LLP
322, 3rd Floor, 140 N.M. Road, K.M Vardhan Chowk,
Fort, Kala Ghoda, Mumbai.

Sir,

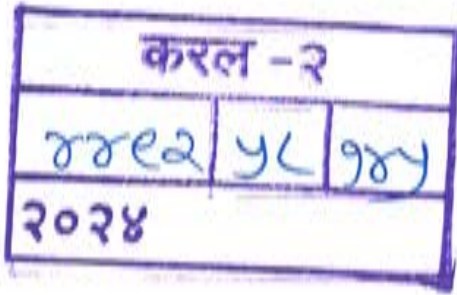
With reference to your application No. **CHE/ES/2027/T/337(NEW)/CC/1/Amend** Dated: **24 Nov 2015** for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 of the Maharashtra Regional and Town Planning Act, 1966 (New) dated **24 Nov 2015** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **no C.T.S. No. 1289,1290,1292 to 1297** Division / Village / Town Planning Scheme No. **MULUND-E** situated at **no Road / Street in T Ward** Ward .

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

1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
 - a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. **Executive Engineer (BP) ES II** Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 19/3/2024



Issue On : 20 Mar 2023

Valid Upto : 19 Mar 2024

Application Number :

CHE/ES/2027/T/337(NEW)/CC/1/New

Remark :

C.C. for shore piles only as per fresh IOD Dt. 07.02.2023.



Executive Engineer (BP) ES II

Executive Engineer

Issue On : 05 Sep 2023

Valid Upto : 04 Sep 2024

Application Number :

CHE/ES/2027/T/337(NEW)/CC/1/Amend

Remark :

Commencement Certificate up to plinth for commercial portion and CC upto still slab for Residential wings including IH tenement building as per approved IOD plan dated 07.02.2023 (CC valid upto 19 March 2024)

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

Executive Engineer . Building Proposal

Eastern Suburb T Ward Ward

Cc to :

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



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BRIHANMUMBAI MUNICIPAL CORPORATION

Dy. Ch.E / BP/6390/BP/ dt. 25/09/2023
Corrigendum Letter



To,

M/s. K V BUILDHOME LLP C.A. to owner
322, 3rd Floor, 140 N.M. Road,
K.M Vardhan Chowk,
Fort, Kala Ghoda , Mumbai

Sub: System error in CTS No. in Commencement Certificate issued for Proposed High-Rise Commercial cum Residential building No.1 on the sub plot M + sub plot B1 + sub plot B2 & sub plot A, plot bearing CTS No. 1289(pt), 1290(pt), 1292(pt), 1293(pt), 1294(pt),1295(pt),1296 (pt) & 1297(pt) in Village Mulund, at 90'-0" road, Mulund (E) Mumbai.

Arch:- M/s. Sunil Ambre & Associates

Owner:- M/s. K.V. Buildhome LLP,

Ref:- Developer's request letter dated 25.09.2023.

File No.:- CHE/ES/2027/T/337(NEW)/CC/1/Amend Please refer to Commencement Certificate dtd. 05.09.2023 issued by this office under even number for the above /mentioned subject work.

In this case CTS numbers mentioned in title of proposal are CTS No.1289(pt),1290(pt), 1292(pt),1293(pt), 1294(pt),1295(pt),1296(pt)&1297(pt) in Village Mulund (East). However due to system error CTS No. 1289,1290,1292 to 1297 of Village Mulund (E) are reflected in the Commencement Certificate issued by this office U / No CHE/ES/2027/T/337(NEW)/CC/1/Amend on 05.09.2023, same shall be read as C.T.S. No. 1289(pt), 1290(pt), 1292(pt), 1293(pt), 1294(pt),1295(pt),1296 (pt) & 1297(pt) of Village Mulund (E).

Forwarded for information please.

Yours faithfully,

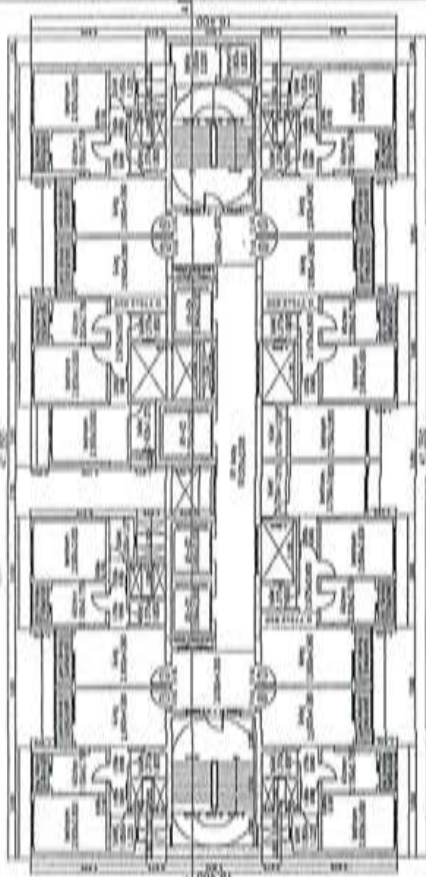
A handwritten signature in black ink, appearing to be 'D. J. ...', written over a circular stamp or seal.

Executive Engineer.-(B.P.) E.S.- II

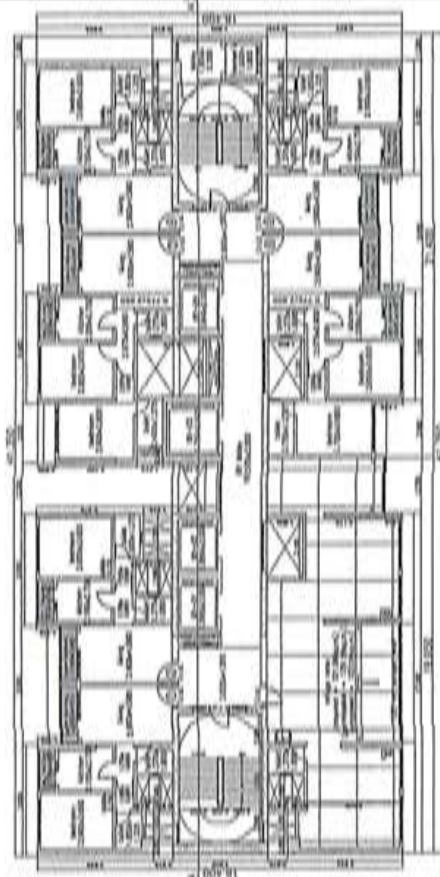
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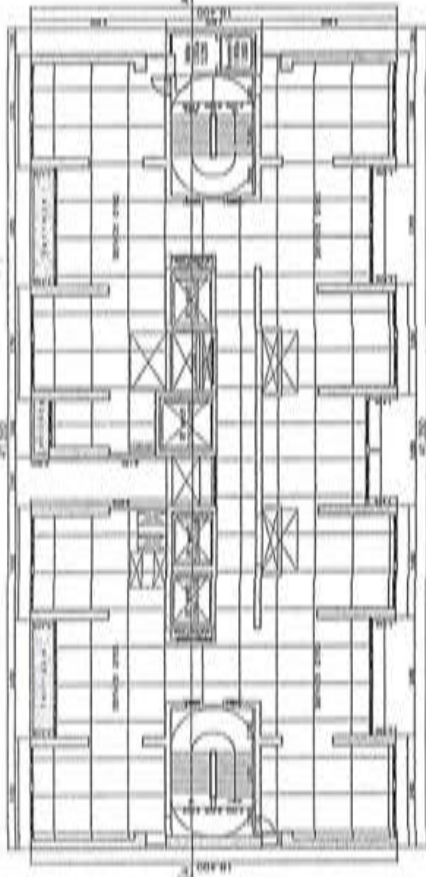
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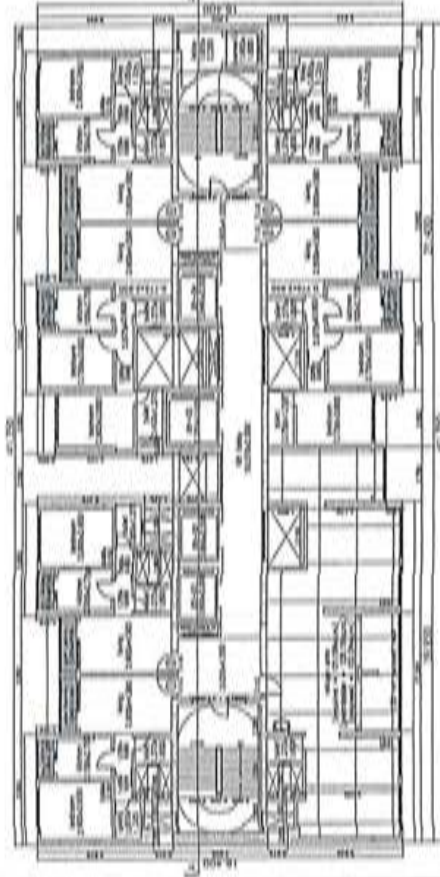
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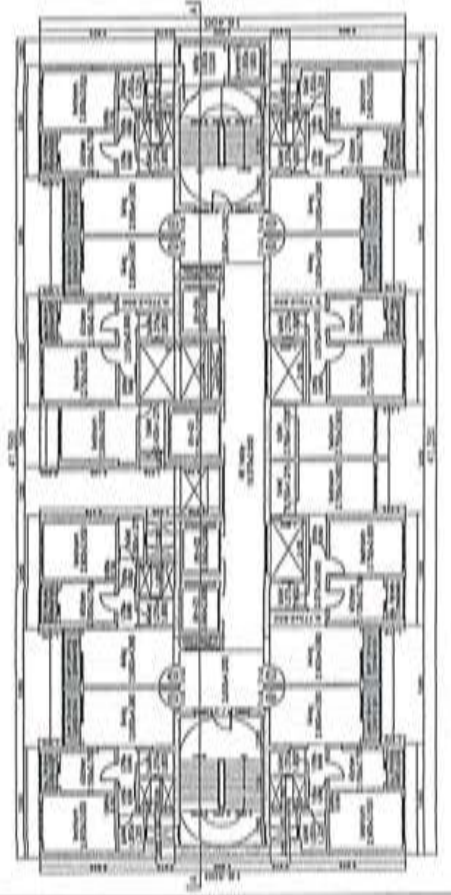
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| DESCRIPTION OF PROPOSAL & PROJECT | |
| MUNICIPAL SUBURBAN DISTRICT, GANDHINAGAR, DISTRICT OF RAJASTHAN, RAJASTHAN. THE PROPOSAL IS FOR THE CONSTRUCTION OF A BUILDING FOR THE PURPOSE OF OFFICE USE. THE BUILDING IS TO BE CONSTRUCTED ON A PLOT OF LAND MEASURING 1000 SQ. METERS. THE BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING REGULATIONS, RAJASTHAN, 1956. | |
| NAME OF APPLICANT | |
| ADDRESS OF APPLICANT | |
| DATE OF APPLICATION | |
| DATE OF RECEIPT OF PLAN | |
| DATE OF APPROVAL OF PLAN | |
| NAME OF ARCHITECT | |
| REGISTERED ADDRESS OF ARCHITECT | |
| REGISTERED NUMBER OF ARCHITECT | |
| DATE OF EXPIRY OF REGISTERED NUMBER | |
| DATE OF EXPIRY OF REGISTERED NUMBER | |

ANNEXURE D



Maharashtra Real Estate Regulatory Authority

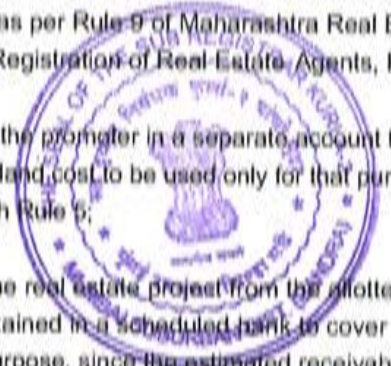
**REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 6(a)]**

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This registration is granted under section 5 of the Act to the following project under project registration number :
P51800052921

Project: SUPREMO PHASE II, WING C known as SAKURA, Plot Bearing / CTS / Survey / Final Plot No.: 1289(pt), 1290(pt), 1292(pt), 1293(pt), 1294(pt), 1295(pt), 1296(pt) and 1297(pt) at Mulund, Kurla, Mumbai Suburban, 400081;

- K V Buildhome Llp** having its registered office / principal place of business at Tehsil: **Mumbai City**, District: **Mumbai City**, Pin: **400001**.
- This registration is granted subject to the following conditions, namely:
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub clause (D) of clause (I) of subsection (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **05/10/2023** and ending with **31/12/2030** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:05-10-2023 15:38:11

Dated: 05/10/2023
Place: Mumbai

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

ANNEXURE E

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NARAYANAN & NARAYANAN (Regd.)

ADVOCATES & SOLICITORS

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K. NARAYANAN
N. JANARDHANAN
Ms. ANNAPOORNA SESHADRI
RAMACHANDRAN N.

TO WHOMSOEVER IT MAY CONCERN

Re: Lands bearing CTS Nos.1290, 1292, 1289, 1293, 1294, 1295, 1297 and 1296, all of Village Mulund, Taluka Kurla, District Mumbai Suburban admeasuring 96464.9 sq.mtrs. and originally forming part of and/or comprised in Survey Nos.83 to 90 of Village Mulund



1. We have investigated the title to the captioned lands. We have for this purpose examined and studied the relevant documents relating to the captioned lands. We have also carried out physical and online searches at the Mumbai, Bandra and Kurla Sub-Registries and the Sub-Registries functioning under it. On the basis of our examination and study and on the basis of the information and clarifications received from Messrs. Swas Construction Co. and the Search Report(s), we are issuing this Report on Title as under:
- A. CHAIN OF TITLE:
- I. Events upto 12th June 1979
- 1.1 One Sowar Ramji Vaity ("Sowar") by a Grant bearing No. IMD/SBT/778 dated 27th May 1949 issued by the Collector of Thane ("Grant") became entitled to a lease of lands admeasuring 26 Acres 4-1/2 Gunthas out of Khajan lands bearing Survey Nos.83 to 91 of Village Mulund, Taluka Thane (subsequently – and now – comprised in Taluka Kurla, District Mumbai Suburban) ("said lands") on the conditions appearing therein and under the provisions of the Bombay Land Revenue Rules, 1921.
- 1.2 The said Sowar during his lifetime reclaimed the said lands and made the same fit for agriculture. The State Government however did not execute the lease of the said lands in favour of the said Sowar during his lifetime. The

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said Sowar died on 23rd January 1966 leaving him surviving four sons, Jagannath Sowar Vaity, Babu Sowar Vaity, Vishnu Sowar Vaity and Bhaskar Sowar Vaity ("the Original Vaitys"). After the lifetime of Sowar, the Original Vaitys continued to be in possession of the said lands.



On 1st October 1973, the Original Vaitys agreed to sell the said lands bearing Survey Nos.83 to 91 (and also adjoining lands bearing Survey Nos. 120 to 123 of which also they were then in possession) to one K. L. Danani ("Danani") for the consideration and on the terms and conditions therein set forth and recorded. The said Agreement, inter alia, required Danani to obtain a lease of the said lands in favour of the Original Vaitys from the State Government pursuant to the Grant.

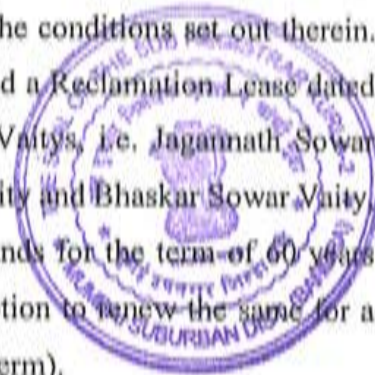
- 1.4 In or about April 1974, Danani constituted a partnership named Swas Construction Co. ("Swas") comprising of himself, one Karsondas Virji Thakkar ("KVT") and Shambubhai Shivji Thakkar ("Shambubhai"), to the benefit of which one Bharat Karsondas Thakkar ("BKT"), then a minor, was admitted. Danani introduced the benefit of the said Agreement dated 1st October 1973 into Swas.
- 1.5 By the letter dated 3rd August 1975, the Original Vaitys placed Danani in possession of the said lands in part-performance of the said Agreement for Sale dated 1st October 1973, who continued to be in possession of the said lands (on behalf of Swas) till 13th October 1980, when possession of the said lands was taken over by the Court Receiver, High Court, Bombay as set out hereinafter.
- 1.6 The State Government by its Order dated 14th February 1978 directed the Collector to initiate action for signing agreement in favour of the Original Vaitys in the prescribed form.
- 1.7 In terms as directed by the Order dated 14th February 1978 passed by the State Government, the Additional Collector, Bombay Suburban District

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by Order dated 20th April 1978 read with two Corrigenda dated 7th June 1978 and 9th August 1978 directed Lease Agreement to be executed in favour of the Original Vaitys in respect of lands admeasuring 26 Acres 4 1/2 Gunthas bearing Survey Nos.83 to 91 of Mulund in Form G-2 under the provisions of the Bombay Land Revenue Code 1921 for 60 years from 10th April 1949, with a renewal clause on the conditions set out therein. Accordingly, the State Government executed a Reclamation Lease dated 12th June 1979 in favour of the Original Vaitys, i.e. Jagannath Sowar Vaity, Babu Sowar Vaity, Vishnu Sowar Vaity and Bhaskar Sowar Vaity, granting in their favour lease of the said lands for the term of 60 years commencing from 10th April 1949, with option to renew the same for a further period of 60 years (on expiry of the term).



1.8 Thus, by virtue of the Reclamation Lease dated 12th June 1979 executed by the State Government in favour of the Original Vaitys, as on that date, the Original Vaitys held the said lands as Lessees of the State Government, subject to payment of the rents and observance and performance of the covenants and conditions therein contained and recorded.

II. Events between 12th June 1979 and 6th May 1998

2.0 Kiran Suit

2.1 After the execution of the lease on 12th June 1979, without cancelling the Agreement dated 3rd October 1973 executed in favour of Danani, the original Vaitys, on a plea that the Agreement dated 3rd October 1973 had expired by efflux of time, agreed to sell the said lands to one Modern Development Corporation ("Modern") and allegedly executed an Agreement dated 18th June 1979 in their favour.

2.2 Modern in turn allegedly agreed to transfer the benefit of the Agreement dated 12th April 1979 (sic) [insofar as it related to Survey Nos.83 to 90 (only)] to one Kiran Construction Co. ("Kiran") for the consideration and

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on the terms and conditions recorded in an alleged Agreement dated 24th August 1979 executed by Modern in favour of Kiran.

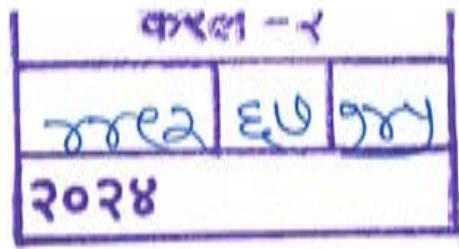


On 15th May 1981, the Original Vaitys terminated the Agreement dated 18th June 1979 executed with Modern, and agreed to sell the said lands to one Neelam Enterprises ("Neelam") and executed an Agreement for Sale dated 29th May 1981 in its favour. Vishnu Sower Vaity of the Original Vaitys passed away on 14th June 1983, and after his death, his (the said Vishnu Sower Vaity's) legal heirs along with the remaining surviving Original Vaitys also executed a further Agreement dated 11th May 1984 in favour of Neelam.

2.4. Aggrieved by the termination by the Original Vaitys of the alleged Agreement for Sale dated 18th June 1979 in favour of Modern, Kiran filed Suit No.1578 of 1981 in the Hon'ble Bombay High Court ("Kiran Suit") against the Original Vaitys, Modern and persons named therein as alleged partners of Modern, seeking specific performance of the alleged Agreement dated 18th June 1979 and the alleged Agreement dated 24th August 1979. In the said Suit, Kiran moved an application, and the Hon'ble Bombay High Court by an Order dated 1st July 1982 passed in the suit restrained the Original Vaitys and Modern and its partners pending the hearing and final disposal of the suit from selling, transferring, encumbering, alienating or further parting with possession of lands bearing Survey Nos.83 to 91. This injunction order (insofar as it related to Survey No.91) was vacated on 26th April 2000 and (insofar as it related to the captioned lands) was vacated on 15th May 2009 as set out hereinafter.

3.0 Golchha Suit

3.1 Modern allegedly by another alleged Agreement dated 17th July 1980 also agreed to sell land bearing Survey No.85 out of the said lands to one



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Golchha Premises ("Golchha").

3.2 Golchha claiming under the said alleged Agreement dated 17th July 1980 also filed a suit, being Suit No.1357 of 1983, in the Bombay High Court against the Original Vaitys, Modern and persons named therein as alleged partners of Modern ("Golchha Suit"). In the said suit also, certain ad-interim Orders of restraint came to be passed against the Original Vaitys and the other Defendants named therein. These restraint orders also subsequently came to be vacated and the suit itself came to be abated as set out hereinafter.

4.0 Swas Suit No.252 of 1980

4.1 In the meanwhile, shortly after execution of the Lease Agreement dated 12th June 1979 in favour of the Original Vaitys, disputes arose between Danani and Shambubhai on the one hand, and KVT and BKT (who had in the meantime turned major and become a partner of Swas) on the other, and in February 1980, KVT and BKT filed Suit No.252 of 1980 in the Hon'ble Bombay High Court against Danani and Shambubhai, inter alia, seeking a declaration that a partnership subsisted as amongst Danani, KVT, BKT and Shambubhai and for other reliefs as prayed for therein.

4.2 In the said Suit No.252 of 1980, by an Order dated 9th October 1980 Court Receiver, High Court, Bombay was appointed as Receiver of the assets and properties of the partnership of Messrs. Swas Construction Co., including its beneficial interest in the Agreement for Sale dated 1st October 1973 referred to above. The Court Receiver thereupon took actual physical possession of the lands on 13th October 1980 and continued to be in possession of the said lands until passing of the Decree dated 6th May 1998, and thereafter as Receiver in execution of the Decree until handing over possession of the said lands to Swas Construction Co. in the manner recorded hereinafter.



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5.0 Danani-Mulchand transaction, Neelam Suit and events culminating in Consent Decree dated 6th May 1998



By an Agreement for Sale dated 7th December 1985 Danani agreed to transfer his beneficial interest in the Agreement dated 1st October 1973 and/or in the said High Court Suit No.252 of 1980 and/or in the said partnership firm of Swas Construction Co. on as-is where-is basis to one Mulchand G. Mehta ("Mulchand").

In the meanwhile, over a period of time, the said Bhaskar Sowar Vaity died at Mumbai on 18th July 1985 and Babu Sowar Vaity died at Mumbai on 1st May 1994.

5.3 In August 1995, Neelam filed Suit No.2996 of 1995 ("Neelam Suit") in the Hon'ble Bombay High Court against Jagannath Sowar Vaity and the legal heirs of Vishnu Sowar Vaity, Babu Sowar Vaity and Bhaskar Sowar Vaity (who had all passed away in the meanwhile) (which surviving Vaitys – alongwith wherever applicable – the legal heirs of Jagannath who passed away on 27th September 2004 are hereinafter collectively referred to as "the Vaitys") as also the said KVT, BKT, Danani and Shambubhai – to which the Court Receiver appointed Receiver in Suit No.252 of 1980 was also joined as a party, seeking specific performance of the Agreement dated 29th May 1981 read with Agreement dated 11th May 1984.

5.4 Ultimately the parties to Suit No.252 of 1980 alongwith Vaitys and Mulchand Mehta, claiming rights through Danani (who were joined as parties to Suit No.252 of 1980), all arrived at settlement, and signed Consent Terms, and the said Suit No.252 of 1980 thereupon came to be disposed of by passing of a Decree in terms of Consent Terms on 6th May 1998. By virtue of the said Consent Decree dated 6th May 1998, Swas became entitled to specific performance of Agreement for Sale dated 1st October 1973 subject to the orders of injunction passed in Kiran Suit and Golchha Suit

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being vacated. By the Consent Decree, the rights of Mulchand was also compromised, and Mulchand agreed to get the claims of Neelam also settled.

I. Events Post-6th May 1998 leading to grant of Occupancy Rights in favour of Swas:

- 6.1 Subsequent to the passing of the Consent Decree dated 6th May 1998 in Suit No.252 of 1980, at the instance of Mulchand, Neelam withdrew their Suit on 6th October 2000, in terms of his obligation under the said Decree. Mulchand thereafter joined as a partner in the firm of Neelam Enterprises and introduced the benefit of the Decree dated 6th May 1998 enuring to him under the Consent Decree dated 6th May 1998 in Neelam. Consequently, the rights of Mulchand under the Decree dated 6th May 1998 came to be vested in the firm of Messrs. Neelam Enterprises.
- 6.2 On the application made by the Court Receiver, High Court, Bombay and separately by the Vaitys in Kiran Suit (as more elaborately set out hereinafter), in the first instance, the Hon'ble Bombay High Court by Order dated 26th April 2000 vacated the Order dated 1st July 1982 (passed in Kiran Suit) insofar as it related to Survey No.91.
- 6.3 Consequent on the Injunction Order being vacated in respect of the lands bearing Survey No. 91, the Vaitys in pursuance of their obligation under the Decree dated 6th May 1998 and Swas jointly applied to the State Government for development permission in respect of Survey No.91; the State Government by an Order dated 25th October 2002 and an Order (in implementation) dated 8th January 2003 passed by the Collector, Mumbai Suburban District, as amended by a Corrigendum dated 18th March 2004, directed payment of unearned income for the transfer in favour of Swas, and granted permission for development of Survey No.91 on the terms and conditions set out therein. By the said Order, the State Government also

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extended the term of the lease for a period of 23 years from its originally expressed expiry date, i.e. from 9th April 2009 on the terms and conditions therein stipulated.



Swas, Danani and Neelam jointly applied to the Court Receiver, and obtained possession of Survey No.91 from the Court Receiver. Survey No.91 out of the said lands has since been developed by Swas, Danani and Neelam according to their entitlement under the Consent Decree dated 6th May 1998 and four buildings named SHUBH, LABH, AMRUT and SHREE VARDHAN have been constructed thereon and premises therein sold to various persons on 'ownership' basis. Occupation Certificate has since been granted by the Municipal Corporation of Greater Mumbai, and the same is in the possession of the acquirers of premises therein, and the Co-operative Societies got registered by them.

- 6.5 Insofar as Survey Nos. 83 to 90 out of the said lands and the Injunction Order dated 1st July 1982 operating in Kiran Suit in respect thereof (as more elaborately charted out in **Appendix "A"** hereto), on the application of the Court Receiver and the Vaitys, the said order of injunction dated 1st July 1982 was vacated by the Hon'ble Supreme Court of India by an Order dated 15th May 2009.
- 6.6 In the interregnum, Golchha Suit stood abated and as a result thereof the Injunction Orders operating in the said suit also stood vacated as charted out in **Appendix "B"** hereto.
- 6.7 In this background, consequent on the Injunction Orders passed in Kiran Suit and in Golchha Suit being vacated, the impediments to the Vaitys specifically performing the Agreement for Sale dated 1st October 1973 ceased to operate. The Vaitys therefore jointly with Swas applied to the State Government for grant of development permission for Survey Nos.83 to 90 out of the said lands and also prayed for the term of the lease to be

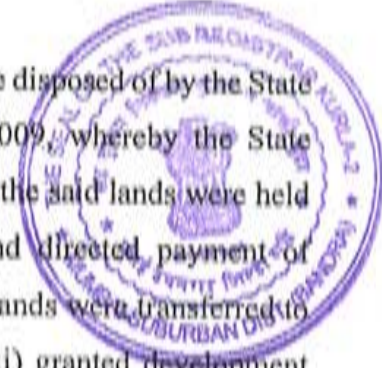
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made 999 years from 7th November 1994.

6.8 The application of the Vaitys and Swas came to be disposed of by the State Government by its Order dated 24th August 2009, whereby the State Government inter alia (i) rendered a finding that the said lands were held as Occupant Class-II from 10th April 1978 and directed payment of occupancy price, (ii) since the rights in the said lands were transferred to Swas, directed payment of unearned income, (iii) granted development permission for the said lands in the manner and on the terms set out in the said Order, (iv) granted permission to Swas to transfer the said lands in favour of the Co-operative Society nominated by them.



