

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )	
Valuation ID	202501317864
	31 January 2025,04:05:38 PM
मूल्यांकनाचे वर्ष	2024
जिल्हा	मुंबई (उपनगर)
मूल्य विभाग	43-मरोळ ( अंधेरी )
उप मूल्य विभाग	भुभाग: उत्तरेस गावाची हद्द, पुर्वेस गाव सीमा, दक्षिण व पश्चिमेस गावाची हद्द व पाईप लाईन
सर्व्हे नंबर /न. भू क्रमांक :	सि.टी.एस. नंबर#345
<b>वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.</b>	
खुली जमीन	निवासी सदनिका
76370	158490
कार्यालय	दुकाने
191380	208020
औद्योगिक	मोजमापनाचे एकक
166420	चौरस मीटर
<b>बांधीव क्षेत्राची माहिती</b>	
बांधकाम क्षेत्र (Built Up)-	70.7 चौरस मीटर
बांधकामाचे वर्गीकरण-	1-आर सी सी
उद्भववाहन सुविधा-	आहे
प्रकल्पाचे क्षेत्र-	Above 2 hector
Sale Type - First Sale	रस्ता सन्मुख -
Sale/Resale of built up Property constructed after circular dt.02/01/2018	
(सूत्र) प्रकल्पाचे क्षेत्रानुसार दर	= (( मिळकतीचा प्रति चौ. मीटर मूल्यदर ) * 105 % )
प्रकल्पाचे क्षेत्रानुसार	निवासी सदनिका करीता प्रती चौ. मीटर दर = Rs.166414.5/-
मजला निहाय घट/वाढ	= 115% apply to rate= Rs.191376/-
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा-यानुसार टक्केवारी ) + खुल्या जमिनीचा दर ) = (( (191376-76370) * (100 / 100 ) ) + 76370 ) = Rs.191376/-
A) मुख्य मिळकतीचे मूल्य	- वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 191376 * 70.7 = Rs.13530283.2/-
E) बंदिस्त वाहन तळाचे क्षेत्र बंदिस्त वाहन तळाचे मूल्य	16.73 चौरस मीटर = 16.73 * ( 166414.5 * 25/100 ) = Rs.696026.555/-
Applicable Rules	= .5 अ.10,4,16
एकत्रित अंतिम मूल्य	मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लागतच्या गळीचे मूल्य + वरील गळीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मेकॅनिकल वाहनतळ = A + B + C + D + E + F + G + H + I + J = 13530283.2 + 0 + 0 + 0 + 696026.555 + 0 + 0 + 0 + 0 + 0 = Rs.14226309.753/-

Home Print



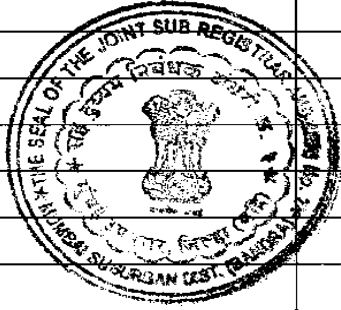
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CHALLAN  
MTR Form Number-6



GRN	MH015204760202425E	BARCODE	[Barcode]		Date	29/01/2025-12:50:39	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)	BBXPS1560G			
Office Name	BDR4__JT SUB REGISTRAR ANDHERI 2			Full Name	ROHINI PRASANNA SHETTY			
Location	MUMBAI			Flat/Block No.	FLAT NO. 2307, BLOSSOM, A WING, VASANT			
Year	2024-2025 One Time			Premises/Building	OASIS			
Account Head Details		Amount In Rs.		Road/Street				
0030045501 Stamp Duty		908000.00		ANDHERI EAST				
0030063301 Registration Fee		30000.00		Area/Locality				
				MUMBAI				
				Town/City/District				
				PIN				
				4 0 0 0 5 9				
				Remarks (If Any)				
				PAN2=AAACN1884C-SecondPartyName=NEEPA REAL ESTATES PVT LTD-				
				Amount In				
				Nine Lakh Thirty Eight Thousand Rupees Only				
				Words				
Total		9,38,000.00						
Payment Details			IDBI BANK			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	69103332025012915659	752659733		
Cheque/DD No.		Bank Date	RBI Date	29/01/2025-19:00:47	Not Verified with RBI			
Name of Bank		Bank-Branch		IDBI BANK				
Name of Branch		Scroll No. , Date		Not Verified with Scroll				



Department ID : Mobile No. : 9702482333  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करवयाच्या दस्तासाठी लागू आहे. नोंदणी न करवयाच्या दस्तासाठी सदर चलन लागू नाही.