6.9 Pursuant to the Order passed by the State Government dated 24th August 2009, the Collector, Mumbai Suburban District passed Orders dated 26th November 2009 and 13th July 2010 for giving effect to the directions passed by the State Government and directed payment of the sums therein stated towards occupancy charges, unearned income and N.A. Assessment. Swas paid the amounts in terms of the orders dated 26th November 2009 and 13th July 2010 and thereupon the Collector, MSD, by letter dated 22nd July 2010 directed the Tahsildar, Kurla and the CTS Officer, Mulund to record the name of Swas Construction Co. in the Record of Rights as per the Rules. Accordingly, the name of Swas Construction Co. came to be entered in the 7/12 extracts as holder.

6.10 Pursuant to the said Order dated 24th August 2009 passed by the State Government, on 19th April 2011 Messrs. Swas Construction Company through its partner, Bharat Karsondas Thakkar executed an Agreement in Form XIII for grant of Class II occupancy rights in respect of the lands bearing Survey Nos.83 to 91 corresponding to CTS Nos. 1290, 1292, 1293, 1294, 1295, 1297, 1296 and 1087 in aggregate admeasuring 1,03,667 sq.mtrs. on the terms and conditions therein recorded. The said

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Agreement is countersigned by the Collector, Mumbai Suburban District and is registered at the Chembur Sub-Registry under Serial No.BDR-3/6232 of 2011.



6.11 In view of and by virtue of the aforesaid, Swas became entitled to the said lands admeasuring 103667 sq.mtrs. as described therein as Occupant Class II to hold the same on the terms and conditions recorded in the Agreement dated 19th April 2011.

EVENTS POST-GRANT OF OCCUPANCY RIGHTS TOWARDS DEVELOPMENT:

- 7.1 Swas has by an Agreement dated 14th June 2012 agreed to develop jointly a portion of its entitlement being 52% of 75% of lands bearing Survey bearing Nos.88 to 90 out of the said lands with one Mrs. Krishna Ashwin Thakkar, Devang Ashwin Thakkar and Uttam Housing Development Private Ltd. in the name and style of Swas Construction Co. - Phase B Project. Thereafter Uttam Housing Development Private Ltd. converted itself into Uttam Housing Development LLP. Also Mrs. Krishna Ashwin Thakkar and Devang Ashwin Thakkar constituted Thakkar Lifespace LLP. Thereupon as recorded in an Addendum to the Agreement dated 14th June 2012, Swas Construction Co. - Phase B Project was reconstituted with Swas Construction Co., Uttam Housing Development LLP and Thakkar Lifespace LLP as its only members, and the rights and obligations under the Agreement dated 14th June 2012 were confirmed to vest in Swas Construction Co. - Phase B Project comprising of the above persons/entities as its members.
- 7.2 Swas separately applied to the Municipal Corporation of Greater Mumbai, and by an Order dated 12th November 2012, the Corporation re-located and aggregated the various areas of reservation on lands bearing Survey Nos.83 to 90 out of the said lands. Thereafter, by an Order dated 29th

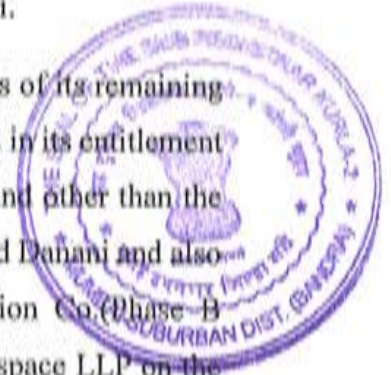
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October 2013, Swas applied to the MCGM for approval of the layout in respect of Survey Nos.83 to 90 into plots. Plots "G" and "L" of the layout were earmarked for development by Swas Construction Co. - Phase B Project, Plot "M" was earmarked for development by Mulchand/Neelam and Plot "H" was earmarked for development by Danani.

- 7.3 Swas thereafter agreed to develop the buildable portions of its remaining entitlement [i.e. to say other than the portions comprised in its entitlement and required to be developed for various reservations and other than the portions liable to be developed by Mulchand/Neelam and Danani and also excluding the portions comprised in Swas Construction Co. (Phase B Project)] with one Jayant H. Shah and Four Pillars Lifespace LLP on the terms and conditions recorded in a Joint Development Agreement dated 30th December 2013 executed amongst the parties and registered at the Chembur Sub-Registry under Serial No.KLR- 2/6979 of 2014. The said Agreement comprised of Plot "I" and Plot "J" (which Plot "J" was however to be developed jointly with Danani and Neelam) of the layout.
- 7.4 In the meanwhile Danani passed away on 2nd August 2013, and one Chhagan Karsondas Danani ("Chhagan") as his legal heir became entitled to the benefit of the rights of Danani under the Decree dated 6th May 1998.
- 7.5 Swas thereafter applied to the Court Receiver, High Court, Bombay for being put in the possession of the lands bearing Survey Nos.83 to 90 in terms of the Consent Decree dated 6th May 1998. This was contested by Neelam (as the successor in interest of Mulchand). The said issue was the subject matter of Court Receiver Report No.108 of 2016 in the said Suit No.252 of 1980 before the Hon'ble Bombay High Court.
- 7.6 The said Court Receiver's Report No.108 of 2016 came to be disposed by the Hon'ble Bombay High Court on 18th June 2018, by passing orders in terms of the Further Consent Terms filed by the concerned parties. In the Further Consent Terms it has been inter alia recorded that (i) Neelam



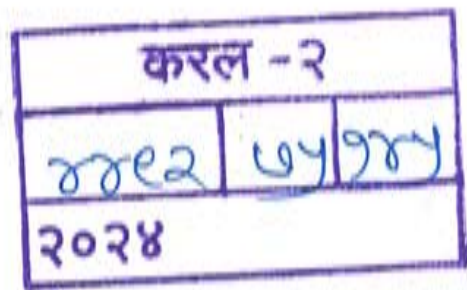
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Buildtech Enterprises LLP had joined Swas Construction Co. as a partner and introduced the rights and entitlement under the Consent Decree dated 6th May 1998 as its contribution in the firm, (ii) Four Pillars Lifespace LLP had cancelled the Agreement dated 30th December 2013 executed between the said firm, one Jayant H. Shah and the said Four Pillars Lifespace LLP, (iii) Four Pillars Lifespace LLP joined Swas as a partner in the firm, (iv) the Court Receiver appointed Receiver under the Decree dated 6th May 1998 in the said Suit No.252 of 1980 do handover possession to the Plaintiff on behalf of the reconstituted firm of Swas Construction Co. the portions of the said lands excluding Plot J and Plot H of the lay-out, and hand over to Chhagan Plot H of the lay-out, (v) the Court Receiver would continue to be in possession of Plot J of the lay-out (vi) the parties to the suit are at liberty to approach the Court for discharge of the Court Receiver without passing accounts prior to executing the Conveyance of the said larger lands in favour of the Society/ies / Condominium, as the case may be, in terms of the Class — II Occupancy Agreement dated 19th April 2011 or any amendment thereto. By the said Consent Terms, the parties thereto further agreed that in view of the State Government having collected occupancy price and recognized Swas as Occupant Class — II of the said lands in lieu of the Lease Agreement dated 12th June 1979 executed in favour of the Original Vaitys, the Vaitys have ceased to have any right to or in the said lands.

- 7.7 The said Four Pillars Lifespace LLP along with the said Jayant H. Shah by a Deed of Cancellation dated 29th March 2018 cancelled the Agreement dated 30th December 2013 executed amongst them. The said Deed of Cancellation dated 29th March 2018 is registered at the Kurla Sub-Registry under Serial No. KRL-4/8592 of 2018.
- 7.8 Still thereafter on the application of BKT, the Plaintiff No.2 in the suit, representing Swas Construction Co. and Chhagan (and his sister – and only other legal heir of Danani, one Mrs. Veena Kirti Kothari), the



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Hon'ble Bombay High Court by Order dated 14th October 2019 (as modified by Order dated 17th October 2019) passed further Orders in terms of Consent Terms dated 31st August 2019 signed between them. In terms thereof, inter alia, the said Mrs. Veena Kirti Kothari confirmed that the rights of Danani had vested in Chhagan to her exclusion. Chhagan further confirmed that possession of the remaining portions of the said lands (other than Plot "J") may be handed by the Court Receiver, High Court, Mumbai to BKT, the Plaintiff No.2, as partner of Swas Construction Co.

- 7.9 Pursuant thereto, on the application of BKT, the Court Receiver, High Court, Bombay handed over physical possession of the said lands bearing Survey Nos.83 to 90 (excluding Plot "J" and excluding the portions which have been taken over and/or developed as roads as hereinafter referred to) to Swas Construction Co. on 7th August 2020.
- 7.10 Pursuant to a further Order dated 21st September 2020 passed by the Hon'ble Bombay High Court in the said Suit No.252 of 1980 on further Consent Terms of the same date signed between the parties, the Court Receiver, High Court, Bombay has on 28th September 2020 also handed over possession of Plot J to BKT on behalf of Swas Construction Co. The said Consent Terms provided that the Court Receiver, High Court, Bombay shall stand discharged as Receiver on BKT attending the office of the Sub-Registrar for registration of the Power of Attorney granted in favour of Chhagan. Chhagan is yet to submit the Power of Attorney for registration after stamping the same ad valorem to enable BKT to admit execution thereof.

C. CONVERSION OF OCCUPANT CLASS-II TO OCCUPANT CLASS-I

8. Swas Construction Co. had pursuant to the provisions of the Maharashtra Land Revenue, 1966 and the Government Notification dated 8th March 2019 published in the Government Gazette, Extraordinary, Part 4-B and other

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enabling policies of the State Government in that behalf, by its letter dated 25th June 2019 applied to the State Government for conversion of lands bearing Survey Nos.83 to 90 out of the said lands (i.e. excluding Survey No.91 – which is developed and liable to be transferred to the Society/ies of acquirers of premises in the buildings constructed thereon) from Occupant Class-II to Occupant Class-I. The Collector, Mumbai Suburban District has after scrutinizing the record and the entitlement of the said lands to be so converted by its letter dated 1st October 2020 demanded payment of the sum therein stipulated towards the price of such conversion, and conveyed that on payment of such sum, orders would be passed for conversion of the lands into Occupant Class-I. Swas Construction Co. has on 5th October 2020 paid the sum so demanded by the Collector, Mumbai Suburban District. The Collector, Mumbai Suburban District has pursuant to such payment by an Order dated 10th November 2020 sanctioned the conversion of lands bearing Survey Nos.83 to 90, CTS Nos.1289, 1290 and 1292 to 1297 of Village Mulund into Occupant Class – I on the terms and conditions therein recorded.



D. **LITIGATIONS TOUCHING THE SAID LANDS:**

- 9.1 Suit No.1578 of 1981 filed by Kiran against Vaitys and Modern (and its partners) (referred to in para 2.4 above) is now pending in the Hon'ble Bombay High Court. However the Order of injunction dated 1st July 1982 originally passed therein has been vacated — insofar as Survey No.91 of the said lands is concerned, by the Hon'ble Bombay High Court on 26th April 2000, and insofar as the remaining areas of the said lands are concerned, on 15th May 2009. Presently the suit is awaiting trial, and there are no orders operating against the Vaitys or Modern in the said suit. The particulars of the various proceedings in Kiran Suit leading to the passing of the Orders dated 15th May 2009 (and relevant for the purpose of this Report) are set out in **Appendix "A"** hereto.

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- 9.2 Suit No.1357 of 1983 filed by Golchha Premises against Vaitys and Modern (and its partners) was dismissed as abated by the Hon'ble Bombay High Court on 9th June 2005. The Orders of injunction dated 25th July 1983 and 8th January 1987 came to be vacated by Orders dated 22nd June 2001 in the proceedings set out in **Appendix "B"** hereto.
- 9.3 Suit No.2996 of 1995 filed by Neelam Enterprises was withdrawn by Neelam on 6th October 2000.
- 9.4 After the dismissal of the application of Kiran for amendment of Suit No.1578 of 1981 by the Hon'ble Supreme Court (as set out in **Appendix "A"**), Kiran filed Suit No.3119 of 2008 in the Hon'ble Bombay High Court against the Vaitys, Modern, the legal heirs of persons alleged to be its partners, BKT, the other legal heirs of KVT (he having passed away on 25th January 2005), Danani, Shambubhai, Mulchand and the Court Receiver, High Court, Mumbai inter alia praying for a declaration that the Consent Decree dated 6th May 1998 passed in Suit No.252 of 1980, insofar as it relates to the said lands is without jurisdiction, illegal, null and void and liable to be set aside. The said suit is pending. The applications moved by Kiran for interim injunction have been rejected upto the Supreme Court, and there are no restraint or prohibitory orders passed in the said suit. The particulars of the proceedings as they took place in the suit are set out in **Appendix "C"** hereto.
- 9.5 One Anant Raghunath Vaity & Ors. ("**the Other Vaitys**") had filed a complaint before the revenue authorities that instead of the said lands being entered in their names, the names of the Original Vaitys was entered. It was their claim that another Sowar Ramji Vaity (whose existence they allege) ("**Other Sowar**") was the real Sowar entitled to the Grant dated 27th May 1949 (referred to in para 1.1), and that they were his legal heirs. The State Government by its Order dated 24th August 2009

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directed the Collector, MSD to inquire into the complaint, and thereafter to decide the real legal heirs on the basis of documents / Succession Certificate.



9.6 Pursuant to the aforesaid directions passed by the State Government in the Order dated 24th August 2009, the Collector in his Order dated 26th November 2009 observed and reported that no documents or Succession Certificate had been received in support of their claims. Further that, the 7/12 Extracts record the land as Government land and in the Other Rights Column, the name of Sowar Ramji Vaity is shown as Lessee. Also that Swas Construction Co.'s partner had produced the original Order (Grant) dated 27th May 1949. The Collector therefore ruled that the claims of the said Other Vaitys was without basis.

9.7 Arising from the said Order dated 26th November 2009, the Other Vaitys in the first instance, filed Writ Petition No.57 of 2011 before the Hon'ble Bombay High Court challenging the Order of the State Government dated 24th August 2009, and the aforesaid Order dated 26th November 2009 passed by the Collector, Mumbai Suburban District and also the Orders dated 13th July 2010 and 22nd July 2010 referred to in para 6.9 above alleging that the Other Sowar was the real Sowar Ramji Vaity. They claimed to have obtained Letters of Administration to the estate of the Other Sowar, alleging therein his estate to be comprising the said lands also. The Other Vaitys however withdrew the said Writ Petition on 15th February 2011, with liberty to take out alternative proceedings.

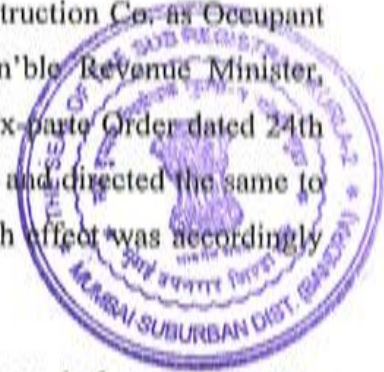
9.8 The Other Vaitys thereafter preferred an application before the State Government under Section 257 of the MLR Code, 1966 claiming that they were the legal heirs of the Other Sowar, that the Other Sowar was entitled to the said lands, that they had obtained Succession Certificate (to the estate) of Other Sowar, that the Collector, MSD had wrongly disregarded

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their claim and entered the name of Swas Construction Co. as Occupant Class - II in the Record of Rights. The Hon'ble Revenue Minister, Maharashtra State, in the first instance, by an ex-parte Order dated 24th November 2011 passed an Order of Status Quo and directed the same to be so noted in the CTS Cards. An entry to such effect was accordingly made in the CTS Cards.

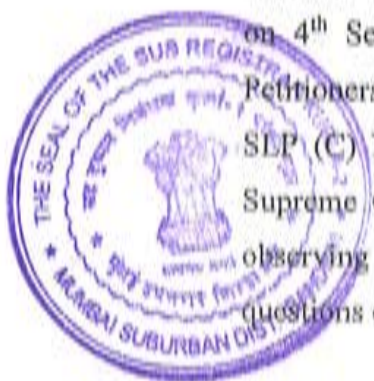


- 9.9 The Vaitys and Swas filed Written Submissions before the Hon'ble Minister setting out the true and correct records and after considering the same, the Hon'ble Minister, Maharashtra State by an Order dated 20th September 2012 was pleased to discharge the said Order and confirmed the Orders dated 26th November 2009, 13th July 2010 and 22nd July 2010, all passed by the Collector, MSD and referred to above.
- 9.10 The Other Vaitys had in Writ Petition No. 57 of 2011 appended Letters of Administration obtained by them to the estate of the alleged Other Sowar, by alleging therein that the Other Sowar had died in 1946. After the Vaitys and Swas had filed replies to the application preferred by them before the Hon'ble Revenue Minister (in the proceedings aforesaid), and asserted that the claims of the Other Vaitys were bogus (since the Grant itself first happened only in 1949), by what would appear to be passing off the Death Certificate of the Sowar of the Original Vaitys as the Death Certificate of the Other Sowar, the Other Vaitys got the Letters of Administration originally issued amended to record the alleged date of death of the alleged Other Sowar as 23rd January 1966. This according to the Vaitys is the Death Certificate of Sowar of the Original Vaitys. Founding revised claims on the revised Letters of Administration obtained by them, the Other Vaitys on 13th December 2013 filed Writ Petition No.1715 of 2014 in the Hon'ble Bombay High Court, challenging various Orders passed by the Collector, pursuant to and in implementation of the Order dated 24th August 2009 (by which, amongst others, the claims of the Other Vaitys were disbelieved).

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The said Writ Petition was dismissed by the Hon'ble Bombay High Court on 4th September 2015, with the observation that the remedy of the Petitioners is by filing a substantive suit. The Other Vaitys then preferred SEP (C) No.33174 of 2015 against the said Order before the Hon'ble Supreme Court, which also was disposed off by the Hon'ble Court by observing that the subject matter of the Writ Petition involves disputed questions of fact, which can be adjudicated only in a Civil Court.



- 9.11 The Other Vaitys have also on 21st November 2013 filed Suit No.986 of 2014 in the Hon'ble Bombay High Court against the Vaitys and the said Swas Construction Co., to which they have named Danani, Modern, Kiran, Golchha and Neelam Enterprises as party-Defendants. In the said suit they have prayed that the Defendants or one or more of them hand over vacant and peaceful possession of the said lands, further sought an Injunction restraining the Defendants their servants and agents from claiming or asserting any right title interest benefit or advantage to or in the said properties, for an Order and Decree directing the Revenue and other Authorities to enter the names of the Plaintiffs, i.e. the said Anant Raghunath Vaity & Ors. as lessees of the suit property and other reliefs as appearing therein. The said suit was first dismissed for non-removal of office objections by the Prothonotary & Senior Master by an Order dated 28th January 2014. The same was however restored by the Prothonotary & Senior Master by his Order dated 27th November 2014. Still thereafter, the matter once again appeared before the Hon'ble Bombay High Court on 1st July 2015, when again none appeared for the Plaintiffs and the suit was dismissed for want of prosecution. The said Anant Raghunath Vaity & Ors. thereafter moved Notice of Motion No.1806 of 2015 for restoration of the said suit, which the Hon'ble Court was by its Order dated 30th September 2016 pleased to allow on payment of costs. The said suit is pending. The Plaintiffs have not moved any application for interim and ad-interim reliefs, nor have they obtained any reliefs in the suit in their favour.

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9.12 The Collector, MSD, had at the time of consideration of the application leading to the passing of the Order dated 24th August 2009 brought to the notice of the State Government that the office of the Salt Commissioner had made a claim that portion of land admeasuring 1786 sq.mtrs. out of Survey No.89 belongs to it. This position was denied by Swas who conveyed that Vaitys had been in possession thereof from 1949 till 1980, and thereafter the Court Receiver, High Court, Bombay has been in possession. The State Government in its Order dated 24th August 2009 directed the Collector, MSD to assess the real state of facts regarding Survey No.89 and after satisfying himself that no third party rights would be affected, to grant permission for development and change of user. Pursuant thereto, the Collector, MSD, by his Order dated 26th November 2009 noted the contentions of Vaitys and Swas that Swas had been in possession of the land from 1949 till 9th October 1980, and thereafter the Court Receiver, High Court, Bombay has been in possession, and that the Court Receiver has conveyed that he is in possession of the said lands since 9th October 1980. The Collector, MSD has further noted that though notice had been given on 24th September 2009 to the Salt Department calling upon them to produce documentary evidence in support of their claim and the same had been delivered to the said office, they did not respond. In this view of the matter, the Collector, MSD came to a conclusion that the Salt Department were unable to establish their claims to the said lands.

9.13 Aggrieved by the said Order, the Salt Commissioner filed an Appeal No. Appeal-Desk/Mithaghar-4 of 2015 challenging the said Order dated 26th November 2009. It may be mentioned that the Salt Commissioner claims that portions of land bearing Survey No.89 admeasuring approx. 1,786 sq.mtrs. is actually land leased by the Union of India to certain private parties. In our opinion the said claim is of doubtful credibility, in that lands bearing Survey Nos.83 to 91 (including the portions of Survey No.89 on

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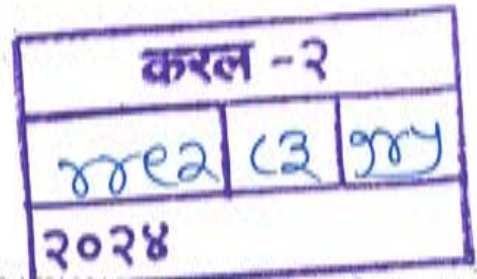
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which claims are made) are in the actual physical possession of the Court Receiver, High Court, Bombay since 13th October 1980 pursuant to the Order dated 9th October 1980 passed by the Hon'ble Bombay High Court in Suit No.252 of 1980 as hereinabove referred to. Further in fact the said lands have been granted by the State Government as Lessor from as far back as 1949 to the Vaitys through whom the rights to whom Swas Construction Co. has devolved. The said Appeal has been heard and finally disposed of by the Addl. Commissioner, Konkan Division by his Order dated 4th November 2020 by which he has rejected the said Appeal and confirmed the Order dated 26th November 2009 passed by the Collector, Mumbai Suburban District.



E. Release from acquisition / other acquisitions:

- 10.1 Portions of Survey Nos.83 to 87 out of the said lands were originally notified in 1965 for acquisition for the then Housing Board. Pursuant to the Order dated 29th July 1998 passed in Writ Petition No.3354 of 1987 passed by the Hon'ble Bombay High Court, the Court Receiver, High Court, Bombay along with the said KVT and BKT applied for de- acquisition of the said portions of the said lands. The said applications were considered by the State Government and were finally de-acquired by the Addl. Commissioner, Konkan Division, as notified in the Maharashtra Government Gazette Extra-Ordinary Part — I, Konkan Division Supplement dated 17th June 2010.
- 10.2 A portion admeasuring 2070.7 sq.mtrs. out of land bearing Survey No.89 (Part), (CTS No.1297 (Part)) and 31.7 sq.mtrs. out of land bearing Survey No.87 (Part), (CTS No.1294 (Part)) has been taken over and acquired under the Maharashtra Regional Town Planning Act, 1966 read with the Land Acquisition Act, 1894 for the Municipal Corporation of Greater Mumbai for laying out a public road thereon. A public road has since been laid out thereon.



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10.3 Further portions of the said lands out of Survey Nos.88 to 90 admeasuring in the aggregate 5235.43 sq.mtrs. have been taken over by the Municipal Corporation and a 90-ft. (27.45 mtr.) wide road laid out thereon.

F. **ULCR status:**

11.1 On the application filed by the Vaitys and Danani (on behalf of Swas) separately as holders under Section 6(1) of the Urban Land (Ceiling & Regulation) Act, 1976, the Addl. Collector & Competent Authority appointed under the provisions of the said Act had on 15th April 2002 passed a revised Order under Section 8(4) of the said Act, whereby he granted a total of 19 shares and held an aggregate of 9500 sq.mtrs. as being within Ceiling limit, and an aggregate of 46376.79 sq.mtrs. as surplus vacant land.

11.2 The Court Receiver, High Court, Bombay, as Receiver appointed in Suit No.252 of 1980 had filed an application for exemption of the remaining lands under Section 20 of the Act. No Orders however came to be passed on the said application, nor was any final Order passed under Section 9 or any further Orders passed under Sections 10(1), 10(3) and 10(5) of the Act until the repeal of Act in the State of Maharashtra on 29th November 2007; consequently, no Exemption Order has been passed exempting any part of the portions of the total holding determined to be surplus under Section 20 of the Act until its Repeal on 29th November 2007. Therefore on Repeal of the Act, no part of the said lands are adversely affected by the provisions of the said Act.

G. **D.P. Remarks:**

12.1 A portion out of Survey No.91, CTS No.1087 (subsequently carved and numbered as CTS No.1087-B) out of the said lands has been laid out and handed over as a D.P. Road. CTS Nos.1087A and 1087C forming part of CTS No. 1087 have been built and constructed upon.

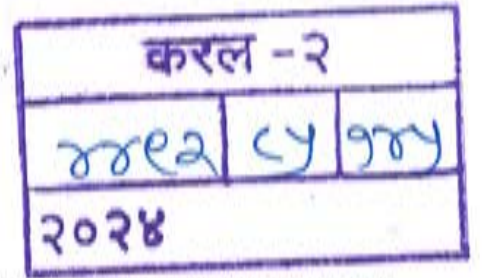
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- 12.2 Portions of the said lands bearing Survey Nos.88 to 90 corresponding to CTS Nos.1295, 1297 and 1296 of the said lands admeasuring in the aggregate approx. 5235.43 sq.mtrs. are taken over by the Municipal Corporation and laid out as part of 90-ft (27.45 sq.mtrs.) road passing through the said lands.



- 12.3 Portions of the said lands bearing Survey No.84 corresponding to CTS No.1297 (Part) and Survey No.87, corresponding to CTS No.1294 (Part) out of the said lands admeasuring in the aggregate 2102.4 sq.mtrs. has been taken over and acquired under the Maharashtra Regional Town Planning Act 1966, read with the Land Acquisition Act, 1894 for the Municipal Corporation of Greater Mumbai and a public road laid out thereon.
- 12.4 Various portions of the land – aggregated and presently comprised in Plots Nos.A, B1, B2, C, D, E, F and K (as comprised in the lay-out sanctioned by the Corporation dated 29th October 2013) – are reserved for various D.P. reservations. In addition, portions of the said lands are also reserved for 18.3 meter wide D. P. Road and a 12.2 meter wide D.P. Road. Also there is a nallah passing through the Northern-end of the said lands.
- 12.5 As noticed from the CTS Cards, the various reservations noted in the CTS Cards relevant to the various CTS Numbers are as under:

| CTS Nos. | Reservations |
|----------|--|
| 1289 | Play Ground — 1936 sq.mtrs. Secondary School — 1794 sq.mtrs. D. P. Road -- 2074 sq.mtrs. Residential — 11443 sq.mtrs. |
| 1290 | Recreation Ground — 792 sq.mtrs. D. P. Road — 1715.2 sq.mtrs. Residential — 5892.5 sq.mtrs |



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| CTS Nos. | Reservations |
|----------|---|
| 1292 | Municipal Office — 100 sq.mtrs. Municipal Dispensary — 476 sq.mtrs. Recreation Ground — 5192 sq.mtrs. Secondary School— 1640 sq.mtrs. Play Ground — 528 sq.mtrs. D.P. Road — 3233 sq.mtrs. Residential — 576 sq.mtrs. |
| 1293 | Municipal Primary School — 3526 sq.mtrs. Play Ground — 2508 sq.mtrs. D. P. Road — 911.2 sq.mtrs. Residential — 3199.5 sq.mtrs. |
| 1294 | Municipal Office — 380 sq.mtrs. Municipal Dispensary — 224 sq.mtrs. Recreation Ground — 3344 sq.mtrs. Residential — 7310.6 sq.mtrs |
| 1295 | D. P. Road - 3434 sq.mtrs. Residential — 10842.7 sq.mtrs |
| 1296 | D. P. Road — 3074.4 sq.mtrs. Residential — 7016.8 sq.mtrs |
| 1297 | Public Housing — 1786 sq.mtrs. D. P. Road — 2305.8 sq.mtrs. Residential — 7965.3 sq.mtrs |

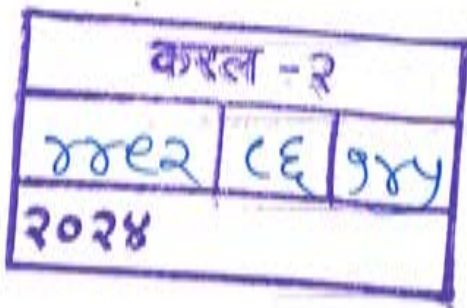


H. Revenue Records and P.R. Cards:

13.1 Consequent on payment of the occupancy charges, by the direction of the Collector, Mumbai Suburban District, as referred to in para 6.9 above, the name of Swas became liable to be entered in the revenue records as Occupant Class-II.

13.2 By Mutation Entry No.5117 dated 3rd July 2010 the name of Swas Construction Co. was entered as Occupant Class - II in respect of Survey

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Nos.88, 89 and 90 of the said lands which are described therein also with reference to the CTS Numbers as under:



| Survey No. | CTS No. | Area (sq. mtrs.) |
|------------|---------|------------------|
| 88 | 1295 | 14277 |
| 89 | 1297 | 12057 |
| 90 | 1296 | 10092 |

13.3 By another Mutation Entry No.5119 dated 26th July 2010 the name of Swas Construction Co. was entered as Occupant Class - II in respect of Survey Nos.83 to 87 and 91 of the said lands which are described therein also with reference to the CTS Numbers as under:

| Survey No. | CTS No. | Area (sq. mtrs.) |
|------------|---------|------------------|
| 83 | 1290 | 8399.7 |
| 84 | 1292 | 11745 |
| 85 | 1289 | 17247 |
| 86 | 1293 | 10144.7 |
| 87 | 1294 | 11258.6 |
| 91 | 1087 | 8448 |

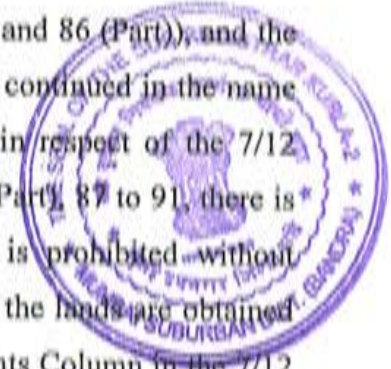
13.4 We notice from the 7/12 extracts relevant to Survey Nos.83, 84, 85 and 86 that the same are carved into two portions, a portion comprising the areas in ME No.5119 which are entered in the name of Swas as Occupant Class-

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II (and numbered Survey Nos.83/1, 84/1, 85 (Part) and 86 (Part)), and the other comprising the remaining portions which are continued in the name of the State Government. We further notice that in respect of the 7/12 extracts relevant to Survey Nos.83/1, 85 (Part), 86(Part), 87 to 91, there is an entry in the Other Rights Column that sale is prohibited without permission from the Competent Authority and that the lands are obtained under the Tenancy Laws. Further in the Other Rights Column in the 7/12 extracts of Survey Nos.84/1, there is an entry that the lands are lands allotted for Housing Society/Industrial Corporation/Educational Institution, and cannot be sold without the prior permission of the Competent Authority. Insofar as the noting as to bar on sale without prior permission is concerned, Mr. Bharat Thakkar has in his Declaration referred to in para 16 below explained that the same is referable to the condition in the Occupancy Agreement dated 19th April 2011 referred to in para 6.11 above. As regards reference to the lands being obtained under Tenancy Laws, Mr. Bharat Thakkar has in his said Declaration conveyed that the lands were never acquired under the tenancy laws, and were originally granted to Sowar in 1949, and has since been held by the Vaitys and thereafter by Swas, and therefore the reference is without basis and erroneous. We for our part have also not come across any document to substantiate that any part of the said lands was ever affected by any tenancy provision. As regards allotment of the lands for Housing Society/Industrial Corporation/Educational Institution, Mr. Bharat Thakkar has in the said Declaration again explained that the lands have been in the possession of the Court Receiver, High Court, Bombay from 13th October 1980 till 22nd September 2020; further that the State Government has in 2002 extended the term of the lease by 23 years from 2009; still thereafter granted status of Occupant Class-II to Swas in 2009 and thereafter as in terms of the policy in that behalf approved the conversion of the tenure of the said lands from Occupant Class-II to Occupant Class-I as set out in para 8 above. The said reference therefore



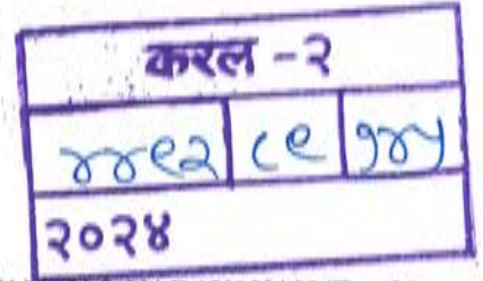
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does not appear to have any basis and appears to be erroneous. We have to further record that by Mutation Entry No.5380, the 7/12 extracts insofar as lands bearing S.Nos.83/1, 85/Part, 86/Part, 87, 88, 89, 90 and 91 are all closed/discontinued. Mutation Entry No.5380 by giving reference to various orders passed by various Government Notifications, letters, minutes and orders has recorded that where lands are comprised within City Survey limits and converted to non-agricultural use, the 7/12 extracts in respect of such lands are discontinued, in view of direction to discontinue the system of maintaining dual record of rights.

- 13.5 Subsequent to the passing of the Orders dated 26th November 2009 and 13th July 2010 fixing N.A. Assessment, it would appear that on survey being carried out, the areas of the said lands were ascertained to be at variance with the areas as originally appearing in the CTS records. Accordingly, on the application of Swas Construction Co., the Collector, Mumbai Suburban District has by an Order bearing No.Ga.Bhu.A/3K/Kshe.D4/SR1243/ 2013 dated 4th April 2013 rectified and finalized the area of lands bearing Survey Nos.83 to 90, CTS Nos. 1290, 1292, 1289, 1293, 1294, 1295, 1297 and 1296, as under:

| Survey No. | CTS. No. | Original area as per Property Card (sq. mtrs) | Area ascertained on survey (sq. mtrs.) |
|------------|----------|---|--|
| 83 | 1290 | 8399.7 | 8431.2 |
| 84 | 1292 | 11745 | 11415.6 |
| 85 | 1289 | 17247 | 16686.6 |
| 86 | 1293 | 10144.7 | 13689.8 |

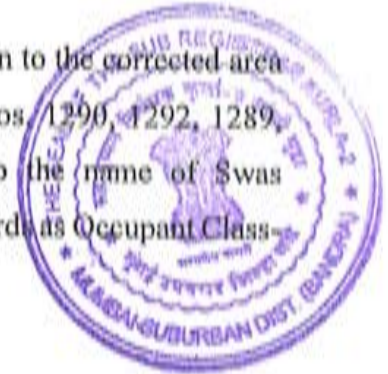


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| Survey No. | CTS. No. | Original area as per Property Card (sq. mtrs) | Area ascertained on survey (sq. mtrs.) |
|--------------|----------|---|--|
| 87 | 1294 | 11258.6 | 10832.9 |
| 88 | 1295 | 14276.7 | 13733.4 |
| 89 | 1297 | 12057.1 | 11643.8 |
| 90 | 1296 | 10091.2 | 10031.6 |
| Total | | 95220 | 96464.9 |

13.6 Pursuant to the aforesaid Order, effect has been given to the corrected area in the CTS Cards relevant to lands bearing CTS Nos. 1290, 1292, 1289, 1293, 1294, 1295, 1297 and 1296. Further also the name of Swas Construction Co. has been entered in the said CTS Cards as Occupant Class-II.



I. **Possession:**

14. As recorded above, and as confirmed by BKT on behalf of Swas in the Declaration referred to in para 16 below, consequent on the Court Receiver, High Court, Bombay having handed over possession of the said lands to BKT, partner of Swas Construction Co., Swas Construction Co. is in possession of lands bearing Survey Nos. 83 to 90 (including Plot "J" – which is encroached upon) but excluding (i) the portions taken over by the Municipal Corporation and over which public roads have been laid out as set out hereinabove, and (ii) Plot H of the lay-out which is handed over to Chhagan.

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J. Search at the Sub-Registries:



We have caused searches to be taken from time to time at the Sub-Registry, lastly for the period from 2012 to September 2020. We have not come across any adverse entry concerning the suit lands, during the course of search save and except a Notice of Lis Pendens registered by one Oxford Construction & Infraproject in respect of the said Suit No.986 of 2014 filed by Plaintiff Raghunath Vaity & Ors.

L. Declaration of Owner:

16. Mr. Bharat Karsondas Thakkar, partner of Swas Construction Co., has by a Declaration dated 9th December 2020 verified and confirmed the correctness of the various matters of fact set out herein.

M. Conclusion:

In the circumstances and in view of and subject to what is stated above, and consequent on the Order dated 10th November 2020 passed by the Collector, Mumbai Suburban District, conferring the status of Occupant Class-1 on Swas Construction Co. in terms as recorded in the letter dated 1st October 2020, subsequent to the payment of price made by Swas Construction Co., Swas Construction Co. holds lands bearing Survey Nos.83 to 90 (excluding the portions which are already transferred to and/or vested in the Municipal Corporation of Greater Mumbai) and now comprised in CTS Nos.1290, 1292, 1289, 1293, 1294, 1295, 1297 and 1296, all of Village Mulund, Taluka Kurla, District Mumbai Suburban and admeasuring 96464.9 sq.mtrs. as owner thereof, subject only to (i) the rights of Chhagan in respect of Plot "H" and under the Decree dated 6th May 1998 and the Orders in terms of the Further Consent Terms dated 31st August 2019 and 21st September 2020, (ii) the rights of Swas Construction Co. – Phase B Project in respect of Plots "G" and "L" as referred to in paras 7.1 and 7.2 above, (iii) the occupation

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NARAYANAN & NARAYANAN (Regd.)
ADVOCATES & SOLICITORS

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of Plot "J" by various encroachers thereon, and (iv) the pendency of the various suits disclosed herein and the outcomes thereof.

Dated this 10th day of December 2020.

Yours truly,
For NARAYANAN & NARAYANAN


Partner

Encl.: Appendix A to Appendix C



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Assumptions:

The following are the basis underlying the above Title Certificate:



We have not issued any Public Notice inviting claims from any person claiming any rights to any part of the said lands.

This Title Certificate is issued on the information given to us and the documents and statements submitted furnished and produced before us and also relying on the information and representations contained and set forth in the Declaration dated 9th December 2020 of Mr. B. K. Thakkar on behalf of Messrs. Swas Construction Co. in respect of the various matters stated therein, including in the matter of the subsistence of the occupancy rights and no breach of any of the terms thereof.

- 1.3 We have assumed the genuineness of the signature and authenticity and completeness of the documents submitted to us and the conformity with the originals of all documents supplied as copies.
- 1.4 Insofar as Opinions are expressed in the Title Certificate, the same is on the basis of a fair assessment of the underlying records.
- 1.5 Insofar as Orders are passed by various authorities of the State Government, including the Revenue Authorities and the Municipal Corporation, we have presumed that they have the authority to pass the Orders as passed in the manner passed.
- 1.6 This Title Certificate has to be read subject to the inherent limitation of the search process as prevailing at the various Sub-Registries, wherein the Index Registers are not complete, and several of them torn and consequently not made available for search.
- 1.7 We have not carried out any independent search in any of the court offices regarding the pendency of any litigation other than as disclosed to us (and in turn disclosed by us in the Title Certificate).

For NARAYANAN & NARAYANAN

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Partner

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NARAYANAN & NARAYANAN (Regd.)
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APPENDIX A

(To be read alongwith Title Report dated 10th December 2020)

Litigation with Kiran Construction Co.

1.0 Suit No. 1578 of 1981

1.1 Kiran had filed Suit No.1578 of 1981 in the Hon'ble Bombay High Court ("Kiran Suit") against the Original Vaitys, Modern and persons named therein as alleged partners of Modern, seeking specific performance of the alleged Agreement dated 18th June 1979 read with the alleged Agreement dated 24th August 1979. In Kiran Suit, on an application made by Kiran, by an Order dated 1st July 1982, the Hon'ble Bombay High Court was pleased, pending the hearing and final disposal of the suit, to restrain the Original Vaitys and Modern and its partners from selling, transferring, encumbering, alienating or further parting with possession of lands bearing Survey Nos.83 to 91.

1.2 Pursuant to provisions in that behalf contained in the Consent Decree dated 6th May 1998 passed in the Suit No.252 of 1980 in the Bombay High Court, the Court Receiver, High Court, Bombay, as such Receiver, moved Notice of Motion No.140 of 1999 in Kiran Suit ("the Court Receiver's Motion"), inter alia, praying that the Order dated 1st July 1982 passed by the Hon'ble Court in Kiran Suit be vacated. Vaitys also separately moved Notice of Motion No.2700 of 1999 ("Vaitys' Motion"), inter alia, for the same reliefs.

1.3 By an Order dated 26th April 2000 passed in Court Receiver's Motion and Vaity's Motion in Kiran Suit, the Hon'ble Bombay High Court was pleased, in the first instance, to vacate the Order of Injunction dated 1st July 1982 passed in Kiran Suit, insofar as it operated on Survey No.91 out of the said lands.

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1.4 During the pendency of the Court Receiver's Motion and Vaitys' Motion for vacating the Order of Injunction in Kiran Suit, Kiran moved Chamber Summons No.1203 of 2000 ("Kiran's Chamber Summons") seeking to amend Kiran suit to incorporate a challenge to the Decree dated 6th May 1998 passed in the said Suit No.252 of 1980.

By an Order dated 21st June 2001 passed in Kiran Suit, the Single Judge of the Hon'ble High Court dismissed Kiran's Chamber Summons. In view of the said Order, the Hon'ble Judge, by a separate order of the same date, allowed the Court Receiver's Motion and Vaitys' Motion, and vacated the order of injunction dated 1st July 1982 passed in Kiran Suit.

1.6 Aggrieved by the Orders dated 21st June 2001 passed in Kiran Suit, Kiran filed Appeal No.745 of 2001 challenging the dismissal of Kiran's Chamber Summons and Appeals Nos.747 of 2001 and 748 of 2001 challenging the grant of reliefs in Vaitys' Motion and Court Receiver's Motion respectively. The Hon'ble Division Bench was by its Order dated 16th November 2006 pleased to allow the Appeal against dismissal of Kiran's Chamber Summons. Consequently by two separate Orders, both dated 17th November 2006, the Hon'ble Division Bench was pleased to allow the Appeals granting reliefs in the Court Receiver's Motion and Vaitys' Motion, and to set aside the Order dated 21 June 2001 allowing the same, and remanded the matter for fresh hearing before the Single Judge of the Hon'ble High Court.

1.7 BKT, partner of Swas Construction Co., preferred SLP (Civil) No.2328 of 2007 before the Hon'ble Supreme Court of India challenging the three Orders dated 16th November 2006 and 17th November 2006 passed by the Division Bench. The Hon'ble Supreme Court of India by an Order dated 9th April 2008 allowed the SLP and set aside the Order dated 16th November 2006 passed by the Division Bench allowing Kiran's Chamber Summons, and held that Kiran was not competent to amend

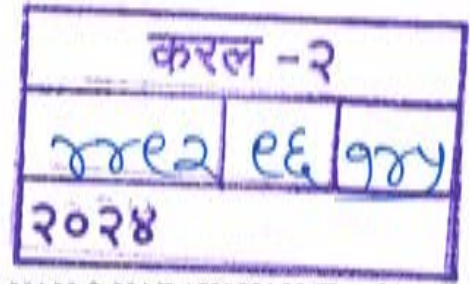
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Kiran Suit to incorporate a challenge to the Decree dated 6th May 1998 passed in Suit No.252 of 1980 and it may, if so advised, file a separate suit for the purpose. By a further Order dated 15th May 2009 passed in I. A. Nos.6, 7 and 8 moved in the said SLP (C) No.2328 of 2007 (as also in SLP (C) Nos.28267-28268 of 2009 filed by the Court Receiver, High Court, Bombay and SLP (C) Nos. 28270- 28271 of 2009 filed by the Vaitys), the Hon'ble Supreme Court of India also set aside the two Orders dated 17th November 2006 passed by the Division Bench of the Bombay High Court in Appeal No.746 of 2001 and Appeal No.748 of 2001, and vacated the Order of Injunction dated 1st July 1982 passed by the Single Judge of the Bombay High Court in Kiran Suit.



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NARAYANAN & NARAYANAN (Regd.)
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APPENDIX B

(To be read alongwith Title Report dated 10th December 2020)



- 1.0 **Golchha Suit:**
- 1.1 Golchha claiming under the said alleged Agreement dated 27th July 1980 had filed Suit No.1357 of 1983, in the Bombay High Court against the Original Vaitys, Modern and persons named therein as alleged partners of Modern ("Golchha Suit") and an ad-interim Order of restraint came to be passed therein against the Original Vaitys and the other Defendants therein on 25th July 1983. Also on a further application made by Golchha, a further interim order of restraint came to be passed against certain newly-added Defendants, including the legal heirs of Vishnu Sowar Vaity on 8th January 1987.
- 1.2 The Court Receiver, High Court, Bombay moved Notice of Motion No.3198 of 1999 and the Vaitys moved Notice of Motion No.2701 of 1999 in Golchha Suit, inter alia, praying that the Orders dated 25th July 1983 and 8th January 1987 passed by the Hon'ble Court in Golchha Suit be vacated. Vaitys also took out Notice of Motion No.2701 of 1999, inter alia, for the same reliefs, Golchha (in like manner as Kiran) moved Chamber Summons No.1297 of 2000 in Golchha Suit seeking like amendments as Kiran challenging the Decree dated 6th May 1998 passed in Suit No.252 of 1980.
- 1.3 By an Order dated 22nd June 2001, the Hon'ble High Court was pleased to dismiss the Chamber Summons moved by Golchha with an observation that the suit had abated, and consequently allowed the Notices of Motion moved by the Court Receiver and the Vaitys, and vacated the Orders of Injunction operating in favour of Golchha.

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1.4 Golchha preferred Appeals Nos.784 of 2001, 785 of 2001, 786 of 2001 and 787 of 2001 against the Orders passed by the Learned Single Judge. The Division Bench however dismissed the Appeals with the observation that the Learned Single Judge had rightly come to the conclusion that the suit had abated.

1.5 Thereafter by an Order dated 9th June 2005 the Hon'ble Court has dismissed the suit as abated.



A handwritten signature in blue ink, consisting of stylized, cursive letters that appear to be "Jor Jor".

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NARAYANAN & NARAYANAN (Regd.)
ADVOCATES & SOLICITORS

APPENDIX C

(To be read alongwith Title Report dated 10th December 2020)



1.0 Suit No. 3119 of 2008

1.1 Subsequent to the Order dated 9th April 2008 passed by the Hon'ble Supreme Court in SLP (C) No.2328 of 2007, Kiran has filed Suit No.3119 of 2008 against the Vaitys, Modern Development Corporation and BKT (partner of Swas Construction Co.) and the legal heirs of KVT (who passed away in the meantime), and also Danani, Shambhubhai Mulchand and the Court Receiver, High Court, Bombay, inter alia, challenging the Decree dated 6th May 1998 passed by the Hon'ble Bombay High Court in Suit No.252 of 1980, and seeking other reliefs in terms as appearing in the said suit. The said suit is pending.

1.2 Kiran had moved Notice of Motion No.3918 of 2008 in the said suit, inter alia, praying that pending the hearing and final disposal of the suit, the Defendants, their servants and agents be restrained by and order and injunction from acting in furtherance of the Consent Decree dated 6th May 1998, or from taking any steps pursuant to the said Decree, that they be restrained from dealing with or disposing of, transferring or creating or alienating encumbering or parting with possession of the suit lands, from carrying on any construction activity therefrom and for other reliefs as appearing therein. This Notice of Motion was finally heard and disposed of by the Hon'ble Bombay High Court by its Order dated 17th April 2013, by which Order the Hon'ble Court was pleased to dismiss the said Notice of Motion. Kiran had challenged the same before the Division Bench of the Hon'ble Bombay High Court, and thereafter before the Hon'ble Supreme Court, both of which were dismissed.

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ANNEXURE F

महाराष्ट्र शासन

मालमत्ता पत्रक

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| गाव/पेठ : मुलुंड (पूर्व) | तालुका/न.पु.का. : नगर भुमापन अधिकारी, मुलुंड | जिल्हा : मुंबई उपनगर |
| नगर भुमापन क्रमांक | शिट/प्लॉट नंबर/नंबर | क्षेत्र चौ.मी. |
| १२८९ | | १६६८६.६० |
| | धारणाधिकार | शासनाला दिलेल्या आकारणाचा किंवा माझ्याचा तापशिल आणि त्याच्या फेरतपासाची नियत वेळ |
| | री | |

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| सुविधाधिकार | हक्काचा मुळ धारक |
| | वर्ष: १९६४ सरकार |
| पहिले दार | |
| दुसरे दार | |
| तिसरे दार | |



| दिनांक | व्यवहार | नविन धोरण (म) खंड २ (अ) व (ब) कडून किंवा कर्माचा धार | शाखाकेंद्र |
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| १७/०२/१९९७ | मा. अधिकाक भुमि अगिलेख मुंबई उपनगर जिल्हा यांचे कडील क्र. न.पु./शासकीय गिळकती/संगणीकरण/९७ दि. २०.१.९७ अन्वये डी. पी. आलेखप्रमाणे खालील प्रमाणे आरक्षणाची नोंद घेतून क्षेत्र दाखल केले. १) १९३६.०० प्ले टाउंडसाठी २) १७९४.०० रोकेडरी स्कूल साठी | | साही- १९/०२/१९९७ न.पु.अ. मुलुंड |
| १२/०३/१९९७ | मा. अधिकाक भुमि अगिलेख मुंबई उपनगर जिल्हा यांचे कडील क्र. न.पु./शासकीय गिळकती/संगणीकरण/९७ दि. २०.१.९७ मा. आम्पर जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र. Domb VILND/IA ५६५/२०.४.७८ व तलाठी राजा मुलुंड कडील ७/१२ वरून भाडेपट्टेदार म्हणून शोबार रामजी वैती यांचे नांव दाखल केले. दि. १०.४.१९४९ पासून ९ एप्रिल २००९ पर्यंत ६० वर्षे मुदतीची भाडेपट्ट्याची नोंद घेतली. | | साही- १२/०३/१९९७ न.पु.अ. मुलुंड |
| ०१/०४/१९९७ | मा. अधिकाक भुमि अगिलेख मुंबई उपनगर जि. यांचे कडील क्र. न.पु./शासकीय गिळकती/संगणीकरण/९७ दि. २०-१-९७ अन्वये डी.पी.आलेखप्रमाणे खालील प्रमाणे आरक्षणाची नोंद घेतून क्षेत्र दाखल केले. क्षेत्र चौ.मी. तापशील १) २०७४.०० डी.पी. रस्ताकाडे २) ११४४३.०० निवासी साठी. | | साही- ०१/०४/१९९७ न.पु.अ. मुलुंड |
| १९/०३/२०१२ | मा.मंत्री महसूल महाराष्ट्र शासन यांचेकडील दि.२४/११/२०११ चे आदेशान्वये नगर भुमापन मुलुंड (१) येथील न.पु.क्र.१०८७,१२८९,१२९२ ते १२९७ या भाडेपट्ट्याचे वैध्यात आलेल्या जमिनीच्या अधिकार अगिलेखात दि.२३ नोव्हेंबर २०११ रोजी असलेली परिस्थिती जैरो ये रचरुपात ठेवण्यात यावी असे आदेशाची नोंद घेतली. | | फेरफार क्र.७७१ प्रमाणे साही- १९/०३/२०१२ न.पु.अ. मुलुंड |
| ३१/०८/२०१३ | आदेशान्वये -मा.मंत्री (महसूल) महाराष्ट्र शासन यांचे कडील दि.२०/०९/२०१२ चे आदेशान्वये न.पु.क्र.१२८९ चे गिळकत पत्रिकेचा दि. १९/०३/२०१२ चे नोंदीने परिस्थिती जैरो ये रचरुपात ठेवणेत आलेबाबतची नोंद कमी केली. | | फेरफार क्र.८१८ प्रमाणे साही- ३१/०८/२०१३ न.पु.अ. मुलुंड |
| ३१/०८/२०१३ | क्षेत्रवृत्तरती आदेशान्वये.मा.जिल्हाधिकारी, मुंबई उप.जिल्हा यांचेकडील आदेश क्र.जि.अ.भु.अ./३क/क्षे.दु./एश.आर.१२४३/२०१३/११०५/ दि.०४/०४/२०१३ व मो.र.नं.२८७/२०११ अन्वये न.पु.क्र.१२८९ चे क्षेत्र १७२४७.० चौ.मी.रच करून त्या एवजी क्षेत्र १६६८६.६ चौ.मी दाखल केलेची नोंद केली. | | फेरफार क्र.८१९ प्रमाणे साही- ३१/०८/२०१३ न.पु.अ. मुलुंड |
| १५/१२/२०१५ | मा.जमाबंदी आयुक्त आणि संचालक भुमि अगिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.न.पु.१/मि.प/अक्षरी नोंद/२०१५ पुणे दि. १६/२/२०१५ अन्वये मा. जिल्हाधिकारी मुंबई उपनगर यांचे आदेशान्वये उपरिक्त दि ३१/८/२०१३ चे नोंदीने गिळकत पत्रिकेवर दाखल असलेले अंकी क्षेत्र अक्षरी शोळा हजार सहाशे रयाऐशी पुर्णाक सहा वशाश चौ.मी दाखल केले. | | फेरफार क्र.९४१ प्रमाणे साही- १५/१२/२०१५ न.पु.अ. मुलुंड |
| ०३/०८/२०१८ | मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील पत्र क्रमांक शी./कार्या -३डी/गिळकत पत्रिका नोंद /२०१८ जा.क्र.४७३२ दिनांक ३/४/२०१८ अन्वये न.पु.क्र. १२८४,१२८९,१२९०,१२९२,१२९३,१२९४,१२९६,१२९७ चे एकूण क्षेत्र पैकी २६ एकर १४ गुठ्टे ८ आणे क्षेत्र गिळकत पत्रिकेवर शासनाचे प्रदान केलेली जमिन मा.जिल्हाधिकारी यांचे परवानगी शिवाय हस्तांतरण, विक्री, तारण, बहिष, पोटविभाजन, पुनर्विकास इ.साठी प्रतिबंध अशी नोंद दाखल केली. | | फेरफार क्र.१०६० प्रमाणे साही- ०३/०८/२०१८ न.पु.अ. मुलुंड |
| २७/१२/२०१८ | मा.उच्च न्यायालय मुंबई यांचेकडील दावा क्र.२५३/१९८० मधील कन्वर्ट टर्म ०६/०५/१९९८ मा.मंत्री (महसूल) महाराष्ट्र राज्य मंत्रालय मुंबई, यांचेकडील क्र.जमिन २६०५/प्र.क्र.६८३/ज-३ दिनांक २५/१०/२००२ मा.मंत्री (महसूल) महाराष्ट्र राज्य मंत्रालय मुंबई, यांचेकडील क्र.जमिन २६०५/प्र.क्र.४९/ज-३ दिनांक २४/८/२००९, मा.मंत्री (महसूल) महाराष्ट्र राज्य मंत्रालय, मुंबई यांचेकडील क्र.जमिन २६१५/मं क्र.२२२/ज-३ दि.२०/०९/१२ मा.जिल्हाधिकारी मुंबई उपनगर आदेश क्र.२९/३डी/एल-४७३ दि.०८/१/२००३ मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील दिनांक १३/०७/२०१० चे आदेशानुसार व मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा आणि रवास कन्स्ट्रक्शन कंपनी यांचे मधील नोंदणीकृत भाडेकरार बवर्-६२३२/२०१५ दि.१९/०४/११ अन्वये न.पु.क्र.१२८९, १२९०, १२९२, १२९३, १२९४, १२९५, १२९६, १२९७, १०८७अ, १०८७क या गिळकती पैकी अनुक्रमे १६६८६.६ चौ.मी., ८४३५.२ चौ.मी., ११४१५.६ चौ.मी., १२६४९.९ चौ.मी., १०८३२.९ चौ.मी., १३७३३.४ चौ.मी., १००३५.६ चौ.मी., ११६४३.८ चौ.मी., ३५१७.६ चौ.मी., २८१९.३ चौ.मी. असे एकूण १०१७६.१ चौ.मी क्षेत्रास पोटभाडेपट्टेदार भोगवटदार वर्ग-२ म्हणून वे.रवास कन्स्ट्रक्शन कंपनी यांचे नांव दाखल केलेची नोंद दाखल केली. | BVR [वे रवास कन्स्ट्रक्शन कंपनी] | फेरफार क्र.१०७३ प्रमाणे साही- २७/१२/२०१८ न.पु.अ. मुलुंड |
| २९/१२/२०२० | मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील क्र.सी/कार्या ३डी/एल४७३/५६८/२०२० दि.१०/११/२०२० चे आदेशान्वये महाराष्ट्र शासन राजपत्र असाधारण भाग चार-ब मधील अधिसूचना दि.८/३/२०१९ मधील तरतुदीनुसार मोजे मुलुंड (१) ता.कुर्ली येथील स.नं.८३ ते९० (स.पु.क्र.१२८९,१२९०,१२९२,१२९३,१२९४,१२९५,१२९६ व १२९७ या जमिनीचा भोगवटदार वर्ग-२ हा धारणाधिकार भोगवटदार वर्ग-१ मध्ये रूपांतरण करणेचा मान्यता दिलेली आहे. त्यामुळे वरील गिळकत पत्रिकेमधील दि.२७/१२/२०१८ रोजीच्या दाखल नोंदी मधील भोगवटदार वर्ग-२ धारणाधिकार कमी करून त्याऐवजी भोगवटदार वर्ग-१ मध्ये रवास कन्स्ट्रक्शन कंपनी असे नाव दाखल केले व सत्ता प्रकार ग कमी करून दाखल केलेची नोंद केली. | H भोगवटदार वर्ग १ वे.रवास कन्स्ट्रक्शन कंपनी | फेरफार क्र.११४१ प्रमाणे साही- २९/१२/२०२० न.पु.अ. मुलुंड |

हि गिळकत पत्रिका (दिनांक १/२३/२०२१ १:५७:०२ PM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही.
गिळकत पत्रिका जाऊनलोक दिनांक १०/७/२०२१ ४:०८:३७ PM
वेधता पडताळणी साठी <http://appleabhirohi.mahabhumi.gov.in/DSLIV/propertycard> या संकेत स्थळावर जाऊन २२०९१००००२०४७२३५ हा क्रमांक वापरता.