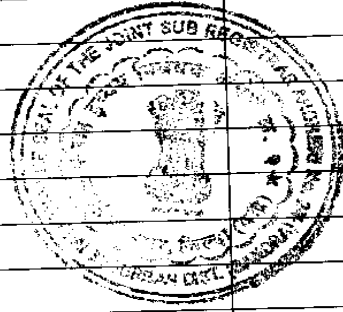
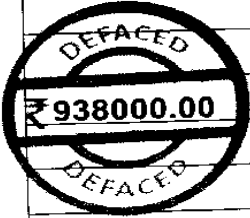
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**CHALLAN**  
**MTR Form Number-6**



GRN	MH015204760202425E	BARCODE	Date		29/01/2025-12:50:39	Form ID	25.2
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty		TAX ID / TAN (If Any)				
Office Name	BDR4_JT SUB REGISTRAR ANDHERI 2		PAN No.(if Applicable)	BBXPS1560G			
Location	MUMBAI		Full Name	ROHINI PRASANNA SHETTY			
Year	2024-2025 One Time		Flat/Block No.	FLAT NO. 2307, BLOSSOM, A WING, VASANT OASIS			
			Premises/Building	OASIS			

Account Head Details	Amount In Rs.	Road/Street						
0030045501 Stamp Duty	908000.00	ANDHERI EAST						
0030063301 Registration Fee	30000.00	MUMBAI						
		Town/City/District						
		PIN	4	0	0	0	5	9
		Remarks (if Any)	PAN2=AAACN1884C-SecondPartyName=NEEPA REAL ESTATES PVT LTD-					
		Amount In	Nine Lakh Thirty Eight Thousand Rupees Only					
Total	9.38,000.00	Words						
Payment Details		FOR USE IN RECEIVING BANK						
Cheque-DD Details		Bank CIN	Ref. No.	69103332025012915659	752659733			
Cheque/DD No.		Bank Date	RBI Date	29/01/2025-19:00:47	30/01/2025			
Name of Bank		Bank-Branch	IDBI BANK					
Name of Branch		Scroll No. , Date	100 . 30/01/2025					



Department ID: \_\_\_\_\_ Mobile No.: 9702482333  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 हाचर चालन केवल दुर्योग निवाराक कार्यालयत बोरणी, कल्याणच्या दस्तासाली लागू आहे. लोदणी व करतयाच्या दस्तासाली सदर चालन लागू नाही.

Signature Not Verified  
 Digitally signed by DS  
 DIRECTORATE OF ACCOUNTS  
 AND TREASURY, MUMBAI  
 Date: 2025.01.31 16:33:02 IST  
 Reason: GRAS Secure Document  
 Location: India

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Challan Defaced Details

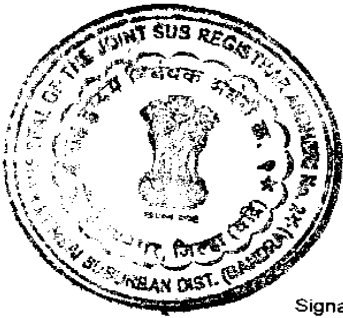
Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1	(IS)-323-1365	0008504250202425	31/01/2025-16:31:58	IGR187	30000.00

GRN : MH015204760202425E Amount : 9,38,000.00

Bank : IDBI BANK

Date : 29/01/2025-12:50:39

2	(IS)-323-1365	0008504250202425	31/01/2025-16:31:58	IGR187	908000.00
<b>Total Deplacement Amount</b>					<b>9,38,000.00</b>



Signature Not Verified

Digitally signed by DS  
DIRECTORATE OF ACCOUNTS  
AND TREASURY, MUMBAI 1  
Date: 2025.01.31 16:33:02 IST  
Reason: GRAS Secure Document  
Location: India

बदर = ४		
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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0125292919507	Date 29/01/2025
Received from DHC, Mobile number 9000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Andheri 2 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name PUNB	Date 29/01/2025
Bank CIN 10004152025012917537	REF No. 5190511210
This is computer generated receipt, hence no signature is required.	