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| करल -२ | | |
| ४४६२ | १०० | १४५ |
| २०२४ | | |



करल - २

४४६२ १०१ १४५

२०२४

महाराष्ट्र शासन

मालमता पत्रक

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| गाव/पेठ : मुलुंड (पुर्व) | तालुका/न.मु.का. : नगर भुमापन अधिकारी, मुलुंड | जिल्हा : मुंबई उपनगर |
| नगर भुमापन क्रमांक | शिट नंबर | प्लॉट नंबर |
| १२९० | | |
| क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा उपभोग आणि त्याच्या फेरतपासणीची नियता वेळ |
| ८४३१.२० | सी | |

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| सुविधाधिकार | हक्काचा मुळ धारक न |
| वर्ष: १९६४ | सरकार |
| पहिले दार | |
| दुसरे दार | |
| तिसरे दार | |



| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक(मा) पहिले दार(प) किंवा द्वितीय दार | शासनांकन |
|------------|---|-------------|--|---|
| १७/०३/१९९७ | मा. अधिकाक भूमि अभिलेख मुंबई उपनगर जिल्हा यांचे कडील क्र.न.मु./ शासकीय मिल्कती/ संगणीकरण/९७ दि. २०.१.९७ अन्वये डी. पी. आलेखप्रमाणे रिडीव्हेशन प्रारंभ आरक्षण क्षेत्राची नोंद घेतली. क्षेत्र ७९२.०० चौ.मी. | | | साठी- १९/०३/१९९७ न.मु.अ. मुलुंड |
| १२/०३/१९९७ | मा.अधिकाक भूमि अभिलेख मुंबई उपनगर जिल्हा यांचे कडील क्र. न.मु./शासकीय मिल्कती/संगणीकरण/९७ दि. २०.१.९७ मा. आप्त जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र. Dook VI LND/IA ५६५/२०.४.७८ व तलाठी राजा मुलुंड कडील ७/१२ वरून भाडेपहिलेदार म्हणून सोदार रामजी वैती यांचे नांव दाखल केले. दि. १०.४.१९९९ पासून ९ एप्रिल २००९ पर्यंत ६० वर्षे मुवतीची भाडेपहिलेदारीची नोंद घेतली. | | | साठी- १२/०३/१९९७ न.मु.अ. मुलुंड |
| ०५/०४/१९९७ | मा. अधिकाक भूमि अभिलेख मुंबई उपनगर जिल्हा यांचे कडील क्र.न.मु./ शासकीय मिल्कती/ संगणीकरण/९७ दि. २०.१.९७ अन्वये डी. पी. आलेखप्रमाणे खालील प्रमाणे आरक्षणाची नोंद घेवून क्षेत्र दाखल केले. क्षेत्र चौ.मी. तपशील ७ १७१५.२ डी.पी. रस्त्याकडे रु ५८९२.५ निवासीसाठी | | | साठी- ०४/०४/१९९७ न.मु.अ. मुलुंड |
| ३५/०८/२०१३ | क्षेत्रदुरुपती आदेशान्वये, मा. जिल्हाधिकारी, मुंबई उप. जिल्हा यांचेकडील आदेश क्र. जि.अ. मु.अ./३क/क्षे.दु./एस.आर. १२४३/२०१३/११०५ दि. ०४/०४/२०१३ व मो.र.नं. २८७/२०११ अन्वये न.मु.क्र. १२९० चे क्षेत्र ८३९९.७ चौ.मी. ऐवजी क्षेत्र ८४३१.२ चौ.मी. दाखल केलेची नोंद केली. | | | फेरफार क्र. ८१९ प्रमाणे साठी- ३५/०८/२०१३ न.मु.अ. मुलुंड |
| १५/१२/२०१५ | मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र. न. मु. प/मि.प./अहारी नोंद/२०१५ पुणे दि. १६/३/२०१५ अन्वये मा. जिल्हाधिकारी मुंबई उपनगर यांचे आदेशान्वये उपरोक्ता दि. ३५/८/२०१३ चे नोंदीने मिल्कत पत्रिकेवर नमूद अंकी क्षेत्र अहारी आठ हजार चारशे एकतीस पुर्णांक दोन दशांश चौ.मी. दाखल केले. | | | फेरफार क्र. ९४१ प्रमाणे साठी- १५/१२/२०१५ न.मु.अ. मुलुंड |
| ०३/०८/२०१८ | मा. जिल्हा अधिकारी, मुंबई उपनगर जिल्हा यांच्याकडील पत्र क्रमांकाशी /कार्या -३ डी/मिल्कत पत्रिका नोंद /२०१८ जा.क्र. ४७३२ दिनांक ०३/०४/२०१६ अन्वये न.मु.क्र. १२८४, १२६९, १२९०, १२९२, १२९३, १२९४, १२९५, १२९६, १२९७ चे एकूण क्षेत्रापैकी २६ एक २५४ गुंठे ट आणि क्षेत्र मिल्कत पत्रिकेवर शासनाचे प्रदान केलेली जमीन व जिल्हाधिकारी यांच्या परवानगी शिवाय हस्तांतरण, विक्री, तारण, बळीरा पोस्विभाजन, पूर्णा विकासा साठी प्रतिबंध अशी नोंद दाखल केली. | | | फेरफार क्र. १०६० प्रमाणे साठी- ०३/०८/२०१८ न.मु.अ. मुलुंड |
| २७/१२/२०१८ | मा. उच्च न्यायालय मुंबई यांचेकडील दावा क्र. २५२/१९८० मधील कन्व्हेंट टर्म ०६/०५/१९९८ मा. मंत्री (महसुल) महाराष्ट्र राज्य मंत्रालय मुंबई, यांचेकडील क्र. जमिन २६०५/प्र.क्र. ६८३/ज-३ दिनांक २५/१०/२००२ मा. मंत्री (महसुल) महाराष्ट्र राज्य मंत्रालय मुंबई, यांचेकडील क्र. जमिन २६०५/प्र.क्र. ४४७/ज-३ दि. २०/०९/१२ मा. जिल्हाधिकारी मुंबई उपनगर आदेश क्र. २५/३डी/एल-४७३ दि. ०८/१/२००३ मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील दिनांक १३/०४/२०१० चे आदेशानुसार व मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा आणि रवास कन्व्हेंटशन कंपनी यांचे मधील नोंदणीकृत भाडेकरार नंबर-६२३२/२०११ दि. १९/०४/११ अन्वये न.मु.क्र. १२८९, १२९०, १२९२, १२९३, १२९४, १२९५, १२९६, १२९७, १०८७अ, १०८७क या मिल्कती पैकी अनुक्रमे ५६६८६.६ चौ.मी., ८४३१.२ चौ.मी., ११४१५.६ चौ.मी., १२६४९.९ चौ.मी., १०८३२.९ चौ.मी., १३०३३.४ चौ.मी., १००३१.६ चौ.मी., ११६४३.८ चौ.मी., ३५१७.६ चौ.मी., २८१९.३ चौ.मी. असे एकूण १०१७६.९ चौ.मी. क्षेत्रास पोटभाडेपहिलेदार भोगवटदार वर्ग -२ म्हणून मे. रवास कन्व्हेंटशन कंपनी यांचे नांव दाखल केलेची नोंद दाखल केली. | ४२२ | [मेरवास कन्व्हेंटशन] | फेरफार क्र. १०७३ प्रमाणे साठी- २७/१२/२०१८ न.मु.अ. मुलुंड |
| २९/१२/२०२० | मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील क्र. सी/कार्या ३डी/एल४७३/५६८/२०२० दि. १०/११/२०२० चे आदेशान्वये महाराष्ट्र शासन राजपत्र असाधारण भाग चार-ब मधील अधिसूचना दि. ८/३/२०१९ मधील तरतुदीनुसार गौजे मुलुंड (II) ता. कुर्ली येथील स.नं. ८३ ते ९० (न.मु.क्र. १२८९, १२९०, १२९२, १२९३, १२९४, १२९५, १२९६ व १२९७) या जमिनीचा भोगवटदार वर्ग-२ हा धारणाधिकार भोगवटदार वर्ग-१ मध्ये रूपांतरण करणेस मान्यता दिलेली आहे. त्यामुळे वरील मिल्कत पत्रिकेमधील दि. २७/१२/२०१८ रोजीच्या दाखल नोंदी मधील भोगवटदार वर्ग-२ धारणाधिकार कमी करून त्याऐवजी भोगवटदार वर्ग-१ मे. रवास कन्व्हेंटशन कंपनी असे नाव दाखल केले व सत्ता प्रकर व कमी करून क दाखल केलेची नोंद केली. | ४ | भोगवटदार वर्ग १ मे. रवास कन्व्हेंटशन कंपनी | फेरफार क्र. ११४१ प्रमाणे साठी- २९/१२/२०२० नगर भुमापन अधिकारी मुलुंड |

आरक्षण पत्रक मिळवण्यासाठी

हे मिल्कत पत्रिका (दिनांक १/२२/२०२१ ५:५७:१८ PM रोजी) डिजिटल रवानगीत केली असल्यामुळे त्यावर कोणत्याही साही शिक्काची आवश्यकता नाही. मिल्कत पत्रिका डाऊनलोड दिनांक १०/७/२०२१ ३:५०:५३ PM वेळता पडताळणी साठी <http://aaplaabhiikh.maharashtra.gov.in/DSL/IV/propertycard> या संकेत रथळावर जाऊन २२०९१०००२०४५४९४ हा क्रमांक वापरावा.



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महाराष्ट्र शासन

मालमता पत्रक

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| गाव/पेट : मुलुंड (पुर्व) | तालुका/न.पु.का. : नगर भूमापन अधिकारी, मुलुंड | जिल्हा : मुंबई उपनगर |
| नगर भूमापन क्रमांक | शिट नंबर | प्लॉट नंबर |
| १२९२ | | ११४१५.६० |
| क्षेत्र चौ.मी. | धारणाधिकार | आसनाला दिलेला आकारणाचा किंवा भाज्याचा तपशिल आणि रकमेचा फेरतपासणीची नियत वेळ |
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| | वर्ष: १९६४ सरकार |
| | पट्टेदार |
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| | इतर शेर |



| दिनांक | व्यवहार | शेड क्रमांक | नविन धारक(धा) पट्टेदार(प) किंवा भार | साक्षात्कृत |
|------------|--|-------------|--|---|
| १४/०३/१९९७ | मा. अधिकांक भूमि अगिलेख मुंबई उपनगर जिल्हा यांचे कडील क्र. न.पु./शासकीय गिळकती/संगणीकरण/९७ दि. २०.१.९७ अन्वये डी.पी.आलेखप्रमाणे खालीलप्रमाणे आरक्षणाची नोंद घेवून क्षेत्र दाखल केले. क्षेत्र चौ.मी. १) १००.०० म्युनिसिपल ऑफीससाठी २) ४७६.०० म्युनिसिपल डिस्पेन्सरी ३) ५१९२.०० रिझर्वेशन घाटेंड ४) १६४०.०० सेकंडरी स्कूल ५) ५२८.०० प्ले ग्राउंड | | | साठी- १९/०२/१९९७ न.पु.अ. मुलुंड |
| १२/०३/१९९७ | मा.अधिकांक भूमि अगिलेख मुंबई उपनगर जिल्हा यांचे कडील क्र. न.पु./शासकीय गिळकती/संगणीकरण/९७ दि. २०.१.९७ मा. अधर जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र. Desk VI LND/IA ५६५/२०.४.७८ व तालाठी राजा मुलुंड कडील ७/१२ वरून भाडेपट्टेदार म्हणून सोनार रामजी वैती यांचे नांव दाखल केले. दि. १०.४.१९९९ पासून ९ एप्रिल २००९ पर्यंत ६० वर्षे मुदतीची भाडेपट्ट्याची नोंद घेतली. | | | साठी- १२/०३/१९९७ न.पु.अ. मुलुंड |
| ०१/०४/१९९७ | मा. अधिकांक भूमि अगिलेख मुंबई उपनगर जिल्हा यांचे कडील क्र.न.पु./ शासकीय गिळकती/ संगणीकरण/९७ दि. २०.१.९७ अन्वये डी. पी. आलेख प्रमाणे खालील प्रमाणे आरक्षणाची नोंद घेवून क्षेत्र दाखल केले. क्षेत्र चौ.मी. तपशिल १) ३२३३.० डी.पी. रस्त्याकडे २) ५७६.० निवासी शाटी | | | साठी- ०४/०४/१९९७ न.पु.अ. मुलुंड |
| ११/०३/२०१२ | मा.मंत्री महसूल महाराष्ट्र शासन यांचेकडील दि.२४/११/२०११ चे आदेशान्वये नगर भूमापन मुलुंड (पु) येथील न.पु.क्र. १०८७, १२८९, १२९२ व १२९७ या भाडेपट्ट्याने देण्यात आलेल्या जमिनीच्या अधिकार अगिलेखात दि.२३ नोव्हेंबर २०११ रोजी अरालेली परिस्थिती जैसे थे स्वरुपात ठेवण्यात यावी असे आदेशाची नोंद घेतली. | | | फेरफार क्र.७४१ प्रमाणे साठी- १९/०३/२०१२ न.पु.अ. मुलुंड |
| ३१/०८/२०१३ | आदेशान्वये मा.मंत्री महसूल महाराष्ट्र शासन यांचेकडील दि.२०/९/२०१२ चे आदेशान्वये न.पु.क्र.१२९२ या गिळकतीचे गिळकत पत्रिकेवर दि. १९/३/२०१२ चे नोंदीने परिस्थिती जैसे थे स्वरुपात ठेवण्यात आलेबाबताची नोंद कमी केली. | | | फेरफार क्र.८१८ प्रमाणे साठी- ३१/०८/२०१३ न.पु.अ. मुलुंड |
| ३/२०१३ | क्षेत्रपूररती आदेशान्वये.मा.जिल्हाधिकारी, मुंबई उप.जिल्हा यांचेकडील आदेश क्र.जि.अ.पु.अ./३क/क्षे.पु./पश.आर.१२४३/२०१३/११०५/ दि.०४/०४/२०१३ व मो.र.नं.३८७/२०११ अन्वये न.पु.क्र.१२९२ चे क्षेत्र ११७४५.०ची.मी. रेषची क्षेत्र ११४१५.६ चौ.मी. दाखल केलेची नोंद केली. | | | फेरफार क्र.८१९ प्रमाणे साठी- ३१/०८/२०१३ न.पु.अ. मुलुंड |
| १५/१२/२०१५ | मा.जमाबंदी आयुक्त आणि संचालक भूमि अगिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.मा.पु.५/मि.प./अहारी नोंद/२०१५ पुणे दि. १६/२/२०१५ अन्वये मा. जिल्हाधिकारी मुंबई उपनगर यांचे आदेशान्वये उपरिक्त दि.३१/८/२०१३ चे नोंदीने गिळकत पत्रिकेवर नमूद अरालेले अंकी क्षेत्र अहारी अकरा हजार चारशे पंधरा पुर्णांक सहा दशांश चौ.मी. दाखल केले. | | | फेरफार क्र.९४५ प्रमाणे साठी- १५/१२/२०१५ न.पु.अ. मुलुंड |
| ०३/०८/२०१८ | मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील पत्र क्रमांक शी./कार्या -३डी/गिळकत पत्रिका नोंद /२०१८ जा.क्र.४७३२ दिनांक ३/४/२०१८ अन्वये न.पु.क्र. १२८४, १२८९, १२९०, १२९२, १२९३, १२९५, १२९६, १२९७ चे एकूण क्षेत्रा पेकी २६ एकर १४ गुंठे ८ आणे क्षेत्र गिळकत पत्रिकेवर आसनाचे प्रमाण केलेली जमिन मा.जिल्हाधिकारी यांचे परवानगी शिवाय हस्तांतरण, विक्री, तारण, वसिा, पोटविभाजन, पुनर्विकास इ.साठी प्रतिबंध अशी नोंद दाखल केली. | | | फेरफार क्र. १०६० प्रमाणे साठी- ०३/०८/२०१८ न.पु.अ. मुलुंड |
| २७/१२/२०१८ | मा.उच्च न्यायालय मुंबई यांचेकडील दावा क्र.२५२/१९८० मधील कन्व्हेंट टर्म ०६/०५/१९९८ मा.मंत्री (महसूल) महाराष्ट्र राज्य मंत्रालय मुंबई, यांचेकडील क्र.जमिन २६०५/प्र.क्र.६८३/ज-३ दिनांक २५/१०/२००२ मा.मंत्री (महसूल) महाराष्ट्र राज्य मंत्रालय मुंबई, यांचेकडील क्र.जमिन २६०५/२३६/प्र.क्र.४९/ज-३ दिनांक २४/८/२००९, मा.मंत्री (महसूल) महाराष्ट्र राज्य मंत्रालय मुंबई यांचेकडील क्र.जमिन २६११/म मं ६४५/प्र.क्र.२२२/ज-३ दि.२०/०९/१२ मा.जिल्हाधिकारी मुंबई उपनगर आदेश क्र.२५/३डी/एल-४७३/दि.०८/१/२००३ मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील दिनांक १३/०४/२०१० चे आदेशानुसार व मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा आणि रवासा कन्स्ट्रक्शन कंपनी यांचे मधील नोंदणीकृत भाडेकरार बवर-६२३२/२०११ दि. १९/०४/११ अन्वये न.पु.क्र.१२८९, १२९०, १२९२, १२९३, १२९४, १२९५, १२९६, १२९७, १०८७अ, १०८७क या गिळकती पेकी अनुक्रमे १६६८६.६ चौ.मी., ८४३१.२ चौ.मी., ११४१५.६ चौ.मी., १२६४९.९ चौ.मी., १०८३२.९ चौ.मी., १३७३३.४ चौ.मी., १००३१.६ चौ.मी., ११६४३.८ चौ.मी., ३५१७.६ चौ.मी., २८१९.३ चौ.मी. असे एकूण १०१७६.९ चौ.मी क्षेत्रास पोटभाडेपट्टेदार भोगवटदार वर्ग -२ म्हणून मे.रवासा कन्स्ट्रक्शन कंपनी यांचे नांव दाखल केलेची नोंद दाखल केली. | | BV२ [मे रवासा कन्स्ट्रक्शन] | फेरफार क्र. १०७३ प्रमाणे साठी- २७/१२/२०१८ न.पु.अ. मुलुंड |
| २९/१२/२०२० | मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील क्र.शी/कार्या ३डी/एल४७३/५६८/२०२० दि. १०/११/२०२० चे आदेशान्वये महाराष्ट्र शासन राजपत्र असाधारण भाग चार-ब मधील अधिसूचना दि.८/३/२०१९ मधील तरतुचीनुसार मीजे मुलुंड (पु) ता.कुर्ली येथील रा.नं.८३ ते९० (न.पु.क्र.१२८९, १२९०, १२९२, १२९३, १२९४, १२९५, १२९६, १२९७ या जमिनीचा भोगवटदार वर्ग-२ हा धारणाधिकार भोगवटदार वर्ग-१ मध्ये रूपांतरण करणेस मान्यता दिलेली आहे. त्यामुळे येथील गिळकत पत्रिकेमधील दि.२७/१२/२०१८ रोजीच्या दाखल नोंदी मधील भोगवटदार वर्ग-२ धारणाधिकार कमी करून त्याऐवजी भोगवटदार वर्ग-१ मे. रवासा कन्स्ट्रक्शन कंपनी असे नाव दाखल केले व सत्ता प्रकार ग कमी करून क दाखल केलेची नोंद केली. | | भ भोगवटदार वर्ग १ मे.रवासा कन्स्ट्रक्शन कंपनी | फेरफार क्र. ११४१ प्रमाणे साठी- २९/१२/२०२० न.पु.अ. मुलुंड |

हि मिकत पत्रिका (दिनांक १/२३/२०२१ २:०१:०१ PM रोजी) डिजीटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही शर्ती शिक्काची आवश्यकता नाही.
मिकत पत्रिका डाऊनलोड दिनांक १०/७/२०२१ ३:५५:३५ PM
वेबसाइट साठी <http://aapleabhihkh.mahabhumi.gov.in/DSL/F/propertycard> या संकेत स्थळावर जाऊन २२०९१००००२०५७२५१ हा क्रमांक वापरावा.



करल - २

४४९२ १०३ १४५

२०२४



महाराष्ट्र शासन
मालमत्ता पत्रक

10561

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| गाव/पेठ : मुलुंड (मुंबई) | तालुका/न.पु.क्र. : नगर भूमापन अधिकारी, मुलुंड | जिल्हा : मुंबई उपनगर |
| नगर भूमापन क्रमांक | दि. नंबर | प्लॉट नंबर |
| १२९३ | | १३६८९.८० |
| धारणाधिकार | शासकीय दिलेल्या आकारणाचा किंवा भाड्याचा तपशील आणि त्याच्या फेरसंपादनाची नियत वेळ | |
| | | सी |



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| पुणे/पुणे | उपनगर | जिल्हा |
| उपनगराचा मुलूख धारक | वर्ष | राज्य |
| पहिले धार | इतर धार | इतर धार |

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक(धा) पहिले धार(ध) किंवा धार | साक्षात्करण |
|------------|--|---|--------------------------------------|---|
| १७/०३/१९९७ | मा. अधिकांक भूमि अभिलेख मुंबई उपनगर जिल्हा यांचे कडील क्र. न.पु./शासकीय गिळकती/संगणीकरण/९७ दि. २०.१.९७ अन्वये डी. पी. आलेखा प्रमाणे खालील प्रमाणे आरक्षणाची नोंद घेवून क्षेत्र दाखल केले. क्षेत्र चौ.मी. १) ३५३६.०० म्युनिसिपल प्रायमरी स्कूल २) २५०८.०० प्ले ग्राउंड | | | शाही- १९/०३/१९९७ न.पु.अ. मुलुंड |
| १३/०३/१९९७ | मा. अधिकांक भूमि अभिलेख मुंबई उपनगर जिल्हा यांचे कडील क्र. न.पु./शासकीय गिळकती/संगणीकरण/९७ दि. २०.१.९७ मा. आमर जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र. Desk VI LND/IA १६५/२०.३.७८ व तलाठी सजा मुलुंड कडील ७/१२ वरून भाडेपट्टेदार म्हणून सोनार रामजी वेंती यांचे नांव दाखल केले. दि. १०.३.१९९९ पासून ९ एप्रिल २००९ पर्यंत ६० वर्षे मुदतीची भाडेपट्ट्याची नोंद घेतली. | | | शाही- १३/०३/१९९७ न.पु.अ. मुलुंड |
| ०१/०३/१९९७ | मा. अधिकांक भूमि अभिलेख मुंबई उपनगर जिल्हा यांचे कडील क्र. न.पु./शासकीय गिळकती/संगणीकरण/९७ दि. २०.१.९७ अन्वये डी.पी.आलेखा प्रमाणे खालील प्रमाणे आरक्षणाबाबत नोंद घेवून क्षेत्र दाखल केले. क्षेत्र चौ.मी. तपशील १) ९११.२ डी.पी. रस्त्याकडे २) ३१९९.५ निवासीसाठी | | | शाही- ०१/०३/१९९७ न.पु.अ. मुलुंड |
| १५/०३/२०१२ | मा.मंत्री महसूल महाराष्ट्र शासन यांचेकडील दि.२४/११/२०११ चे आदेशान्वये नगर भूमापन मुलुंड (गु) येथील न.पु.क्र.१०८७,१२८९,१२९२ ते १२९७ या भाडेपट्ट्याने देण्यात आलेल्या जमिनीच्या अधिकार अभिलेखात दि.२३ नोव्हेंबर २०११ रोजी असलेली परिस्थिती जैरो धे रबरुपात ठेवण्यात यावी असे आदेशाची नोंद घेतली. | | | फेरफार क्र.७४५ प्रमाणे शाही- १९/०३/२०१२ न.पु.अ. मुलुंड |
| ३१/०८/२०१३ | आदेशान्वये मा.मंत्री (महसूल) महाराष्ट्र शासन यांचेकडील दि.२०/०९/२०१२ चे आदेशान्वये न.पु.क्र.१२९३ या गिळकतीचे गिळकत पत्रिकेस दि.१९/३/२०१२ चे नोंदीने परिस्थिती जैरो धे रबरुपात ठेवण्यात आलेबाबतची नोंद कमी केली. | | | फेरफार क्र.८१८ प्रमाणे शाही- ३१/०८/२०१३ न.पु.अ. मुलुंड |
| ३१/०८/२०१३ | क्षेत्रदुरुस्ती आदेशान्वये, मा. जिल्हाधिकारी, मुंबई उप. जिल्हा यांचेकडील आदेश क्र. जि.अ.पु.अ./३क/क्षे.नु./एस.आर.१२४३/२०१३/११०५ दि. ०४/०४/२०१३ व मी.र.नं.२८७/२०११ अन्वये न.पु.क्र.१२९३ चे क्षेत्र १०५४४.७ चौ.मी. ऐवजी क्षेत्र १३६८९.८ चौ.मी. दाखल केलेची नोंद केली. | | | फेरफार क्र.८१९ प्रमाणे शाही- ३१/०८/२०१३ न.पु.अ. मुलुंड |
| १५/१२/२०१५ | मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ग.पु.१/मि.प./अक्षरी नोंद/२०१५ पुणे दि. १६/२/२०१५ अन्वये मा.जिल्हाधिकारी मुंबई उपनगर यांचे आदेशान्वये उपरोक्त दि. ३१/८/२०१३ चे नोंदीने गिळकत पत्रिकेवर दाखल असलेले अंकी क्षेत्र अक्षरी तेरा हजार साठशे एकोणव्वध पुणेक आठ दशांश चौ.मी. दाखल केले. | | | फेरफार क्र. ९४१ प्रमाणे शाही- १५/१२/२०१५ न.पु.अ. मुलुंड |
| ०३/०८/२०१८ | मा.जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचेकडील पत्र क्रमांक सी/कार्या इंडी/गिळकत पत्रिका नोंद/२०१८/जा.क्र. ४७३२ दिनांक ०३/०४/२०१८ अन्वये न.पु.क्र.१२८४,१२८९,१२९०,१२९२,१२९३,१२९५,१२९६,१२९७ धे एकूण क्षेत्र पैकी २६ एकर १४ गुंटे ८ आणे क्षेत्र गिळकत पत्रिकेवर शासनाचे प्रदान केलेली जमीन मा.जिल्हाधिकारी यांच्या परवानगी शिवाय हस्तांतरण विधी तारण, मक्कीरा पोटाविभाजन, पुणेविका ई.शाही प्रतिबंध अशी नोंद दाखल केली. | | | फेरफार क्र. १०६० प्रमाणे शाही- ०३/०८/२०१८ न.पु.अ. मुलुंड |
| २७/१२/२०१८ | मा.उच्च न्यायालय मुंबई यांचेकडील वाचा क्र.२५२/१९८० मधील कन्वर्ट टर्म ०६/०५/१९९८ मा.मंत्री (महसूल) महाराष्ट्र राज्य मंत्रालय मुंबई, यांचेकडील क्र.जमिन २६०५/प्र.क्र.६८३/ज-३ दिनांक २५/१०/२००२ मा.मंत्री (महसूल) महाराष्ट्र राज्य मंत्रालय मुंबई, यांचेकडील क्र.जमिन २६०९/२३६/प्र.क्र.४९/ज-दिनांक २४/८/२००९, मा.मंत्री (महसूल) महाराष्ट्र राज्य मंत्रालय मुंबई यांचेकडील क्र.जमिन २६११/म मं ६४५/प्र.क्र.२२२/ज-३ दि.२०/०९/१२ मा.जिल्हाधिकारी मुंबई उपनगर आदेश क्र.२९/३डी/एल-४७३दि.०८/१/२००३ मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील दिनांक १३/०७/२०१० चे आदेशानुसार व मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा आणि स्वास कन्व्हेशन कंपनी यांचे मधील नोंदणीकृत भाडेकरार बंदर-६२३२/२०१५ दि.१९/०४/१९९५ व न.पु.क्र.१२८९, १२९०, १२९२, १२९३, १२९४, १२९५, १२९६, १२९७, १०८७३, १०८७४ या गिळकती पैकी अनुक्रमे १६६८६.६ चौ.मी., ८४३१.२ चौ.मी., ११४१५.६ चौ.मी., १२६४९.९ चौ.मी., १०८३२.९ चौ.मी., १३७३३.४ चौ.मी., १००३१.६ चौ.मी., ११६४३.८ चौ.मी., ३५१७.६ चौ.मी., २८१९.३ चौ.मी. असे एकूण १०१७६.९ चौ.मी. क्षेत्रास पोटाभाडेपट्टेदार भोगवटदार वर्ग -२ म्हणून मे.स्वास कन्व्हेशन कंपनी यांचे नांव दाखल केलेची नोंद दाखल केली. | BV२ [मे स्वास कन्व्हेशन] | | फेरफार क्र. १०७३ प्रमाणे शाही- २७/१२/२०१८ न.पु.अ. मुलुंड |
| २९/१२/२०२० | मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील क्र.सी/कार्या इंडी/एल४७३/५६८/२०२० दि.१०/११/२०२० चे आदेशान्वये महाराष्ट्र शासन राजपत्र असाधारण भाग धार-४ मधील अधिसूचना दि.८/३/२०१९ मधील तरतुदीनुसार मीजे मुलुंड (गु) ता.कुर्ली येथील स.नं.८३ ते ९० (न.पु.क्र.१२८९,१२९०,१२९२,१२९३,१२९४,१२९५,१२९६ व १२९७ या जमिनीचा भोगवटदार वर्ग-२ हा धारणाधिकार भोगवटदार वर्ग-१ मध्ये रूपांतरण करणेस मान्यता दिलेली आहे. त्यामुळे वरील गिळकत पत्रिकेमधील दि.२७/१२/२०१८ रोजीच्या दाखल नोंदी मधील भोगवटदार वर्ग-२ धारणाधिकार कमी करून (स्वादेवजी भोगवटदार वर्ग-१ मे.स्वास कन्व्हेशन कंपनी असे नाव दाखल केले व सत्ता प्रकार ग कमी करून का दाखल केलेची नोंद केली. | H भोगवटदार वर्ग १ मे.स्वास कन्व्हेशन कंपनी | | फेरफार क्र. ११४१ प्रमाणे शाही- २९/१२/२०२० न.पु.अ. मुलुंड |

हि गिळकत पत्रिका (दिनांक १/२३/२०२१ २:०२:२१ PM रोजी) डिजीटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही राही शिक्क्याची आवश्यकता नाही.
गिळकत पत्रिका डाऊनलोड दिनांक १०/७/२०२१ ३:५६:३० PM
वेबसाइट पडताळणी साठी <http://aapleabhilekh.mahabhumi.gov.in/DBLP/propertycard> या संकेत स्थळावर जाऊन २२०९१००००२०४७२४४ हा क्रमांक वाचण्याचा.



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| करल - २ | | |
| ४४९२ | १०५ | १४५ |
| २०२४ | | |



करल - २
४४२ १०६ १४४
२०२४

महाराष्ट्र शासन

मालमता पत्रक

10562

गाव/पेठ : मुलुंड (पुर्व) तालुका/न.भु.का. : नगर भूमापन अधिकारी, मुलुंड जिल्हा : मुंबई उपनगर

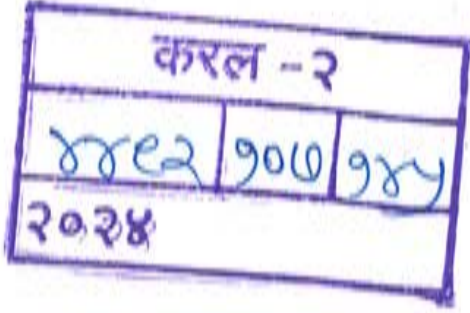
| | | | | | |
|--------------------|----------|------------|----------------|------------|---|
| नगर भूमापन क्रमांक | शिट नंबर | प्लॉट नंबर | क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या आकरणाचा किंवा भाड्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ |
| १२९४ | | | १०८३२.९० | श्री | --- |

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| सुविधाधिकार | |
| उपकाचा मूळ धारक H | |
| वर्ष: १९६४ | सरकार |
| पट्टेदार | |
| इतर भार | --- |
| इतर शेर | --- |



| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक(घा) पट्टेदार(प) किंवा भार | साक्षात्केन |
|------------|---|-------------|--|--|
| १७/०२/१९९७ | मा. अधिकाक भूमि अभिलेख मुंबई उपनगर जिल्हा यांचे कडील क्र. न.भु./ शासकीय गिळकती/ संगणीकरण/९७ दि. २०.१.९७ अन्वये डी.पी.आलेखाप्रमाणे खालीलप्रमाणे आरक्षणाची नोंद घेवून क्षेत्र दाखल केले, क्षेत्र चौ.मी. ७) ३८०.०० म्युन्सिपल ऑफीस रु २२४.०० म्युन्सिपल डिप्लोम्यारी रु ३३४४.०० रिक्रियेशन ट्राउजेड | | | सही- १९/०२/१९९७ न.भु.अ. मुलुंड |
| १२/०३/१९९७ | मा. अधिकाक भूमि अभिलेख मुंबई उपनगर जिल्हा यांचे कडील क्र. न.भु./शासकीय गिळकती/ संगणीकरण/९७ दि. २०.१.९७ मा. अधीर जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील आवेश क्र. Dook VI LND/IA ५६५/२०.४.७८ व तालाठी राजा मुलुंड कडील ७/१२ वरून भाडेपट्टेदार म्हणून सोवार रामजी वैली यांचे नांव दाखल केले, दि. १०.४.१९९९ पासून ९ एप्रिल २००९ पर्यंत ६० वर्षे मुदतीची भाडेपट्ट्याची नोंद घेतली. | | | सही- १२/०३/१९९७ न.भु.अ. मुलुंड |
| ०५/०४/१९९७ | मा. अधिकाक भूमि अभिलेख मुंबई उपनगर जिल्हा यांचे कडील क्र. न.भु./शासकीय गिळकती/संगणीकरण/९७ दि. २०.१.९७ अन्वये डी.पी.आलेखाप्रमाणे निवासीराठी आरक्षण क्षेत्राची नोंद घेतली. क्षेत्र ७३१०.६ चौ.मी. | | | सही- ०५/०४/१९९७ न.भु.अ. मुलुंड |
| १४/०५/२००० | मा.जि.मु.उ.जिल्हा पत्र क्र.सी/कार्या ९/ मु.स./प्र.क्र.४८९/९७ दि.२८.११.९७ क्र.सी/ कार्या२३३/३९/कावि ३५६/९८दि.६.११.९८ मा.वि.भू.अ.क्र.७ मु.पत्र क्र.LAO/७३० दि.१८.१२.९७ व २८.१०.९८संयुक्त नोंदणी,गोरन. ७१/३.२.९८ ताबापावती दि.१८.११.९८ व १.१२.९८ कार्यकारी अभियंता पत्र.क्र.अ.३०११ व ३७९ दिनांक १७.६.९९ अन्वये नांव दाखल. | | H बृहन्मुंबई महानगरपालिका (१८.३०मीटर विकास विधोजन रस्ता) ३१.७०मीटर | फेरतार क्र. १५८ प्रमाणे सही- १८/०५/२००० न.भु.अ. मुलुंड |
| १९/०३/२०१२ | मा.मंत्री महसूल महाराष्ट्र शासन यांचेकडील दि.२४/११/२०११ चे आदेशान्वये नगर भूमापन मुलुंड (पु) येथील न.भु.क्र.१०८७,१२८९,१२९२ व १२९७ या भाडेपट्ट्याचे वेग्यांत आलेल्या जागिरीच्या अधिकार अभिलेखात दि.२३ नोव्हेंबर २०११ रोजी अरालेली परिस्थिती जीरो धे रक्कपात ठेवण्यांत यावी असे आदेशाची नोंद घेतली. | | | फेरतार क्र. ७४१ प्रमाणे सही- १९/०३/२०१२ न.भु.अ. मुलुंड |
| ३/२०१३ | आदेशान्वये मा.मंत्री (महसूल) महाराष्ट्र शासन यांचेकडील दि.२०/०९/२०१२ चे आदेशान्वये न.भु.क्र.१२९४ या गिळकतीचे गिळकत पत्रिकेस दि.१९/३/२०१२ चे नोंदीने परिस्थिती जीरो धे रक्कपात ठेवणेत आलेबाबतची नोंद कमी केली. | | | फेरतार क्र. ८१८ प्रमाणे सही- ३१/०८/२०१३ न.भु.अ. मुलुंड |
| ३१/०८/२०१३ | क्षेत्रदुरुस्ती आदेशान्वये मा.जिल्हाधिकारी, मुंबई उप.जिल्हा यांचेकडील आदेश क्र.जि.अ.भु.अ./३क/क्षे.पु./एस.आर.१२४३/२०१३/११०५/ दि.०४/०४/२०१३ व गी.र.नं.२८७/२०११ अन्वये न.भु.क्र.१२९४चे क्षेत्र ११२५८.६ चौ.मी., ऐवजी क्षेत्र १०८३२.९ चौ.मी दाखल केलेची नोंद केली. | | | फेरतार क्र. ८१९ प्रमाणे सही- ३१/०८/२०१३ न.भु.अ. मुलुंड |
| १५/१२/२०१५ | मा. जगमोदी आयुक्त आणि संचालक भूमि अभिलेख (ग.राज्य) पुणे यांचेकडील परिपत्रक क्र.न.भु ५/गी.प अक्षरी नोंद/२०१५,पुणे दि. १६/२/२०१५ अन्वये मा. जिल्हाधिकारी मुंबई उपनगर यांचे आदेशान्वये उपरोक्त दि.३१/०८/२०१३ चे नोंदीने गिळकत पत्रिकेवर दाखल अरालेले अंकी क्षेत्र अक्षरी वहा हजारा आठशे बत्तीस पूर्णांक नऊ वशाश चौ .मी.क्षेत्र दाखल केले. | | | फेरतार क्र. ९४१ प्रमाणे सही- १५/१२/२०१५ न.भु.अ. मुलुंड |
| २७/१२/२०१८ | मा.उच्च न्यायालय मुंबई यांचेकडील दावा क्र.२५३/१९८० मधील कन्व्हेंट डर्म ०६/०५/१९९८ मा.मंत्री (महसूल) महाराष्ट्र राज्य मंत्रालय मुंबई, यांचेकडील क्र.जमिन २६०५/प्र.क्र.६८३/ज-३ दिनांक २५/१०/२००२ मा.मंत्री (महसूल) महाराष्ट्र राज्य मंत्रालय मुंबई, यांचेकडील क्र.जमिन २६०५/२३६/प्र.क्र.४९/ज-३ दिनांक २४/८/२००९,मा.मंत्री (महसूल) महाराष्ट्र राज्य मंत्रालय मुंबई यांचेकडील क्र.जमिन २६१५/म मं ६४५/प्र.क्र.२२२/ज-३ दि.२०/०९/१२ मा.जिल्हाधिकारी मुंबई उपनगर आदेश क्र.२९/३डी/एल-४७३दि.०८/१/२००३ मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील दिनांक १३/०७/२०१० चे आदेशानुसार व मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा आणि रवारा कन्व्हेंटेशन कंपनी यांचे मधील नोंदणीकृत भाडेकारार बंदर-६२३२/२०११दि.१९/०४/११अन्वये न.भु.क्र.१२८९, १२९०, १२९२, १२९३ , १२९४, १२९५, १२९६, १२९७, १०८७३, १०८७४ या गिळकती वैली अनुक्रमे १६६८६.६चौ.मी., ८४३१.२चौ.मी., ११४१५.६चौ.मी., १२६४९.९ चौ.मी., १०८३२.९चौ.मी., १३७३३.४चौ.मी., १००३१.६चौ.मी., ११६४३.८चौ.मी., ३५१७.६चौ.मी., २८१९.३चौ.मी. असे एकूण १०१७६१.९चौ.मी क्षेत्रास पोदभाडेपट्टेदार भोगवटदार वर्ग -२ म्हणून गे.स्वास कन्व्हेंटेशन कंपनी यांचे नांव दाखल केलेची नोंद दाखल केली. | | HV२ [गे स्वास कन्व्हेंटेशन] | फेरतार क्र. १०७३ प्रमाणे सही- २७/१२/२०१८ न.भु.अ. मुलुंड |
| २९/१२/२०२० | मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील क्र.सी/कार्या ३डी/एल४७३/५६८/२०२० दि.१०/१५/२०२० चे आदेशान्वये महाराष्ट्र शासन राजपत्र असाधारण भाग चार-ब मधील अधिसूचना दि.८/३/२०१९ मधील तरतुदीनुसार मीजे मुलुंड (पु) ता.कुर्ली येथील स.नं.८३ वे९० (न.भु.क्र.१२८९,१२९०,१२९२,१२९३,१२९४,१२९५,१२९६,१२९७ या जागिरीचा भोगवटदार वर्ग-२ हा धारणाधिकार भोगवटदार वर्ग-१ मध्ये रूपांतरण करणेश मान्यता दिलेली आहे. त्यामुळे वरील गिळकत पत्रिकेमधील दि.२७/१२/२०१८ रोजीच्या दाखल नोंदी मधील भोगवटदार वर्ग-२ धारणाधिकार कमी करून त्याऐवजी भोगवटदार वर्ग-१ ने, रवारा कन्व्हेंटेशन कंपनी असे नाव दाखल केले व सत्ता प्रकार ग कमी करून क दाखल केलेची नोंद केली. | | H भोगवटदार वर्ग १ गे.स्वास कन्व्हेंटेशन कंपनी | फेरतार क्र. ११४१ प्रमाणे सही- २९/१२/२०२० न.भु.अ. मुलुंड |

हि गिलकत पत्रिका (दिनांक १/२३/२०२१ २:०३:२७ PM रोजी) डिजिटल स्वाक्षरीत केली अशल्यामुळे त्यावर कोणत्याही सही विक्रयाची आवश्यकता नाही.
गिलकत पत्रिका डाऊनलोड दिनांक १०/७/२०२१ ३:५७:२३ PM
वेबसाइट पडताळणी साठी <http://aapleabhilekh.mahabhumi.gov.in/DSLIV/propertycard> या संकेत स्थळावर जाऊन २२०९१००००२०४७२४८ हा क्रमांक
वापरावा.



महाराष्ट्र शासन

मालमता पत्रक

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|--------------------------|----------|--|----------------|------------|--|
| गाव/पेठ : मुलुंड (पूर्व) | | तालुका/न.पु.का. : नगर भुमापन अधिकारी, मुलुंड | | | जिल्हा : मुंबई उपनगर |
| नगर भुमापन क्रमांक | शिट नंबर | प्लॉट नंबर | क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ |
| १२९५ | | | १३७३३.४० | श्री | --- |

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|---------------------|-------|
| सुविधाधिकार | |
| हक्काचा मुळ धारक म. | सरकार |
| वर्ष: १९६४ | |
| पट्टेदार | |
| घुंत्तर भार | --- |
| घुंत्तर शेर | --- |



| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक(घा) पट्टेदार(प) किंवा भार | सामाकन |
|------------|--|-------------|---|---|
| १२/०३/१९९७ | मा. अधिकाक भूमि अगिलेख मुंबई उपनगर जिल्हा यांचेकडील क्र.न.पु./ शासकीय मिळकती/ संगणीकरण/९७ दि. २०.१.९७ मा. उपनगर जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र.डोक VI LND/IA ५६५/२०.४.७८ व तलाठी राजा मुलुंड कडील ७/१२ वरून भाडेपट्टेदार म्हणून शीवार रामजी वैती यांचे नांव दाखल केले. दि. १०.४.१९९९ पासून ९ एप्रिल २००९ पर्यंत ६० वर्षे मुवतीची भाडेपट्ट्याची नोंद घेतली. | | | सही- १२/०३/१९९७ न.पु.अ. मुलुंड |
| ०५/०४/१९९७ | मा. अधिकाक भूमि अगिलेख मुंबई उपनगर जिल्हा यांचेकडील क्र.न.पु./ शासकीय मिळकती/ संगणीकरण/९७ दि. २०.१.९७ अन्वये डी.पी. आलेखाप्रमाणे खालील प्रमाणे आरक्षणाची नोंद घेवून क्षेत्र दाखल केले. क्षेत्र चौ.मी. तपशिल ५) ३४३४.० डी.पी. ररत्याकडे ३) १०८४२.७ निवारीसाठी | | | सही- ०४/०४/१९९७ न.पु.अ. मुलुंड |
| ११/०३/२०१२ | मा.मंत्री महसुल महाराष्ट्र शासन यांचेकडील दि.२४/१५/२०११ चे आदेशान्वये नगर भुमापन मुलुंड (पु) येथील न.पु.क्र.१०८७,१२८९,१२९२ ते १२९७ या भाडेपट्ट्याने देण्यात आलेल्या जमिनीच्या अधिकार अगिलेखात दि.२३ नोव्हेंबर २०११ रोजी असलेली परिस्थिती जैरो घेे रवरुपात ठेवण्यात यावी असे आदेशाची नोंद घेतली. | | | फेरफार क्र.७४१ प्रमाणे सही- १९/०३/२०१२ न.पु.अ. मुलुंड |
| ३५/०८/२०१३ | आदेशान्वये मा.मंत्री (महसुल) महाराष्ट्र शासन यांचेकडील दि.२०/०९/२०१२ चे आदेशान्वये न.पु.क्र.१२९५ या मिळकतीचे मिळकत पत्रिकेस दि.१९/३/२०१२ चे नोंदीने परिस्थिती जैरो घेे रवरुपात ठेवणेत आलेबाबतची नोंद कमी केली. | | | फेरफार क्र.८१८ प्रमाणे सही- ३५/०८/२०१३ न.पु.अ. मुलुंड |
| ३५/०८/२०१३ | क्षेत्रदुरुस्ती आदेशान्वये.मा.जिल्हाधिकारी, मुंबई उप.जिल्हा यांचेकडील आदेश क्र.जि.अ.पु.अ./३क/सो.पु./९रा.आर.१२४३/२०१३/११०५/ दि.०४/०४/२०१३ व नो.र.नं.२८७/२०११ अन्वये न.पु.क्र.१२९५ चे क्षेत्र १४२४.७ चौ.मी. देवजी क्षेत्र १३७३३.४ चौ.मी दाखल केलेची नोंद केली. | | | फेरफार क्र.८१९ प्रमाणे सही- ३५/०८/२०१३ न.पु.अ. मुलुंड |
| ०५/०८/२०१५ | मा.जमाबंदी आयुक्त आणि संचालक भूमि अगिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.न.पु.५/मि.प./आसरी नोंद/२०१५ पुणे दि.१६/२/२०१५ अन्वये मा.जिल्हाधिकारी मुंबई उपनगर यांचे आदेशान्वये उपरिक्त दि.३५/८/२०१३ चे नोंदीने मिळकत पत्रिकेवर दाखल असलेले अंकी क्षेत्र आसरी तेरा हजार सातशे तेहतीस पुर्णाक चार दशांश चौ.मी दाखल केले. | | | फेरफार क्र.९४१ प्रमाणे सही- १५/१२/२०१५ न.पु.अ. मुलुंड |
| ०३/०८/२०१८ | मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील पत्र क्रमांक शी/कार्या -३डी/मिळकत पत्रिका नोंद /२०१८ जा.क्र.४७३२ दिनांक ३/४/२०१८ अन्वये न.पु.क्र. १२८४,१२८९,१२९०,१२९२,१२९३,१२९५,१२९६,१२९७ चे एकूण क्षेत्रा पिकी २६ एकर १४ गुंठे ८ आणे क्षेत्र मिळकत पत्रिकेवर शासनाने प्रधान केलेली जमिन मा.जिल्हाधिकारी यांचे परवानगी शिवाय हरतांतरन, विहरी, चारण,बक्षिस,पोटविभाजन, पुनर्विकास इ.साठी प्रतिबंध अशी नोंद दाखल केली. | | | फेरफार क्र.१०६० प्रमाणे सही- ०३/०८/२०१८ न.पु.अ. मुलुंड |
| २४/१२/२०१८ | मा.उच्च न्यायालय मुंबई यांचेकडील दावा क्र.२५२/१९८० मधील कन्वर्ट टर्म ०६/०५/१९९८ मा.मंत्री (महसुल) महाराष्ट्र राज्य मंत्रालय मुंबई, यांचेकडील क्र.जमिन २६०९/प्र.क्र.६८३/ज-३ दिनांक २५/१०/२००२ मा.मंत्री (महसुल) महाराष्ट्र राज्य मंत्रालय मुंबई, यांचेकडील क्र.जमिन २६०९/२३६/प्र.क्र.४९/ज-दिनांक २४/८/२००९,मा.मंत्री (महसुल) महाराष्ट्र राज्य मंत्रालय मुंबई यांचेकडील क्र.जमिन २६१५/म मे ६४५/प्र.क्र.२२२/ज-३ दि.२०/०९/१२ मा.जिल्हाधिकारी मुंबई उपनगर आदेश क्र.२९/३डी/एल-४७३ दि.०८/५/२००३ मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील दिनांक १३/०४/२०१० चे आदेशानुसार व मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा आणि रवा कन्स्ट्रक्शन कंपनी यांचे मधील नोंदणीकृत भाडेकरार बवड-६२३३/२०११ दि. १९/०४/११ अन्वये न.पु.क्र.१२८९, १२९०, १२९२, १२९३, १२९४, १२९५, १२९६, १२९७, १०८७आ, १०८७क या मिळकती पिकी अनुक्रमे १६६८६.६ चौ.मी. ८४३१.२ चौ.मी. ११४१५.६ चौ.मी. १२६४९.९ चौ.मी. १०८३२.९ चौ.मी. १३७३३.४ चौ.मी. १००३५.६ चौ.मी. ११६४३.८ चौ.मी. ३५१७.६ चौ.मी. २८१९.३ चौ.मी. असे एकूण १०१७६.९ चौ.मी.क्षेत्रास पोटभाडेपट्टेदार भोगवटदार वर्ग-२ म्हणून मे.रवास कन्स्ट्रक्शन कंपनी यांचे नांव दाखल केलेची नोंद दाखल केली. | | BV2 [मे रवास कन्स्ट्रक्शन] | फेरफार क्र.१०७३ प्रमाणे सही- २४/१२/२०१८ न.पु.अ. मुलुंड |
| २९/१२/२०२० | मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील क्र.शी/कार्या ३डी/एल४७३/५६८/२०२० दि.१०/११/२०२० चे आदेशान्वये महाराष्ट्र शासन राजपत्र असाधारण भाग चार-ब मधील अधिसूचना दि.८/३/२०१९ मधील तरतुदीनुसार मोजे मुलुंड (पु) ता.कुर्ली येथील स.नं.८३ ते ९० (न.पु.क्र.१२८९,१२९०,१२९२,१२९३,१२९४,१२९५,१२९६ व १२९७) या जमिनीचा भोगवटदार वर्ग-२ हा धारणाधिकार भोगवटदार वर्ग-१ मध्ये रूपांतरण करणेश मान्यता दिलेली आहे. त्यामुळे वरील मिळकत पत्रिकेमधील दि.२४/१२/२०१८ रोजीच्या दाखल नोंदी मधील भोगवटदार वर्ग-२ धारणाधिकार कमी करून (घा)देवजी भोगवटदार वर्ग-१ मे. रवास कन्स्ट्रक्शन कंपनी असे नाव दाखल केले व रसा प्रकार ग कमी करून क दाखल केलेची नोंद केली. | | म भोगवटदार वर्ग १ मे.रवास कन्स्ट्रक्शन कंपनी | फेरफार क्र.११४१ प्रमाणे सही- २९/१२/२०२० न.पु.अ. मुलुंड |

हि गिळकत पत्रिका (दिनांक १/२३/२०२१ २:०५:३७ PM रोजी) डिजीटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही.
गिळकत पत्रिका डाऊनलोड दिनांक १०/७/२०२१ ३:५९:१० PM
वैधता पडताळणी साठी <http://aapleabhilekh.mahabhumi.gov.in/DSLIR/propertycard> या संकेत स्थळावर जाऊन २२०९१०००२०४७२५२ हा क्रमांक वापरावा.



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| २०२४ | | |



महाराष्ट्र शासन

मालमता पत्रक

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|---|---|------------|----------------|----------------------|
| गाव/पेठ : मुलुंड (पुणे) | ताजुका/न.मु.क्र. : नगर भूमापन अधिकारी, मुलुंड | | | जिल्हा : मुंबई उपनगर |
| नगर भूमापन क्रमांक | शिफ्ट नंबर | प्लॉट नंबर | क्षेत्र चौ.मी. | धारणाधिकार |
| १२९६ | | | १००३१.६० | श्री |
| शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपशिल आणि त्याच्या प्रेरतपाराणीची नियत वेळ | | | | |

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| भूविधाधिकार | ----- |
| उपकाचा मूळ धारक N | ----- |
| वर्ग: १९६४ | सरकार |
| पडोदार | ----- |
| इतर भार | ----- |
| इतर शेर | ----- |



| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक(घा) पडोदार(प) किंवा भार | सामाकंन |
|------------|--|---|-----------------------------------|--|
| १२/०३/१९९७ | मा. अधिकांक भूमि अभिलेख मुंबई उपनगर जिल्हा यांचेकडील क्र.न.मु. / शासकीय गिळकती / संगणीकरण /९७ दि. २०.१.९७ मा.अपनर जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र. Desk VI LND / IA ५६५/२०.४.७८ व तलाठी राजा मुलुंड कडील ७/१२ वरून भाडेपट्टेदार म्हणून सोवार रामजी वैती यांचे नांव दाखल केले. दि. १०.४.१९५९ पासून ९ एप्रिल २००९ पर्यंत ६० वर्षे मुदतीची भाडेपट्ट्याची नोंद घेतली. | | | सही- १२/०३/१९९७ न.मु.अ. मुलुंड |
| ०५/०४/१९९७ | मा. अधिकांक भूमि अभिलेख मुंबई उपनगर जिल्हा यांचे कडील क्र. न. मु./ शासकीय गिळकती/ संगणीकरण/९७ दि. २०.१.९७ अन्वये डी.पी.आलेखाप्रमाणे खालीलप्रमाणे आरक्षणाची नोंद घेवून क्षेत्र दाखल केले. क्षेत्र चौ.मी. तापशिल १) ३०७४.४ डी.पी. ररररकाडे ३) ७०१६.८ निवासीसाठी | | | सही- ०५/०४/१९९७ न.मु.अ. मुलुंड |
| १५/०३/२०१२ | मा.मंत्री महसूल महाराष्ट्र शासन यांचेकडील दि.२४/११/२०११ चे आदेशान्वये नगर भूमापन मुलुंड (पु) येथील न.मु.क्र.१०८७,१२८९,१२९२ ते १२९७ या भाडेपट्ट्याचे वेण्यांत आलेल्या जमिनीच्या अधिकार अभिलेखात दि.२३ नोव्हेंबर २०११ रोजी असलेली परिस्थिती जैरो चे स्वरुपात ठेवण्यांत यावी असे आदेशाची नोंद घेतली. | | | किरादार क्र.७४१ प्रमाणे सही- १५/०३/२०१२ न.मु.अ.मुलुंड |
| ३५/०८/२०१३ | आदेशान्वये मा.मंत्री (महसूल) महाराष्ट्र शासन यांचेकडील दि.२०/०९/२०१२ चे आदेशान्वये न.मु.क्र.१२९६ या गिळकतीचे गिळकत पत्रिकेस दि.१९/३/२०१२ चे नोंदीने परिस्थिती जैरो चे स्वरुपात ठेवणेत आलेबाबतीची नोंद कमी केली. | | | किरादार क्र.८१८ प्रमाणे सही- ३५/०८/२०१३ न.मु.अ.मुलुंड |
| ३५/०८/२०१३ | क्षेत्रवृत्तरी आदेशान्वये मा.जिल्हाधिकारी, मुंबई उप.जिल्हा यांचेकडील आदेश क्र.जि.अ.मु.अ./३क/क्षे.पु./एस.आर.१२४३/२०१३/११०५ दि.०४/०४/२०१३ व गो.र.नं.३८७/२०११ अन्वये न.मु.क्र.१२९६ चे क्षेत्र १००९.२ चौ.मी. ऐवजी क्षेत्र १००३.६ चौ.मी दाखल केलेची नोंद केली. | | | किरादार क्र.८१९ प्रमाणे सही- ३५/०८/२०१३ न.मु.अ.मुलुंड |
| १५/०२/२०१५ | मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.मु.५/मि.प./अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ अन्वये मा. जिल्हाधिकारी मुंबई उपनगर यांचे आदेशान्वये उपरोक्त दि. ३५/८/२०१३ चे नोंदीने गिळकत पत्रिकेवर दाखल असलेले अंकी क्षेत्रअक्षरी दहा हजार एकतीस पूर्णांक सहा दशांश दाखल केले. | | | किरादार क्र.९४१ प्रमाणे सही- १५/०२/२०१५ न.मु.अ.मुलुंड |
| ०८/०३/२०१८ | मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील पत्र क्रमांक सी./कार्या -३डी/गिळकत पत्रिका नोंद /२०१८ जा.क्र.४७३२ दिनांक ३/४/२०१८ अन्वये न.मु.क्र.१२८४,१२८९,१२९०,१२९२,१२९३,१२९४,१२९६,१२९७ चे एकूण क्षेत्रा पैकी २६ एकर १४ गुठे ८ आणे क्षेत्र गिळकत पत्रिकेवर शासनाने प्रदान केलेली जमिा मा.जिल्हाधिकारी यांचे परवानगी दिवाय हरतातरण, विक्री, तारण, बहिष, पोटविभाजन, पुनर्विकास इ.साठी प्रतिबंध अशी नोंद दाखल केली. | | | किरादार क्र.१०६० प्रमाणे सही- ०८/०३/२०१८ न.मु.अ.मुलुंड |
| २७/१२/२०१८ | मा.उच्च न्यायालय मुंबई यांचेकडील दावा क्र.२५२/१९८० मधील कन्वर्ट टर्म ०६/०५/१९९८ मा.मंत्री (महसूल) महाराष्ट्र राज्य मंत्रालय मुंबई, यांचेकडील क्र.जमिन २६०५/प्र.क्र.६८३/ज-३ दिनांक २५/१०/२००२ मा.मंत्री (महसूल) महाराष्ट्र राज्य मंत्रालय मुंबई, यांचेकडील क्र.जमिन २६०९/२३६/प्र.क्र.४९/ज-दिनांक २४/८/२००९, मा.मंत्री (महसूल) महाराष्ट्र राज्य मंत्रालय मुंबई यांचेकडील क्र.जमिन २६११/म मं ६४५/प्र.क्र.२२३/ज-३ दि.२०/०९/१२ मा.जिल्हाधिकारी मुंबई उपनगर आदेश क्र.२९/३डी/एल-४७३ दि.०८/१/२००३ मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील दिनांक १३/०७/२०१० चे आदेशानुसार व मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा आणि रवा कन्वर्टकान कंपनी यांचे मधील नोंदणीकृत भाडेकरार बंदर-६२३२/२०१५ दि. १९/०४/११ अन्वये न.मु.क्र.१२८९, १२९०, १२९२, १२९३, १२९४, १२९५, १२९६, १२९७, १०८७७, १०८७८ या गिळकती पैकी अनुक्रमे १६,६८६.६ चौ.मी. ८४३१.२ चौ.मी. ११४१५.६ चौ.मी. १२६४९.९ चौ.मी. १०८३२.९ चौ.मी. १३७३३.४ चौ.मी. १००३१.६ चौ.मी. ११६४३.८ चौ.मी. ३५१७.६ चौ.मी. २८१९.३ चौ.मी. असे एकूण १०१७६.१ चौ.मी. क्षेत्रास पोटभाडेपट्टेदार भोगवटदार वर्ग-२ म्हणून मे.रवास कन्वर्टकान कंपनी यांचे नांव दाखल केलेची नोंद दाखल केली. | BV२ [मे रवास कन्वर्टकान] | | किरादार क्र.१०७३ प्रमाणे सही- २७/१२/२०१८ न.मु.अ.मुलुंड |
| २५/१२/२०२० | मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील क्र.सी/कार्या ३डी/एल४७३/५६८/२०२० दि.१०/११/२०२० चे आदेशान्वये महाराष्ट्र शासन राजपत्र असाधारण भाग चार-ब मधील अधिसूचना दि.८/३/२०१९ मधील तरतुदीनुसार मीजे मुलुंड (पु) ता.कुर्ली येथील स.नं.८३ ते९० (न.मु.क्र.१२८९,१२९०,१२९२,१२९३,१२९४,१२९५,१२९६,१२९७ या जमिनीचा भोगवटदार वर्ग-२ हा धारणाधिकार भोगवटदार वर्ग-१ मध्ये रूपांतरण करणेस मान्यता दिलेली आहे. त्यामुळे वरील गिळकत पत्रिकेमधील दि.२७/१२/२०१८ रोजीच्या दाखल नोंदी मधील भोगवटदार वर्ग-२ धारणाधिकार कमी करून त्याऐवजी भोगवटदार वर्ग-१ मे. रवास कन्वर्टकान कंपनी असे नाव दाखल केले व सत्ता प्रकार न कमी करून का दाखल केलेची नोंद केली. | N भोगवटदार वर्ग १ मे.रवास कन्वर्टकान कंपनी | | किरादार क्र.११४१ प्रमाणे सही- २५/१२/२०२० न.मु.अ. मुलुंड |

हि गिळकत पत्रिका (दिनांक १/२३/२०२१ २:०६:३० PM रोजी) डिजिटल स्वाक्षरीत केडी अराल्यामुळे त्यावर कोणत्याही राही शिक्याची आवश्यकता नाही.
गिळकत पत्रिका डाऊनलोड दिनांक १०/७/२०२१ ३:५९:४८ PM
वेधता पळताळणी राठी <http://aapleabhilekh.mahabhumi.gov.in/DBLFV/propertycard> या रकित स्वाक्षार जाऊन २२०९१००००२०४७२५४ हा कर्गांक वापरवा.



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| करल - २ | | |
| ४४९२ | १११ | १४५ |
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महाराष्ट्र शासन

मालमती पत्रक

10565

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| गाव/पेठ : मुलुंड (पुर्व) | तालुका/न.मु.का. : नगर भुमापन अधिकारी, मुलुंड | जिल्हा : मुंबई उपनगर |
| नगर भुमापन क्रमांक | शिट नंबर / प्लॉट नंबर | क्षेत्र चौ.मी. |
| १२९७ | | ११६४३.८० |
| | धारणाधिकार | शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपशिल आणि त्याच्या फेरतपासाचीची नियत वेळ |
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| सुविधाधिकार | हक्काचा मुळ धारक म |
| | वर्ष: १९६४ सरकार |
| पट्टेदार | |
| इतर भार | --- |
| इतर शेर | --- |



| दिनांक | व्यवहार | खंड क्रमांक | पवित्र धारक(घा) पट्टेदार(प) किंवा भार | सामाकन |
|------------|---|-------------|---|---|
| १२/०३/१९९७ | मा.अधिकाक भुमि अगिलेख मुंबई उपनगर जिल्हा यांचे कडील क्र. न. मु. / आराकीय गिळकती/ रांगणीकरण/९७ दि.२०.१.९७ मा.अपर जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र. Desk VI LND / IA ५६५/ २०.४.७८ व तलाठी राजा मुलुंड कडील ७/१२ वरुण भाडेपट्टेदार म्हणून सोवार रामजी वैती यांचे गांव दाखल केले. दि. १०.४.१९४९ पासून ९ एप्रिल २००९ पर्यंत ६० वर्षे मुदतीची भाडेपट्ट्याची नोंद घेतली. | | | सही- १२/०३/१९९७ न.मु.अ. मुलुंड |
| ०१/०४/१९९७ | मा.अधिकाक भुमि अगिलेख मुंबई उपनगर जिल्हा यांचे कडील क्र.न.मु./ आराकीय गिळकती/ रांगणीकरण/९७ दि. २०.१.९७ अन्वये डी. पी. आलेखप्रमाणे खालील प्रमाणे आरक्षणाची नोंद घेवून क्षेत्र दाखल केले. क्षेत्र चौ.मी. तपशिल १ १७८६.० पब्लिक हाउसिंगसाठी २ २३०५.८ डी.पी. ररत्याकडे ३ ७९६५.३ निवासीसाठी. | | | सही- ०४/०४/१९९७ न.मु.अ. मुलुंड |
| १४/०१/२००० | मा.जि.मु.अ.जिल्हा पत्र क्र.सी/कार्या ९ भु.स./प्र.क.४८९/९७ दि.२८.११.९७ क्र.सी/ कार्या २३८६/३९/कावि ३५६/९८दि.६.११.९८ मा. वि.मु.अ.क्र.७ पु.पत्र क्र.LAC/७३० दि.१८.१२.९८ व २६.१०.९८ संयुक्त मोजणी, मीरन ७१/ ३.२.९८, ताबापावती दि.१८.११.९८ व १.१२.९८ कार्यकारी अभियंता पत्र क्र.अ.०.सीक्यू/एस ३७९ दि.१०.६.९९ अन्वये गांव दाखल. | | म धारक म्हणून मुंबई महानगर पालिका, १८.३० मिटर विकास नियोजन) २०७०.७० चौ.मिटर रस्ता. | फेरफार क्र. १५८ प्रमाणे सही- १४/०१/२००० न.मु.अ. मुलुंड |
| ११/०३/२०१२ | मा.मंत्री महसुल महाराष्ट्र शासन यांचेकडील दि.२४/११/२०११ चे आदेशान्वये नगर भुमापन मुलुंड (पु) येथील न.मु.क्र.१०८७,१२८९,१२९२ ते १२९७ या भाडेपट्ट्याने देण्यात आलेल्या जमिनीच्या अधिकार अगिलेखात दि.२३ नोव्हेंबर २०११ रोजी असलेली परिस्थिती जैरो से स्वरुपात ठेवण्यात यावी असे आदेशाची नोंद घेतली. | | | फेरफार क्र.७४१ प्रमाणे सही- ११/०३/२०१२ न.मु.अ.मुलुंड |
| ३५/०५/२०१३ | आदेशान्वये मा.मंत्री (महसुल)महाराष्ट्र शासन यांचेकडील दिनांक-२०/२/२०१२ चे आदेशान्वयेक न.मु.क्र.१२९७ या गिळकतीचे गिळकत पत्रिकेस दि.१५/३/१२ चे नोंदीने परिस्थिती जैरो से स्वरुपात ठेवणेत आलेबाबतची नोंद कमी केली. | | | फेरफार क्र.८१८ प्रमाणे सही- ३५/०८/२०१३ न.मु.अ.मुलुंड |
| ३५/०८/२०१३ | क्षेत्र दुरुस्ती आदेशान्वये मा.जिल्हाधिकारी मुंबई उप.जिल्हा यांचेकडील आदेश क्र. जि.अ.मु.अ./३क/क्षे.दु./एसआर१२४३/२०१३/११०५ दि.४/४/२०१३ व मी.र.त.२८७/२०११ अन्वये न.मु.क्र.१२९७ चे क्षेत्र १२०५७.१ चौ.मी. ऐवजी ११६४३.८ चौ.मी.दाखल केलेची नोंद केली | | | फेरफार क्र.८१९ प्रमाणे सही- ३५/०८/२०१३ न.मु.अ.मुलुंड |
| १५/१२/२०१५ | मा.जमाबंदी आयुक्त आणि संचालक भुमि अगिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.मा.पु.१/मि.प./आहारी नोंद/२०१५ पुणे दि.१६/२/२०१५ अन्वये मा.जिल्हाधिकारी मुंबई उपनगर यांचे आदेशान्वये उपरिक्त दि ३१/८/२०१३ चे नोंदीने गिळकत पत्रिकेवर नमुद असलेले अडी क्षेत्र अहारी अकरा हजार सहाशे त्रिंशतीस पुर्णक अठ दशाश चौ.मी दाखल केले. | | | फेरफार क्र.९४१ प्रमाणे सही- १५/१२/२०१५ न.मु.अ.मुलुंड |
| ०३/०८/२०१८ | मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील पत्र क्रमांक सी./कार्या -३३/गिळकत पत्रिका नोंद /२०१८ जा.क्र.४७३२ दिनांक ३/४/२०१८ अन्वये न.मु.क्र. १२८४,१२८९,१२९०,१२९२,१२९३,१२९४,१२९५,१२९६,१२९७ चे एकूण क्षेत्रा पैकी २६ एकर १४ गुंठे ८ आणि क्षेत्र गिळकत पत्रिकेवर शासनाने प्रघान केलेली जमिन मा.जिल्हाधिकारी यांचे परतागणी शिवाय हरतातरण, विक्री, तारण,बहिास,पोटविभाजन, पुनर्विकास इ.साठी प्रतिबंध अडी नोंद दाखल केली. | | | फेरफार क्र.१०६० प्रमाणे सही- ०३/०८/२०१८ न.मु.अ.मुलुंड |
| २४/१२/२०१८ | मा.उच्च न्यायालय मुंबई यांचेकडील दावा क्र.२५२/१९८० मधील कर्षीट टर्मे ०६/०५/१९९८ मा.मंत्री (महसुल) महाराष्ट्र राज्य मंत्रालय मुंबई, यांचेकडील क्र.जमिन २६०५/प्र.क्र.६८३/अ-३ दिनांक २५/१०/२००२ मा.मंत्री (महसुल) महाराष्ट्र राज्य मंत्रालय मुंबई, यांचेकडील क्र.जमिन २६०९/२३६/प्र.क्र.४९/अ-दिनांक २४/८/२००९,मा.मंत्री (महसुल)महाराष्ट्र राज्य मंत्रालय मुंबई यांचेकडील क्र.जमिन २६११/ग म ६४५/प्र.क्र.२२२/अ-३ दि.२०/०९/१२ मा.जिल्हाधिकारी मुंबई उपनगर आदेश क्र.२५/३बी/एल-४७३दि.०८/५/२००३ मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील दिनांक १३/०७/२०१० चे आदेशानुसार व मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा आणि रवा कन्स्ट्रक्शन कंपनी यांचे मधील गांवणीकृत भाडेकरार बदर-६२३३/२०११दि. १५/०४/११अन्वये न.मु.क्र.१२८९, १२९०,१२९२,१२९३, १२९४,१२९५,१२९६, १२९७, १०८७अ,१०८७क या गिळकती पैकी अनुक्रमे १६६८६.६चौ.मी. ८४३१.२चौ.मी. ११४१५.६चौ.मी. १२६४९.९ चौ.मी. १०८३२.९चौ.मी. १३७३३.४चौ.मी. १००३१.६चौ.मी. ११६४३.८चौ.मी. ३५१७.६चौ.मी. २८१५.३चौ.मी. असे एकूण १०१७६.१९चौ.मी.क्षेत्रास पोटभाडेपट्टेदार भोगवटदार वगै-२ म्हणून मॅ.स्वास कन्स्ट्रक्शन कंपनी यांचे गांव दाखल केलेची नोंद दाखल केली. | | BR2 [मॅ.स्वास कन्स्ट्रक्शन] | फेरफार क्र.१०७३ प्रमाणे सही- २४/१२/२०१८ न.मु.अ.मुलुंड |

| | | | |
|------------|--|---|--|
| २९/१२/२०२० | <p>मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील क्र.सी/कार्या ३३६/एल२७३/५६८/२०२० दि.१०/११/२०२० चे आदेशान्वये महाराष्ट्र शासन राजपत्र असाधारण भाग चार-ब मधील अधिसूचना दि.८/३/२०१९ मधील तरतुदीनुसार मीजे मुलुंड (५) ता.कुर्ली येथील श.नं.८३ टो९० ल.मु.क्र.१२८९,१२९०,१२९२,१२९३,१२९४,१२९५,१२९६ व १२९७ या जागिरींचा भोगवटदार वर्ग-२ हा धारणाधिकार भोगवटदार वर्ग-१ मध्ये रूपांतरण करणेस मान्यता दिलेली आहे. त्यामुळे वरील मिकत पत्रिकेमधील दि.२७/१२/२०१८ रोजीच्या दाखल नोंदी मधील भोगवटदार वर्ग-२ धारणाधिकार कमी करून त्याऐवजी भोगवटदार वर्ग-१ म. रवास कन्स्ट्रक्शन कंपनी असे नाव दाखल केले व सत्ता प्रकार ग कमी करून क दाखल केलेची नोंद केली.</p> | <p>म भोगवटदार वर्ग १ म. रवास कन्स्ट्रक्शन कंपनी</p> | <p>धारणा क्र. ११४१ प्रमाणे राही- २९/१२/२०२० ग. यु. अ. मुलुंड</p> |
|------------|--|---|--|

दि. मिकत पत्रिका (दिनांक १/२३/२०२१ २:०८:३७ PM रोजी) डिजिटल स्वाक्षरीत केली आरल्यामुळे त्यावर कोणत्याही राही शिक्काची आवश्यकता नाही.
मिकत पत्रिका डाऊनलोड दिनांक १०/७/२०२१ ४:०७:४५ PM
वेधता पडताळणी साठी <http://aaploab@kodi.mahabhumi.gov.in/DSLIV/propertycard> या संकेत स्थळावर जाऊन २२०९१०००२०४७२५७ हा क्रमांक वापरावा.

A document from EShikri and Shikri and



करल - २

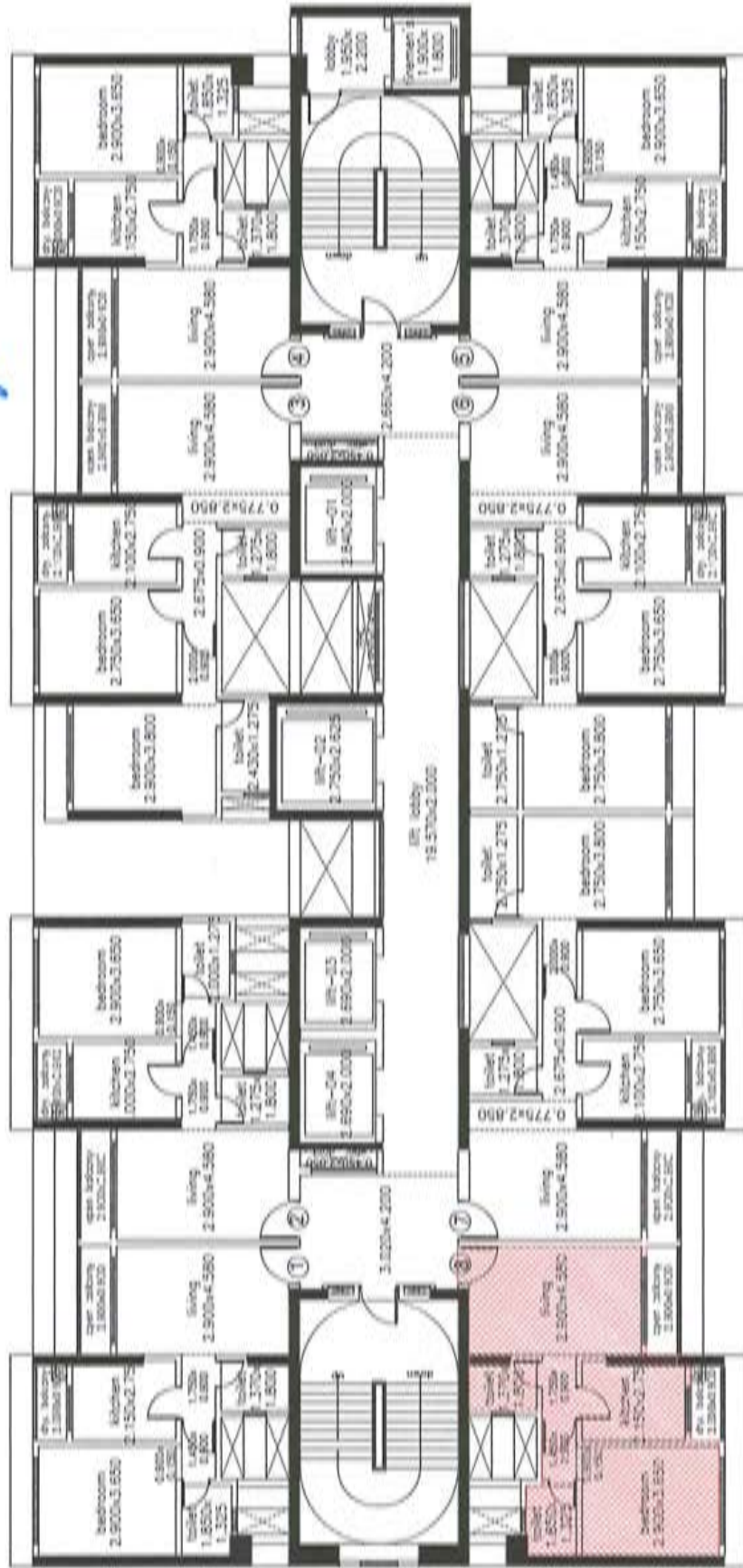
४४९२ ११३ १४५

२०२४



SAKURA

(BUILDING NO. - 1, WING - C)



ANNEXURE "G"

करल - २
४४९२ ११४ १४५
२०२४

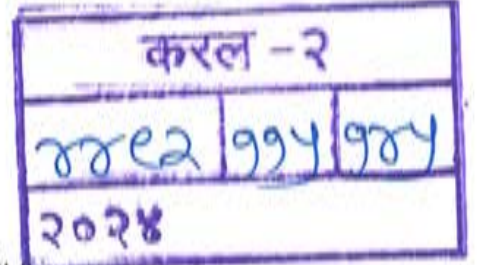
TYPICAL (2-7, 9-14, 16-20) FLOOR PLAN

FLAT NO. 1008 ON 10TH FLOOR, WING C.

S. N. Rongdale



S. N. Rongdale



ANNEXURE H

Amenity to be provided in the Apartment/Building

In Apartment:

Common Features

1. Building designed to resist seismic forces
2. Exquisitely designed main Entrance Lobby
3. Reputed / ultra-modern high – speed elevators
4. Modern Security system with CCTV in security cabin
5. Generator back – up for all essential services elevators staircase lobby and common area.
6. Heavy section sliding / Openable Windows.
7. Concealed copper Wiring with adequate electrical points for television, internet Cable, Telephone etc.
8. High quality modular electric switches from reputed brand
9. Veneer / laminated finished grand entrance door
10. Laminated door for all rooms with necessary fittings.
11. Gypsum finished walls



Kitchen

1. Granite Kitchen Platform with S.S. Sink & Service Platform
2. Concealed Piping (CPVC)
3. Additional electrical points for Microwave, Mixer, Water Purifier, Toaster etc.
4. Exhaust Fan

Toilets/ Bathrooms

1. Designer toilet with counter top wash basin
2. Concealed plumbing
3. Designer Sanitary Ware
4. Overhead Shower
5. Spout and Mixer
6. Concealed copper wiring
7. Decorative water proof door with quality fittings
8. Designer tiles dado up to door height.
9. Exhaust Fan

Fire Safety

1. Fire safety norms as per CFO

N. Rungdale

S.N. Rungdale

| | | |
|---------|-----|-----|
| करल - २ | | |
| ४४९२ | ११६ | १४५ |
| २०२४ | | |

List of General Amenities in the Complex

1. Party Lawn with Landscaped Garden
2. Senior Citizen's Corner
3. Multi-level Parking
4. Multipurpose Court
5. Gymnasium
6. Swimming Pool
7. Toddler's Pool
8. Jogging Track & Paved Walkways
9. Children's Pavilion & Play Area
10. Rain Water Collecting Tank & STP
11. Toilets for Domestic help and Drivers
12. Decorative Compound Wall
13. Energy Efficient Fittings and Fixtures for surround lighting
14. Fire Protection System as per CFO norms.

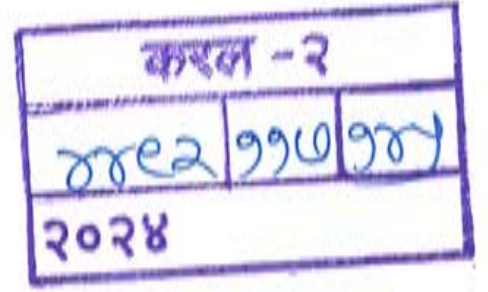


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(Handwritten signature: S. N. Rungdale)

(Handwritten signature: S. N. Rungdale)



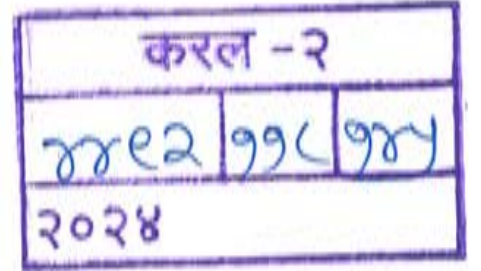
ANNEXURE " I "
SAKURA - 1008

| SCHEDULE | AMOUNT |
|---|-------------------------|
| Money received as on 12/02/2024 | 23,80,802.00 |
| Payable On Or Before Execution of The Said Agreement for Sale | 24,048.00 |
| On Completion of 2nd Podium | 4,00,807.00 |
| On Completion of 5th Podium | 4,00,807.00 |
| On Completion of 7th Podium | 4,00,807.00 |
| On Completion of 2nd Slab | 1,60,323.00 |
| On Completion of 5th Slab | 1,60,323.00 |
| On Completion of 8th Slab | 1,60,323.00 |
| On Completion of 11th Slab | 1,60,323.00 |
| On Completion of 14th Slab | 1,60,323.00 |
| On Completion of 17th Slab | 1,60,323.00 |
| On Completion of 20th Slab | 1,60,323.00 |
| On Completion of 25th Slab | 1,60,323.00 |
| On Completion of 30th Slab | 1,60,323.00 |
| On Completion of 35th Slab | 1,60,323.00 |
| On Completion of Top Slab | 4,00,807.00 |
| On Completion of Brickwork | 4,00,807.00 |
| On Completion of Doorframes | 4,00,807.00 |
| On Completion of Fire Fighting Pipes | 4,00,807.00 |
| On Completion of Lift & Lobby | 4,00,807.00 |
| On Completion of Windows | 4,00,807.00 |
| On OC / Possession | 4,00,807.00 |
| TOTAL | Rs. 80,16,150.00 |

S. N. Ramgatale

S. N. Ramgatale

S. N. Ramgatale



28/07/2023

सूची क्र.2

दुसरे विवरण : मह दु.नि. कुर्ला १

दस्त क्रमांक : 12655/2022

नोंदणी :

Regn:63m



माबाचे नाव : मुलुड

| | |
|--|--|
| (1) विलेखाचा प्रकार | विकसनकरणातमा |
| (2) मीटरपट्टा | 0 |
| (3) बाजारभावाचा (बाहेरपट्ट्याच्या बाबतितपट्ट्याचा) आकारणी देतो की पट्टेदार ते तसेच कराचे) | 1798031000 |
| (4) गु-भाषण, पोट्टिशिवा व परतक्रमांक (असल्यास) | 1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन :, इतर माहिती: जमिन एरिया 15216.63 चौ.मी., सीटीएन नं. 1289(पार्ट), 1290(पार्ट), 1292(पार्ट), 1293(पार्ट), 1294(पार्ट), 1295(पार्ट), 1296(पार्ट) आणि 1297(पार्ट) ऑफ व्हिलेज मुलुड ईस्ट, तालुका - कुर्ला, --सदर दस्त अभिनिर्णित असून एटीजे नं. -- एटीजे/1100901/462/22/क/633/22 दि. 06/07/2022 रोजी वावर करलेले पु.दु. नं. 89901550/- व इतर माहिती इस्तात नमूद केल्याप्रमाणे, ((C.T.S. Number : 1289 (part), 1290 (part), 1292 (part), 1293 (part), 1294 (part), 1295 (part), 1296 (part) and 1297 (part) ;)) |
| (5) क्षेत्रफळ | 1) 15216.63 चौ.मीटर |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तोबज करल देणा-या/विद्वज ठेवणा-या पक्षकाराचे नाव किंवा विभागी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिबाधिते नाव व पत्ता. | 1): नाव:- म्हास बंधुकाशन कंपनी तर्फे डेव्हिलोपमेंट पार्टनर विलेज व्हिलेज डेव्हिलोपमेंट एन्टरप्रायझेस एलएलपी चे भागिदार कंपनीचे नाव किंवा विभागी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिबाधिते नाव व पत्ता. 36, ऑनलुकर बिल्डिंग, मर पी.एम. रोड, फोर्ट, मुंबई, ज्यॉक नं. -, रोड नं. -, महाराष्ट्र, MUMBAI. पिन कोड:- 400001 पॅन नं:- AADFS8727M 2): नाव:- मे/- फौज विलर्स वॉईकल्सेस एलएलपी चे डेव्हिलोपमेंट पार्टनर नरेश भवानजी शेडा - - वय:- 58; पत्ता:- ज्यॉक नं. -, माळा नं. -, इमारतीचे नाव: ऑफिस, 36, ऑनलुकर बिल्डिंग, मर पी.एम. रोड, फोर्ट, मुंबई, ज्यॉक नं. -, रोड नं. -, महाराष्ट्र, MUMBAI. पिन कोड:- 400001 पॅन नं:- AADFF5552D |
| (8) दस्तोबज करल देणा-या पक्षकाराचे व किंवा विभागी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिबाधिते नाव व पत्ता | 1): नाव:- के. बी. विल्डहोम एलएलपी चे भागिदार कंपनीचे नाव किंवा विभागी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिबाधिते नाव व पत्ता. 322, माळा नं: 3 रा मजला, इमारतीचे नाव: कॉमर्स हाऊस, ज्यॉक नं: फोर्ट, रोड नं: 140 मतीनवास माण्डर रोड, महाराष्ट्र, मुम्बई. पिन कोड:- 400001 पॅन नं:- AALFK3429N 2): नाव:- के. बी. विल्डहोम एलएलपी चे भागिदार कुणाल कंपनीचे नाव किंवा विभागी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिबाधिते नाव व पत्ता. 322, माळा नं: 3 रा मजला, इमारतीचे नाव: कॉमर्स हाऊस, ज्यॉक नं: फोर्ट, रोड नं: 140 मतीनवास माण्डर रोड, महाराष्ट्र, MUMBAI. पिन कोड:- 400001 पॅन नं:- AALFK3429N 3): नाव:- के. बी. विल्डहोम एलएलपी चे भागिदार करण कंपनीचे नाव किंवा विभागी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिबाधिते नाव व पत्ता. 322, माळा नं: 3 रा मजला, इमारतीचे नाव: कॉमर्स हाऊस, ज्यॉक नं: फोर्ट, रोड नं: 140 मतीनवास माण्डर रोड, महाराष्ट्र, MUMBAI. पिन कोड:- 400001 पॅन नं:- AALFK3429N |
| (9) दस्तोबज करल दिल्याचा दिनांक | 08/07/2022 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 08/07/2022 |
| (11) अतुक्रमांक, खंड व पृष्ठ | 12655/2022 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 89901550 |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14) लेख | |



मुल्यांकनासाठी विचारात घेतलेला तपशील:- मुल्यांकनाची आवश्यकता नाही कारण अभिनिर्णित दस्त कारणाचा तपशील ADJ/1100901/462/22/K

करल - २
२४९२ ११९१४
२०२४



CHALLAN
MTR Form Number-6



| | | | | | | | | |
|----------------------|-----------------------------------|------------------|-----------|---------------------------|---------------------------|----------------------|-----------------------|-------|
| GRN | MH000377854202324P | BARCODE | [Barcode] | | Date | 10/04/2023-15:20:59 | Form ID | 48(f) |
| Department | Inspector General Of Registration | | | Payer Details | | | | |
| Type of Payment | Stamp Duty | Registration Fee | | TAX ID / TAN (If Any) | | | | |
| | | | | PAN No.(If Applicable) | | | | |
| Office Name | BOM1_MUMBAI CITY 1 SUB REGISTRAR | | | Full Name | MR KARAN C. VARDHAN | | | |
| Location | MUMBAI | | | Flat/Block No. | 318 COMMERCE HOUSE , | | | |
| Year | 2023-2024 One Time | | | Premises/Building | 140 N M ROAD, FORT | | | |
| Account Head Details | | Amount In Rs. | | Road/Street | MUMBAI | | | |
| 0030045501 | Stamp Duty | 500.00 | | Area/Locality | MUMBAI | | | |
| 0030063301 | Registration Fee | 100.00 | | Town/City/District | MUMBAI | | | |
| | | | | PIN | 4 | 0 | 0 | 0 |
| | | | | Remarks (If Any) | SecondPartyName=MR SANJAY | | | |
| | | | | Amount In | Six Hundred Rupees Only | | | |
| Total | | | 600.00 | Words | MUMBAI | | | |
| Payment Details | STATE BANK OF INDIA | | | FOR USE IN RECEIVING BANK | | | | |
| Cheque-DD Details | | | | Bank CIN | Ref. No. | 10000502023041005492 | 2832205899930 | |
| Cheque/DD No. | | | | Bank Date | RBI Date | 10/04/2023-15:21:23 | Not Verified with RBI | |
| Name of Bank | | | | Bank-Branch | STATE BANK OF INDIA | | | |
| Name of Branch | | | | Scroll No. , Date | Not Verified with Scroll | | | |



Department ID : Mobile No. : 9867506569
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 हादर चालन केवल दुख्यम नित्यक कार्यालयत नोदणी करवावयाच्या वस्तुंसाठी लागू आहे . नोदणी न करवावयाच्या वस्तुंसाठी हादर चालन लागू नाही .

बबई - १
२०२४ १ / १५
२०२३

करल - २
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| | |
|---|-------------------|
| Department of Stamp & Registration, Maharashtra | |
| Receipt of Document Handling Charges | |
| PRN 1204202315127 | Date 12/04/2023 |
| Received from D H C , Mobile number 0000000000, an amount of Rs.300/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office S.R. Mumbai City 1 of the District Mumbai District. | |
| Payment Details | |
| Bank Name MAHB | Date 12/04/2023 |
| Bank CIN 10004162023041213917 | REF No. 014938625 |
| This is computer generated receipt, hence no signature is required. | |



बबई - १
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करल - २
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CHALLAN
MTR Form Number-6



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|-------------------------------------|-----------------------------------|---------------|-----------|---------------------------|----------------------------------|--------------------------|---------|-----------------------|
| GRN | MH000377854202324P | BARCODE | [Barcode] | | Date | 10/04/2023-15:20:59 | Form ID | 48(f) |
| Department | Inspector General Of Registration | | | Payer Details | | | | |
| Type of Payment | Stamp Duty Registration Fee | | | TAX ID / TAN (If Any) | | | | |
| | | | | PAN No.(If Applicable) | | | | |
| Office Name | BOM1_MUMBAI CITY 1 SUB REGISTRAR | | | Full Name | MR KARAN C VARDHAN | | | |
| Location | MUMBAI | | | Flat/Block No. | 318 COMMERCIAL HOUSE | | | |
| Year | 2023-2024 One Time | | | Premises/Building | | | | |
| Account Head Details | | Amount In Rs. | | Road/Street | 140 N M ROAD, FORT | | | |
| 0010045501 Stamp Duty | | 500.00 | | Area/Locality | MUMBAI | | | |
| 0030063301 Registration Fee | | 100.00 | | Town/City/District | | | | |
| | | | | PIN | 4 0 0 0 0 1 | | | |
| | | | | Remarks (If Any) | SecondPartyName=MR SANJAY YENDRE | | | |
| | | | | Amount In | Six Hundred Rupees Only | | | |
| | | 600.00 | | Words | | | | |
| Payment Details STATE BANK OF INDIA | | | | FOR USE IN RECEIVING BANK | | | | |
| Cheque-DD Details | | | | Bank CIN | Ref. No. | 10000502023041005492 | | 2832205899930 |
| Cheque/DD No. | | | | Bank Date | RBI Date | 10/04/2023-15:21:23 | | Not Verified with RBI |
| Name of Bank | | | | Bank-Branch | | STATE BANK OF INDIA | | |
| Name of Branch | | | | Scroll No. , Date | | Not Verified with Scroll | | |



Department ID : _____ Mobile No : 9867506569
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सधर चालन केवल मुख्य निवांक कार्यालयत मोदणी करावयाच्या दस्तावाडी लागू आहे. अन्याय नसल्याने या दस्तावाडी सधर चालन लागू नाही.

करल - २
२०२५ ३ / १५
२०२३

Challan Defaced Details

| Sr. No. | Remarks | Defacement No. | Defacement Date | Userid | Defacement Amount |
|-------------------------|---------------|------------------|---------------------|--------|-------------------|
| 1 | (IS)-318-2645 | 0000270852202324 | 12/04/2023-17:39:19 | IGR182 | 100.00 |
| 2 | (IS)-318-2645 | 0000270852202324 | 12/04/2023-17:39:19 | IGR182 | 500.00 |
| Total Defacement Amount | | | | | 600.00 |



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

Receipt of Document Handling Charges

PRN 1204202315127

Receipt Date 12/04/2023

Received from D H C , Mobile number 0000000000, an amount of Rs.300/-, towards Document Handling Charges for the Document to be registered on Document No. 2645 dated 12/04/2023 at the Sub Registrar office S.R. Mumbai City 1 of the District Mumbai District.

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२०२४

DEFACED

₹ 300

DEFACED

Payment Details

Bank Name MAHB

Payment Date 12/04/2023

Bank CIN 10004152023041213917

REF No. 014938625

Deface No 1204202315127D

Deface Date 12/04/2023

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



खर्च - २
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| करल - २ | | |
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| बवई - १ | | |
| २०२५ | ५ | १५ |
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POWER OF ATTORNEY

**FOR ADMITTING THE EXECUTION, LODGING, AND
PRESENTATION FOR REGISTRATION ONLY**



TO ALL TO WHOM THESE PRESENTS SHALL COME I, KARAN CHAMPALAL VARDHAN, aged 37 Years of Mumbai, Indian inhabitants, Office at 318, 3rd Floor, Commerce House, 140, N. M. Road, Fort, Mumbai - 400 001,

SEND GREETINGS WHEREAS:

- a) From time to time I, have Signed and Executed and will sign and Execute various Agreements, Deeds, Documents, Agreements for Sale, Leave and License Agreement, Tenancy Agreement, Transfer of Tenancy Agreement, Agreement for providing Permanent Alternate Accommodation, Deed of Rectification, Deed of Supplementary Agreement, Deed of Confirmation, Deed of Cancellation, Deed of Declaration, Sale Deed, Agreement for sale of T.D.R., Municipal Corporation of Greater Mumbai (MCGM) Undertaking / Affidavit / Indemnity Bond / Deed of Reconvene, / all Purchase/Sale of Agreements / Deeds / Documents and/or any other documents / Agreements to be Sign and Execute by me, either in my individual capacity or in my capacity as the Director of



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| बबई - १ | | |
| २६५५ | ६ | १५ |
| २०२३ | | |

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various companies and/ or in my capacity as the partner of various partnership firms /Limited Liability Partnership (LLP).

b) WHEREAS the company/firms/ Limited Liability Partnership (LLP) is carrying on business as Builders and Developers and in the course of time of it's said Business the company/ firms/partnership firms/ Limited Liability Partnership (LLP) is constructing Buildings which consist of various Buildings / Apartments / Flats / Rooms/ Shops / Offices / Units/ Car Parking / sale /purchase and/or given on leave and license basis, and Municipal Corporation of Greater Mumbai (MCGM) Undertaking /Affidavit / Indemnity Bond etc./ Deeds & Documents and/or any other documents are Signed and Executed by me, are required to be registered with the Registrar or Sub - Registrar of Assurance at Mumbai City and/or Mumbai Suburban District or any other concerning Office of Registrar of Assurance.



c) AND WHEREAS in my individual capacity and/or in my capacity as the Director of various companies, firms, partnership firm/LLPs from time to time intend to enter into different Agreements, Deeds, Documents, such as Agreements for Sale, Leave and License Agreement, Tenancy Agreement, Transfer of Tenancy Agreement, Agreement for providing Permanent Alternate Accommodation, Deed of Rectification, Deed of Supplementary Agreement, Deed of Confirmation, Deed of Cancellation, Deed of Declaration, Sale Deed, Agreement for sale of T.D.R., Municipal Corporation of Greater Mumbai (MCGM) Undertaking / Affidavit / Indemnity Bond, Deed of Reconvene etc. all Purchase/Sale and/or Agreements for Sale/ Deeds / Documents and/or any other documents are Signed and Executed by me.;

d) AND WHEREAS the above said Agreements / Deeds/ Documents / MCGM Undertaking / Affidavit etc. are required to be registered with the office of Registrar or Sub - Registrar of Assurance at

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[Handwritten signature]

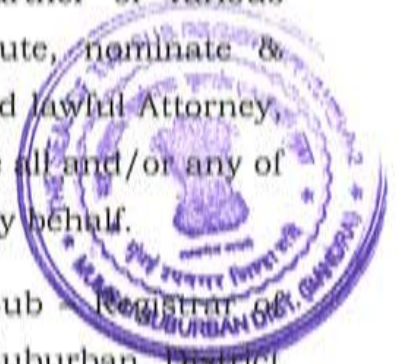
| | | |
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| बबई - २ | | |
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Mumbai city and/or Mumbai Suburban District or any other concerning Sub - Registrar of Assurance.

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| करल - २ | | |
| ४४२२ | १२५ | १४५ |
| २०२४ | | |

e) AND WHEREAS it is not possible for me, to attend personally the office of Registrar or Sub - Registrar of Assurance at Mumbai City and/or Mumbai Suburban District or any other concerning Sub - Registrar of Assurance to admit, Lodging & Registering, hence I am, desirous of appointing Mr. Sanjay V. Yendhe aged about 54 years, Indian Inhabitant of Mumbai, to be my true and lawful attorney to admit execute, lodge and present for registration all the Agreements, Deeds and/ or any other Documents and Deeds, which are to be duly Signed and Executed by me.

NOW THEREFORE KNOW YOU ALL AND THESE I REPRESENTS WITNESSETH that I, KARAN CHAMPALAL VARDHAN in my individual capacity and in my capacity as the Director of various companies and / or in my capacity as the partner of various firms/Partnership Firms/LLPs, do hereby constitute, nominate & appoint MR. SANJAY V. YENDHE to be my true and lawful Attorney, with the power and authority to Admit and Execute all and/or any of the following acts, deeds and things for me and on my behalf.



1. To appear before the office of the Registrar or Sub - Registrar of Assurance at Mumbai City and/or Mumbai Suburban District or any other concerning Sub - Registrar of Assurance to Admit Execute, Lodge and present for Registration of any Purchase /Sale Agreements / Deeds /Documents.

2. Which are to be duly Signed and Executed by me only i.e. I, **KARAN CHAMPALAL VARDHAN**, in my individual capacity or in my capacity as the Director of various companies and/ or in my capacity as the partner of various partnership firms, LLPs on behalf of me. Being Agreement for Sale, Leave and License Agreement, Tenancy Agreement, Transfer of Tenancy Agreement, Agreement for providing Permanent Alternate Accommodation,

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| बबई - १ | | |
| २४५५ | ८ | १५ |
| २०२३ | | |

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Deed of Rectification, Deed of Supplementary Agreement, Deed of Confirmation, Deed of Cancellation, Deed of Declaration, Sale Deed, Agreement for sale of T.D.R., Municipal Corporation of Greater Mumbai (MCGM) Undertaking / Affidavit / Indemnity Bond, Deed of Reconvene, all Purchase/Sale / Sale Agreements / Deeds / Documents and/or any other documents which to be Signed and Executed by me.



3 To do, all or any other acts, deeds, matters and things for the purpose of Admit Execution, Lodging and presentation for registration of said Agreements for Sale, Leave and License Agreement, Tenancy Agreement, Transfer of Tenancy Agreement, Agreement for providing Permanent Alternate Accommodation, Deed of Rectification, Deed of Confirmation, Deed of Supplementary Agreement, Deed of Cancellation, Deed of Declaration, Sale Deed, Agreement for sale of T.D.R., Municipal Corporation of Greater Mumbai (MCGM) Undertaking / Affidavit / Indemnity Bond all Purchase/sale and/or Agreements for Sale / Deeds / Documents and/or any other documents are to be Sign and Execute by me, are to be duly registered with the Registrar or Sub - Registrar of Assurance at Mumbai City and/or Mumbai Suburban District or any other concerning Sub - Registrar of Assurance.

4. AND WHEREAS I, hereby myself, my heirs, executors and administrators agree to ratify and confirm all and whatsoever my said Attorney purports to do or cause to be done by virtue of these presents;
5. This Power of Attorney is given without any consideration and is only for limited purpose of Admit Execute, Lodge, and Present for Registration only, before Registrar or Sub - Registrar of Assurance at Mumbai city and Mumbai Suburban and District of Mumbai Suburban and/or any other concerning Sub - Registrar of Assurance.

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| करल - २ | | |
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| २०२४ | | |

IN WITNESS, WHEREOF, I have hereunto set our hand and seal aforesaid this 12th day of APRIL, 2023.

SIGNED SEALED AND DELIVERED)
BY THE WITHIN NAMED EXECUTANT)
MR. KARAN CHAMPALAL VARDHAN)



in the presence of.....
① Prashant Pawar
PRASHANT PAWAR.

② Mangesh
(Mangesh)



ACCEPTED POWER BY:

(MR. SANJAY V. YENDHE)
(SIGNATURE OF THE ATTORNEY)



in the presence of
① Prashant Pawar
PRASHANT PAWAR.

② Mangesh
(MANGESH)



| | | |
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| बवई - १ | | |
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बृहन्मुंबई विद्युत पुरवठा आणि परिवहन उपक्रम

(बृहन्मुंबई महानगरपालिका)

बेस्ट भवन, पी.बी.व. १११, बेस्ट मार्ग, कुलाबा, मुंबई - ४००००१

प्रभाग कार्यालय, प्रभाग
महानगरपालिका, बेस्ट भवन, मुंबई - ४०० ००१
इलेक्ट्रिक वितरण विभाग, मुंबई - ४०० ००१
दूरध्वनी क्रमांक २२०६११० / २२०६१११

नाव :

KARAN CHAMPALAL VARDHAN
Mobile No : 98XXXX556

Email Id : XXXXnts@ncolamreators.com

देयक पाठविण्याची पत्ता :
318, FLOOR 3RD, PLOT-140, COMMERCE
HOUSE, NAGINDAS MASTER LANE, KALA
GHODA, FORT, MUMBAI-400001
दुसरा देयक पाठविण्याची पत्ता :
318, FLOOR 3RD, PLOT-140, COMMERCE
HOUSE, NAGINDAS MASTER LANE, KALA
GHODA, FORT, MUMBAI-400001

देयक महिना : Feb-2023 देयक दिनांक : 21/02/2023 देयक क्र. 302217521014

| | |
|----------------------------|------------------------------|
| पुरतक पृष्ठ क्र. : 217521 | ग्राहक क्र. : 217-521-014*0 |
| चक्र : 13 | कार खाले क्र. : 100020404 |
| पुरवठ्याचा प्रकार : | देयकाचा कालावधी : 11/01/2023 |
| संचारणा क्र. : 243254-X-Z1 | दूर प्रवर्ग : 13/02/2023 |
| संज्ञका क्र. : 0301398 | ग्राहक प्रवर्ग : LT II A |
| संभूर भार : 2.000 | प्रभाग : A |
| अनामत रक्कम जमा : 7658.00 | |

मागील देयकाची प्राप्त रक्कम : मागील रक्कम प्राप्त दिनांक : //

| चालू देयकाची रक्कम ₹ | मागील बाकी ₹ | देय दिनांक* | देय दिनांका पूर्वी रक्कम ₹ | देय दिनांका नंतर रक्कम ₹** |
|----------------------|--------------|-------------|----------------------------|----------------------------|
| 6401.17 | 0.00 | 13/03/2023 | 6400.00 | 6455 |

*देय दिनांक फक्त चालू महिन्याच्या देयकाच्या रकमेवर प्राप्त आहे. ** धक्काची असल्यास ध्यान आकारले जाईल. मार्गप्रकाश तंत्रगतीसाठी : 8097684816 / 7208836089

| | | | | |
|--------------------------|--|------------------------------------|-----------------------------------|-------------------------------------|
| महत्वाचे संकेत : प्रमांक | बीज खंडीत तक्रारीकरिता : 22184242 / 8828871649 | बीज देयक तक्रारी संबंधी : 22798646 | बीज चौरी/अनाधिकृत वापर : 22814996 | फॉल्ट कंट्रोल : 22066661 / 22066611 |
|--------------------------|--|------------------------------------|-----------------------------------|-------------------------------------|

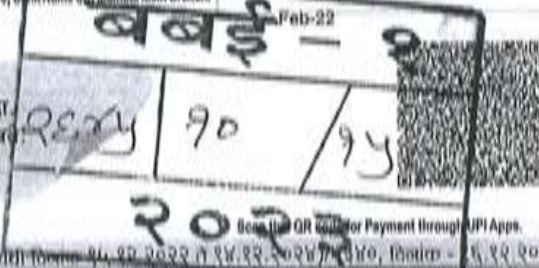


ग्राहका साहाय्यी निवारण मंच
सामाजिक विस्तारित इमारत, जेजेनेशन रोड, मुलाबा, मुंबई 400 001.
संकेत स्थळ : www.egrbest.org.in
ई-मेल : decgrf@bestundertaking.com

"IMPORTANT MESSAGE"
Cash/Cheque payment of current BEST electricity bill will be also accepted at SBI branches located within distributional area of BEST by using VAN account No.BESTE***** (X=9 digits consumer no.) through Pay in slip made available by SBI.
The Cheque shall be drawn in favour of "BEST Undertaking-VAN BESTE*****" (X=9 digits consumer no.).
Mobile No. is required to be mentioned on backside of the cheque & on Pay in slip.
Payment through RTGS/NEFT can also be made by using Beneficiary Name: BEST Undertaking, Beneficiary Account No. BESTE***** (X=9 digits consumer no.) & IFSC code SBIN0003000, Bank Name SBI Mumbai Main Branch.

| मागील वीजेचा वापर | संश्लेष आलेख घुनितम् (kWh) | महिना |
|--------------------|----------------------------|--------|
| Meter No : 2266834 | | Jan-23 |
| | | Dec-22 |
| | | Nov-22 |
| | | Oct-22 |
| | | Sep-22 |
| | | Aug-22 |
| | | Jul-22 |
| | | Jun-22 |
| | | May-22 |
| | | Apr-22 |
| | | Mar-22 |

आपल्या मितागतील विनिर्देशन गरणा सोंद.
वेस्ट भवन, पी.बी.व. १११, बेस्ट मार्ग, कुलाबा, मुंबई ४०० ००१.
पुरवठा अधिकारी, महानगरपालिका, मुंबई ४०० ००१.
वेस्ट भवन, पी.बी.व. १११, बेस्ट मार्ग, कुलाबा, मुंबई ४०० ००१.
मिड वेस्ट, मुंबई इमारत कार्यालय, मुंबई ४०० ००१.
कुलाबा वसु स्थानक, मुंबई - ४०० ००१.
महानगरपालिका मुख्यालय, महानगरपालिका, मुंबई ४०० ००१.
Pay your bill online @ www.bestundertaking.com



(डॉ. आर. डी. पाटसुते)
मुख्य अधिकारी ग्राहक सेवा



संश्लेष आलेख घुनितम् (kWh) : 406

महाराष्ट्र प्रदूषण नियंत्रण मंडळ
आपली वसुधेत...
पर्यावरण संवर्धनाचे जते पर्व...
पर्यावरण व वातावरणीय बदल विभाग

इ-कचऱ्याचे योग्य संकलन आणि विल्हेवाट तेच ठरेल वसुधेच्या संवर्धनाचे वरदान!

श्री. सदानंद शिंदे
श्री. संयंत पाटणवीस

| विभाग/प्रभाग/चक्र | ग्राहक क्र. | देयक दिनांक | देय दिनांक | देयकाची रक्कम ₹ |
|-------------------|---------------|-------------|------------|-----------------|
| SOUTH/A/13 | 217-521-014*0 | 21/02/2023 | 13/03/2023 | 6400.00 |

If you have paid arrears of Rs. 0.00 please bring the paid bill and pay Rs. 6401.17
** धनादेशद्वारे वसुधेत आलेले प्रदान धनादेश बंदपत्रासोबत ग्राहक भवनमध्ये देईल.

सॉल्व केल्यास धनादेश **/ डिमांड ड्राफ्ट बेस्ट ग्राहक क्र. 217-521-014*0 धना नावाने काढावा.
217_003_280
Ref No : 437 - 1380
354624





आयकर विभाग
 INCOME TAX DEPARTMENT
 KARAN CHAMPALAL VARDHAN
 भारत सरकार
 GOVT. OF INDIA
 CHAMPALAL KISHORECHANDRA
 VARDHAN
 06/12/1986
 Permanent Account Number
 ADMPV4311N



करल - २
 ४४९२ १२९ १४५
 २०२४





आधार
 भारतीय विशिष्ट ओळख प्राधिकरण
 भारत सरकार
 Unique Identification Authority of India
 Government of India



नोंदविषयाचा क्रमांक / Enrollment No 1216/61026/35747
 To,
 Karan Vardhan
 20 Shree Vardhan Building
 Warden Road
 Opp Tata Garden Corner Park
 Mumbai
 Cumballa Hill Mumbai/Mumbai
 Maharashtra 400026
 9821866444

Ref: 726 / 16G / 1426146 / 1426713 / P

 SH025435046FT

बबई - १
 ४४९५ ११ / १५
 २०२३

आपला आधार क्रमांक / Your Aadhaar No.:
4895 1904 3041

आधार - सामान्य माणसाचा अधिकार

 भारत सरकार
 Government of India

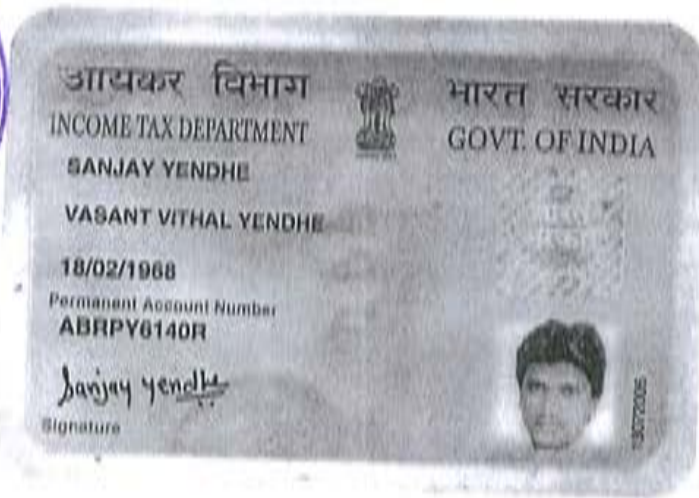
 Karan Vardhan
 जन्म वर्ष / Year of Birth : 1986
 पुरुष / Male

4895 1904 3041

आधार - सामान्य माणसाचा अधिकार



| | | |
|---------|-----|-----|
| करल - २ | | |
| ४४९२ | १३० | १४५ |
| २०२४ | | |



Sanjay yendhe



| | | |
|---------|----|----|
| बबई - १ | | |
| २६५५ | १२ | १५ |
| २०२३ | | |

करल - २
 ४४६२ १३१ १४५
 २०२४

ur

भारत सरकार
 GOVERNMENT OF INDIA

प्रशांत नामदेव पवार
 Prashant Namdev Pawar
 DOB: 28-11-1990
 Gender: Male

9743 9406 0953



आधार - आम आदमी का अधिकार

Prashant



ur

भारत सरकार
 GOVERNMENT OF INDIA

मंगेश मनीहर भारद्वाज
 Mangesh Manohar Bharadkar
 जन्म वर्ष / Year of Birth : 1987
 पुरुष / Male

9073 8489 6389

आधार - आम आदमी का अधिकार

Mangesh

बवई - १
 २६४५ १३ / १५
 २०२३

318/2645

बुधवार, 12 एप्रिल 2023 5:39 म.नं.

दस्त गोषवारा भाग-1

बवई-1

दस्त क्रमांक: 2645/2023

| |
|--|
| दस्त क्रमांक: बवई-1/2645/2023 करल - २ |
| वाजार मुल्य: रु. 00/- |
| २०२४ १३२ १४५ |
| २०२४ |

मोबदला: रु. 01/-

दु. नि. सह. दु. नि. बवई-1 याचे कार्यालय

अ. क्र. 2645 वर दि. 12-04-2023

रोजी 5:31 म.नं. वा. हजर केला.

पावती: 3461

पावती दिनांक: 12/04/2023

सादरकरणाराचे नाव: करण चंपालाल वर्धन

मोदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 300.00

पृष्ठांची संख्या: 15

एकुण: 400.00

दस्त हजर करणाऱ्याची सही:

(Signature)
दुय्यम निबंधक, मुंबई-1

सह दुय्यम निबंधक

मुंबई शहर क्र. १

मुंबई शहर क्र. १

मुंबई शहर क्र. १

मुंबई शहर क्र. १

मुंबई शहर क्र. १

मुंबई शहर क्र. १

मुंबई शहर क्र. १

मुंबई शहर क्र. १

मुंबई शहर क्र. १

मुंबई शहर क्र. १

मुंबई शहर क्र. १

मुंबई शहर क्र. १

मुंबई शहर क्र. १

मुंबई शहर क्र. १

मुंबई शहर क्र. १

मुंबई शहर क्र. १

मुंबई शहर क्र. १

मुंबई शहर क्र. १

मुंबई शहर क्र. १

मुंबई शहर क्र. १

मुंबई शहर क्र. १

मुंबई शहर क्र. १

मुंबई शहर क्र. १

मुंबई शहर क्र. १

मुंबई शहर क्र. १

मुंबई शहर क्र. १

मुंबई शहर क्र. १

(Signature)
दुय्यम निबंधक, मुंबई-1

सह दुय्यम निबंधक

मुंबई शहर क्र. १

मददांक: (48-ब) जेव्हा इतर कोणत्याही न्यायालय अधिनियम @1882 याखालील दाव्यांत किंवा कार्यवाहीत आवश्यक असेल तेव्हा

शिवाय क्र. 1 12 / 04 / 2023 05 : 31 : 51 PM ची वेळ: (सादरीकरण)

शिवाय क्र. 2 12 / 04 / 2023 05 : 32 : 37 PM ची वेळ: (फी)

प्रतिज्ञापत्र

* सादर दस्तऐवज हा मोदणी क्रमांक १४६८ अंतर्गत अंतर्गत तरतुदीनुसारच मोदणीस दाखल केलेला आहे. * दस्तऐवज हा सादर, निष्ठाळक व्यक्ती, साक्षीदार व योग्य मोदणीच्या आगाऊत सादर केलेला आहे. * सादर करणाऱ्याची सादरता, देवता कार्यवाहीत बाकीसाठी दस्तऐवज सादर करणे हे संपूर्ण जबाबदार राहतील.

लिहून देणारे:

(Signature)

(Signature)
लिहून देणारे:





12/04/2023 5:50:27 PM

दस्ता क्रमांक : बबई-1/2645/2023

दस्ताचा प्रकार :- कुलमुखत्यारपत्र

दस्त गोपबारा भाग-2

बबई-1

दस्त क्रमांक:2645/2023

2028

| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | स्वायाचित्र | अंगठ्याचा छपा |
|----------|---|--|-------------|---------------|
| 1 | नाव: संजय व. वैद्य पत्ता: प्लॉट नं: 322, माळा नं: -, इमारतीचे नाव: कॉमर्स हाऊस, प्लॉट नं: -, रोड नं: 140, एन.एम. रोड, फोर्ट, मुंबई, महाराष्ट्र, MUMBAI. पिन संबर: | पॉवर ऑफ अटॉर्नी होल्डर वय :- 54 स्वाक्षरी:- | | |
| 2 | नाव: करण चंपालाल वर्धन पत्ता: प्लॉट नं: ऑफिस नं. 318, माळा नं: 3 रा मजला, इमारतीचे नाव: कॉमर्स हाऊस, प्लॉट नं: -, रोड नं: 140, एन.एम. रोड, फोर्ट, मुंबई, महाराष्ट्र, मुंबई. पिन संबर: | कुलमुखत्यार देणार वय :- 37 स्वाक्षरी:- | | |

वरील दस्तऐवज करण देणार तबाकधीत कुलमुखत्यारपत्र चा दस्त ऐवज कुलमुखत्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 12 / 04 / 2023 05 : 40 : 37 PM

ओळख:-

खालील इयम असे निवेदीत करतात की ते दस्तऐवज करण देणा-याचा व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

| अनु क्र. | पक्षकाराचे नाव व पत्ता | स्वाक्षरी | स्वायाचित्र | अंगठ्याचा छपा |
|----------|---|-----------|-------------|---------------|
| 1 | नाव: मंगेश भरडकर - - वय: 55 पत्ता: 322, कॉमर्स हाऊस, 140, एन.एम. रोड, फोर्ट, मुंबई पिन कोड: 400001 | | | |
| 2 | नाव: प्रभात पवार - - वय: 32 पत्ता: 322, कॉमर्स हाऊस, 140, एन.एम. रोड, फोर्ट, मुंबई पिन कोड: 400001 | | | |

शिक्का क्र.4 ची वेळ: 12 / 04 / 2023 05 : 41 : 18 PM

शिक्का क्र.5 ची वेळ: 12 / 04 / 2023 05 : 43 : 43 PM चौथी पुरतक 4 मध्ये

मुख्य निबंधक, मुंबई-2

ह. दुय्यम निबंधक

Payment Details.

मुंबई शहर क्र. १

| sr. | Purchaser | Type | Verification no/Vendor | GRN/Licence | Amount | Used At | Ref No. | Date |
|-----|-----------------|----------|------------------------|--------------------|--------|---------|------------------|------------|
| 1 | KARAN C VARDHAN | eChallan | 10000502023041005492 | MH000377854202324P | 500.00 | SD | 0000270852202324 | 12/04/2023 |
| 2 | | DHC | | 1204202315127 | 300 | RF | 1204202315127D | 12/04/2023 |
| 3 | KARAN C VARDHAN | eChallan | | MH000377854202324P | 100 | RF | 0000270852202324 | 12/04/2023 |

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

2645 /2023

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2. Get print immediately after registration.

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



प्रमाणित करणेत घेते की या
दस्तामध्ये एकूण.....पाने आहेत.
पुरतक क्रमांक बबई-१/२६४५/२०२३
अन्वये नोंदला. 12 APR 2023
दिनांक


(कृपया धि. खताळ)

मुख्य निबंधक, मुंबई शहर १.

| | | |
|---------|-----|-----|
| करल - २ | | |
| ४४९२ | १३४ | १४४ |
| २०२४ | | |

घोषणापत्र

मी, संजय व. येथे याद्वारे घोषित करतो की दुय्यम निबंधक कुर्ला - २ यांचे कार्यालयात, करारनामा याशिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. के व्ही बिल्डहोम एल एल पी चे भागीदार करण चंपालाल वर्धन, यांनी दि. 12/04/2023 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी सादर दस्त नोंदणीस सादर केला आहे व निष्पादित करून कबुली जबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही, कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही धरत झालेले नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम 1908 चे कलम 82 अन्वये शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.


(संजय व. येथे)
(कुलमुखत्यारपत्र धारकाचे नाव व सही)

दिनांक :- 02 / 03 / 2024

| | |
|---|---|
| आयकर विभाग INCOME TAX DEPARTMENT | भारत सरकार GOVT. OF INDIA |
| स्थायी लेखा संख्या कार्ड Permanent Account Number Card AALFK3429N |  |
| नाम / Name K V BUILDHOME LIMITED LIABILITY PARTNERSHIP | |
| निगमन / गठन की तारीख Date of Incorporation/Formation 15/06/2011 | 14/04/2023 |

करल - २
 २४९२ १३१ १४५
 २०२४

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

NITIN S RANGDALE
 SURENDRA RAMASA RANGDALE

28/06/1972
 Permanent Account Number
 AGUPR4868D

S. N. Rangdale
 Signature




आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

SEEMA NITIN RANGDALE
 VISHWANATH NARAYAN KUTE

25/12/1973
 Permanent Account Number
 AUTPR6143C

S. N. Rangdale
 Signature



S. N. Rangdale

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
 DUGPR2086L



10102014

पिता का नाम / Name
 SHUBHAM NITIN RANGDALE

पिता का नाम / Father's Name
 NITIN SURENDRA RANGDALE

जन्म की तिथि / Date of Birth
 21/08/1999

S. N. Rangdale
 Registrar / Signature



S. N. Rangdale

करल - २
२०२२ १३ई १४५
२०२४



भारत सरकार



आधार



भारतीय विशिष्ट ओळख प्राधिकरण

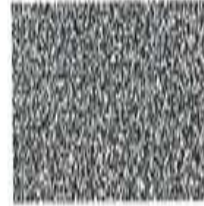
भारत सरकार

Unique Identification Authority of India

Government of India

नोंदणी क्रमांक / Enrollment No.: 2006/60314/03105

To
नितीन सुरेंद्र रंगदळे
Nitin Surendra Rangdale
Mulund room no 4 Prakash Kunj Sant Dnyaneshewar
Road
Mulund East S.O
Mumbai
Maharashtra 400081
9920431955
173302549 02/10/2011
UA014106810IN



N. Rangdale

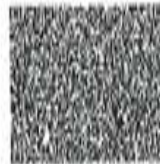
आपला आधार क्रमांक / Your Aadhaar No. :

5020 4145 5055

माझे आधार, माझी ओळख



नितीन सुरेंद्र रंगदळे
Nitin Surendra Rangdale
जन्म तारीख / DOB : 28/08/1972
पुरुष / MALE



5020 4145 5055

माझे आधार, माझी ओळख

करल - २
४४६२ ९३७ ९४४
२०२४



भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No.: 2006/60314/05029

To
श्रीमा नितिन रंगदळे
Seema Nitin Rangdale
Mulund room no 4 Prakash Kurj Sant Dnyaneshewar
Road
Mulund East S.O
Mumbai
Maharashtra 400081
9920431933
ME512060800FH

S. N. Rangdale

आपला आधार क्रमांक / Your Aadhaar No. :

3179 0039 9388

माझे आधार, माझी ओळख



भारत सरकार
Government of India
श्रीमा नितिन रंगदळे
Seema Nitin Rangdale
जन्म तारीख / DOB : 25/12/1973
स्त्री / Female

3179 0039 9388

माझे आधार, माझी ओळख

करल - २
४४२ ९३८ ९४
२०२४

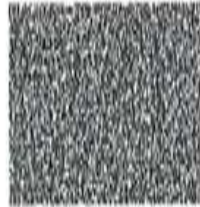


भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India

नोंदणी क्रमांक: / Enrollment No.: 2006/60314/03106



To
शुभम निलीन रंगदळे
Shubham Nitin Rangdale
S/O Nitin Rangdale
Mulund room no 4 Prakash Kunj Sant Dnyaneshewar
Road
Mulund East S.O
Mumbai
Maharashtra 400081
8108036421
173735581 01/10/2011
UA014417468IN



आपला आधार क्रमांक / Your Aadhaar No. :

3973 9854 1665

माझे आधार, माझी ओळख

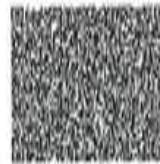
S. N. Rangdale



भारत सरकार
Government of India



शुभम निलीन रंगदळे
Shubham Nitin Rangdale
जन्म तारीख / DOB : 21/08/1999
पुरुष / MALE



3973 9854 1665

माझे आधार, माझी ओळख

| | | |
|---------|-----|-----|
| करल - २ | | |
| ४४२ | १३६ | १४५ |
| २०२४ | | |



आयकर विभाग **भारत सरकार**
INCOME TAX DEPARTMENT **GOVT. OF INDIA**

स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
BLRPK9745B

नाम / Name
VINOD SUBHASH KADAM

पिता का नाम / Father's Name
SUBHASH KONDHAM KADAM

जन्म की तारीख / Date of Birth
18/12/1990

Vinodam
 SIGNATURE / Signature



Vinodam

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

Licence No: MH05 201900 0900 DOI: 03-12-2019
 Valid till: 12-01-2039 (NT) 02-12-2024 (TR)
 09-01-2020 FORM 7
 RULE 16 (2)

AUTHORIZATION TO DRIVE FOLLOWING CLASS
 OF VEHICLES THROUGHOUT INDIA

| | |
|--------|------------|
| GOV | DOI |
| LMV-TR | 03-12-2019 |
| 3W-CAB | 03-12-2019 |
| MCWG | 03-12-2019 |

Badge: A000255120
 DOB: 13-01-1999 BG: A+

Name: ABHIMANYU N DOLTADE
 S/O of NARAYAN DOLTADE
 A/cd. B-302 SAI DARSHAN SOO NEAR G R PATIL COLLEGE
 SONARPADA KALYAN SHIL RD DOMBIVALI EAST
 Kalyan, Thane, MH
 PIN: 421204

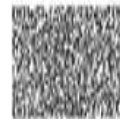
Signature & ID of Issuing Authority: MH05 *Jasani*

Signature/Thumb Impression of Holder: *[Signature]*





CHALLAN
MTR Form Number-6



| | | | | | | | |
|-----|--------------------|---------|--|------|---------------------|---------|------|
| GRN | MH015803379202324M | BARCODE | 01 1100 0 11 1000000 1111 1 11 1100 000 1000000 1100 000 010 | Date | 17/02/2024-14:23:04 | 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) | | | | | |
| Office Name | KRL2_JT SUB REGISTRAR KURLA NO 2 | Full Name | NITIN SURENDRA RANGDALE, SEEMA NITIN RANGDALE AND SHUBHAM NITIN RANGDALE | | | | |
| Location | MUMBAI | Flat/Block No. | FLAT NO. 1008, 10TH FLOOR, WING C, SAKURA, BUILDING NO.1, | | | | |
| Year | 2023-2024 One Time | Premises/Building | | | | | |

| Account Head Details | Amount in Rs. | Road/Street | Area/Locality | Town/City/District | PIN | Remarks (If Any) |
|-----------------------------|---------------|---------------------------|---------------------------------------|--------------------|-------------|------------------------------------|
| 0030045501 Stamp Duty | 481000.00 | PROJECT SUPREMO PHASE II, | 90 FEET ROAD, MULUND EAST, MUMBAI | | 4 0 0 0 8 1 | |
| 0030063301 Registration Fee | 30000.00 | | | | | SecondPartyName=K V BUILDHOME LLP= |
| Total | | Amount in | Five Lakh Eleven Thousand Rupees Only | | | |
| | | Words | | | | |



| | | | | | |
|-------------------|---------------------|---------------------------|---------------------|------------|--|
| Payment Details | STATE BANK OF INDIA | FOR USE IN RECEIVING BANK | | | |
| Cheque/DD Details | Bank CIN | Ref. No. | 0004057202402223988 | CPADNNFCQ4 | |
| Cheque/DD No. | Bank Date | RBI Date | 22/02/2024-00:00:00 | 23/02/2024 | |
| Name of Bank | Bank-Branch | STATE BANK OF INDIA | | | |
| Name of Branch | Scroll No. , Date | 255 , 23/02/2024 | | | |

Department ID : Mobile No. : 9920431955
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सादर चालन केवल दुर्यम निबंधक कार्यालय में ही दर्ज कराया जा सकता है। नोटणी या कम्प्यूटर द्वारा दर्ज कराया जाया नहीं जा सकता।

Digitally signed by DS
 DIRECTORATE OF ACCOUNTS
 AND TREASURY MUMBAI 02
 Date: 2024.03.08 11:27:38 IST
 Reason: GRA5 Secure Document
 Location: India

करल - २
 ४४२ १४० १४५
 २०२४

Challan Defaced Details

| Sr. No. | Remarks | Defacement No. | Defacement Date | Userid | Defacement Amount |
|---------|---------------|------------------|---------------------|--------|-------------------|
| 1 | (IS)-370-4492 | 0008767456202324 | 02/03/2024-11:26:22 | IGR198 | 30000.00 |

S.N. Rangdale

S.N. Rangdale

S.N. Rangdale

GRN : MH015803379202324M Amount : 5,11,000.00 Bank : STATE BANK OF INDIA Date : 17/02/2024-14:23:04

| | | | | | |
|---------------------------------|---------------|------------------|---------------------|--------|--------------------|
| 2 | (IS)-370-4492 | 0008767455202324 | 02/03/2024-11:26:22 | IGR198 | 481000.00 |
| Total Deafacement Amount | | | | | 5,11,000.00 |

करल - २
४४९२ १४१ १४१
२०२४



Signature Not Verified

Digitally signed by DS,
DIRECTORATE OF ACCOUNTS
AND TREASURY, MUMBAI 02
Date: 2024.03.02 11:27:39 IST
Reason: GRAS Secure Document
Location: India

करल - २
४४९२/१४२/१४५
२०२४



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

Receipt of Document Handling Charges

PRN 0224234305397 Receipt Date 02/03/2024

Received from K V BUILDHOME LLP, Mobile number 9999999999, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 4492 dated 02/03/2024 at the Sub Registrar office Joint S.R. Kurla 2 of the District Mumbai Sub-urban District.

DEFACED
₹ 2000
DEFACED



Payment Details

Bank Name SBIN Payment Date 23/02/2024
Bank CIN 10004152024022305025 REF No. 405409446372
Deface No 0224234305397D Deface Date 02/03/2024

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



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

Receipt of Document Handling Charges

PRN 0224233312794 Receipt Date 02/03/2024

Received from K V BUILDHOME LLP, Mobile number 9999999999, an amount of Rs.900/-, towards Document Handling Charges for the Document to be registered on Document No. 4492 dated 02/03/2024 at the Sub Registrar office Joint S.R. Kurla 2 of the District Mumbai Sub-urban District.

DEFACED
₹ 900
DEFACED

S. N. Rangdale

S. N. Rangdale

Payment Details

Bank Name SBIN Payment Date 23/02/2024
Bank CIN 10004152024022311960 REF No. 442070100691
Deface No 0224233312794D Deface Date 02/03/2024

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

S. N. Rangdale

370/4492

शनिवार, 02 मार्च 2024 11:26 म.पू.

दस्त गोपवारा भाग-1

करल2

दस्त क्रमांक: 4492/2024

दस्त क्रमांक: करल2 /4492/2024

बाजार मूल्य: रु. 73,17,017/-

मोबदला: रु. 80,16,150/-

भरलेले मुद्रांक शुल्क: रु.4,81,000/-

दु. नि. सह. दु. नि. करल2 यांचे कार्यालयात

अ. क्र. 4492 वर दि.02-03-2024

रोजी 11:24 म.पू. वा. हजर केला.

पावती:4839

पावती दिनांक: 02/03/2024

सादरकरणाराचे नाव: नितीन सुरेंद्र रंगदळे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2900.00

पृष्ठांची संख्या: 145

एकुण: 32900.00

दस्त हजर करणाऱ्याची सही:

S. N. Rangdale
 साह तुय्यम निबंधक कुर्ला - 2
 मुंबई उपनगर जिल्हा

S. N. Rangdale
 साह तुय्यम निबंधक कुर्ला - 2
 मुंबई उपनगर जिल्हा

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (बोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 02 / 03 / 2024 11 : 24 : 59 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 02 / 03 / 2024 11 : 26 : 14 AM ची वेळ: (फी)

करल - 2

४४९२ १४३ १४५
 २०२४

प्रतिज्ञापत्र

दस्तऐवज हा नोंदणी करयत १९०८ अंतर्गत अरलीला तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण अजकूट, निष्पादक व्यक्ती साक्षीदार व सोबत जोडलेल्या कागदपत्रांची आणि "दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी खालील दस्त निष्पादक व कबुल धारक हे संपूर्णपणे जबाबदार राहतील. तसेच सदर हस्तांतरण दस्तामुळे राज्य शासन / केंद्र शासन यांचा कोणताही कायदा/नियम/परिपत्रक यांचे उल्लंघन होत नाही."

लिहून देणारे

- १) *Sanjay Yendle*
- २) *S. N. Rangdale*
- ३) *S. N. Rangdale*

लिहून देणारे

- १) *S. N. Rangdale*
- २) *S. N. Rangdale*
- ३) *S. N. Rangdale*





02/03/2024 11 32:33 AM

दस्त सोपवारा भाग-2

करल2

दस्त क्रमांक:4492/2024

दस्त क्रमांक :करल2/4492/2024

दस्ताचा प्रकार :-करारनामा

| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | इसा प्रमाणित |
|----------|--|---|-----------|--------------|
| 1 | नाव:के व्ही बिन्डहोम एन एन पी तर्फे भारीदार व्ही. करण चं. वर्धन तर्फे मुखत्यार संजय व्ही. वेधे पत्ता:प्लॉट नं: ऑफिस नं. 322, माळा नं: 3 रा मजला, इमारतीचे नाव: कॉमर्स हाउस, ब्लॉक नं: व्ही. के. एम. वर्धन चौक, रोड नं: 140, एन. एम. रोड, फोर्ट, मुंबई, महाराष्ट्र, मुम्बई. पिन नंबर:AALFK3429N | विहून वेणार वय :-55 स्वाक्षरी:- <i>Sanjay Venk</i> | | |
| 2 | नाव:नितीन सुरेंद्र रंगदळे पत्ता:प्लॉट नं: रुम नं. 4, माळा नं: -, इमारतीचे नाव: प्रकाश कुंज, ब्लॉक नं: -, रोड नं: संत ज्ञानेश्वर रोड, मुलुंड पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन नंबर:AGUPR4868D | विहून वेणार वय :-51 स्वाक्षरी:- <i>S.N. Rangdale</i> | | |
| 3 | नाव:सीमा नितीन रंगदळे पत्ता:प्लॉट नं: रुम नं. 4, माळा नं: -, इमारतीचे नाव: प्रकाश कुंज, ब्लॉक नं: -, रोड नं: संत ज्ञानेश्वर रोड, मुलुंड पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन नंबर:AUTPR6143C | विहून वेणार वय :-50 स्वाक्षरी:- <i>S.N. Rangdale</i> | | |
| 4 | नाव:सुचम नितीन रंगदळे पत्ता:प्लॉट नं: रुम नं. 4, माळा नं: -, इमारतीचे नाव: प्रकाश कुंज, ब्लॉक नं: -, रोड नं: संत ज्ञानेश्वर रोड, मुलुंड पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन नंबर:DUGPR2086L | विहून वेणार वय :-24 स्वाक्षरी:- <i>S.N. Rangdale</i> | | |

वरील दस्तऐवज करून देणार तयारकीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात,
शिक्का क्र.3 ची वेळ:02 / 03 / 2024 11 : 31 : 31 AM

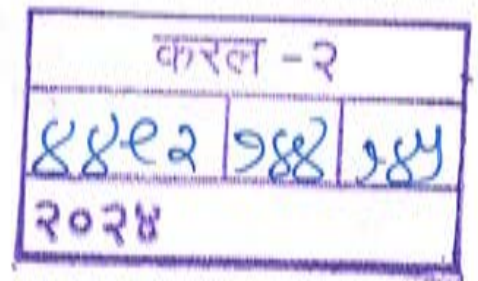
ओळख:-

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

| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | इसा प्रमाणित |
|----------|---|-------------------------------|-----------|--------------|
| 1 | नाव:अशिमन्यु दोलताडे - - वय:40 पत्ता:322, कॉमर्स हाउस, 140, एन. एम. रोड, फोर्ट, मुंबई पिन कोड:400001 | स्वाक्षरी:- <i>Ashimn</i> | | |
| 2 | नाव:विनोद कदम - - वय:33 पत्ता:322, कॉमर्स हाउस, 140, एन. एम. रोड, फोर्ट, मुंबई, पिन कोड:400001 | स्वाक्षरी:- <i>V.Kadam</i> | | |

शिक्का क्र.4 ची वेळ:02 / 03 / 2024 11 : 32 : 27 AM

Sanjay Venk
सह मुख्याधिकारी मुंबई उपनगर जिल्हा



Payment Details.

| sr. | Purchaser | Type | Verification no/Vendor | GRN/Licence | Amount | Used At | Deface Number | Deface Date |
|-----|--|----------|------------------------|--------------------|-----------|---------|------------------|-------------|
| 1 | NITIN SURENDRA RANGDALE, SEEMA NITIN RANGDALE AND SHUBHAM NITIN RANGDALE | eChallan | 0004057202402223988 | MH015803379202324M | 481000.00 | SD | 0008767455202324 | 02/03/2024 |
| 2 | | DHC | | 0224233312794 | 900 | RF | 0224233312794D | 02/03/2024 |
| 3 | | DHC | | 0224234305397 | 2000 | RF | 0224234305397D | 02/03/2024 |
| 4 | NITIN SURENDRA RANGDALE, SEEMA NITIN RANGDALE AND SHUBHAM NITIN RANGDALE | eChallan | | MH015803379202324M | 30000 | RF | 0008767455202324 | 02/03/2024 |

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

4492 /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.isarifa@gmail.com

| | | |
|---------|-----|-----|
| करल - २ | | |
| ४४९२ | १४५ | १४५ |
| २०२४ | | |

प्रमाणित करण्यात येतो की या दस्तामध्ये
एकूण ४४९२ फीचेवाळी (१४५) पाने आहेत.
पुरस्कार क्रमांक- १/करल-२/४४९२/२०२४
सन्मानाचावर बांधला.
दिनांक: ०२/०३/२०२४

सह दुय्यम निबंधक (वर्ग-२)
कुली क्र.-२