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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0125298619650	Date 29/01/2025
Received from DHC, Mobile number 9000000000, an amount of Rs.1700/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Andheri 2 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name PUNB	Date 29/01/2025
Bank CIN 10004152025012917642	REF No. 5190512091
This is computer generated receipt, hence no signature is required.	



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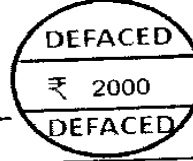
**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 0125292919507

Receipt Date 31/01/2025

Received from DHC, Mobile number 9000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 1365 dated 31/01/2025 at the Sub Registrar office Joint S.R. Andheri 2 of the District Mumbai Sub-urban District.



**Payment Details**

Bank Name PUNB

Payment Date 29/01/2025

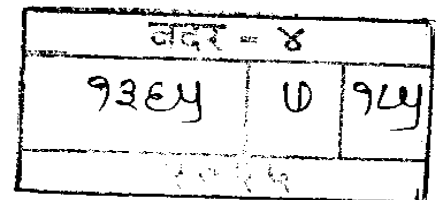
Bank CIN 10004152025012917537

REF No. 5190511210

Deface No 0125292919507D

Deface Date 31/01/2025

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





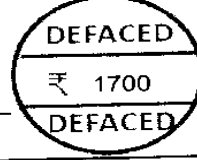
**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 0125298619650

Receipt Date 31/01/2025

Received from DHC, Mobile number 9000000000, an amount of Rs.1700/-, towards Document Handling Charges for the Document to be registered on Document No. 1365 dated 31/01/2025 at the Sub Registrar office Joint S.R. Andheri 2 of the District Mumbai Sub-urban District.



**Payment Details**

Bank Name PUNB	Payment Date 29/01/2025
Bank CIN 10004152025012917642	REF No. 5190512091
Deface No 0125298619650D	Deface Date 31/01/2025

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



बंदर - ४		
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**AGREEMENT FOR SALE**

THIS AGREEMENT is made at Mumbai on this 31<sup>st</sup> day of January, 2025;

*Pruthi*

**BETWEEN**

**NEEPA REAL ESTATES PRIVATE LIMITED**, a Company incorporated under the provisions of Companies Act, 1956 having its registered office at Bldg No 18, P2 Level, Commercial Office Shops Makwana Road, Vasant Oasis, JB Nagar, Marol, Andheri (E) Mumbai 400059. hereinafter referred to as the "Promoter" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successor/s and assigns) of the **ONE PART**;

**AND**

**ROHINI PRASANNA SHETTY**

Indian Inhabitant(s) residing at **C-604, NIKITA CHS, BAMANDAYA PADA, END OF MILITARY ROAD, ANDHERI EAST, MUMBAI-400072.**

OR

\_\_\_\_\_ a partnership firm registered under the Indian Partnership Act 1932 and carrying on Business at

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

OR

\_\_\_\_\_ a Company registered under the Indian Companies Act 1913 / Companies Act 1956/ Companies Act 2013 having its registered office at

\_\_\_\_\_

hereinafter called "the Purchaser/s" (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include, in the case of an individual/s, his or her or their heirs, executors, administrators and permitted assigns, and in the case of a Partnership firm, the partners from time to time constituting the firm and the survivors or survivor of them and the heirs, executors and administrators of the last surviving partner and their/his/her permitted assigns

*[Signature]*

(Signature of Promoter)

*Pruthi*

(Signature of Purchaser/s)



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and in case of a HUF the members of HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and assigns of such last surviving member of the HUF and in the case of a company or a society or a body corporate, its successors and permitted assigns) of the **OTHER PART**;

The Promoter and the Purchaser/s are hereinafter collectively referred to as the **"Parties."**

**WHEREAS**

- A. Borosil Glass Works Limited ("**Borosil**") was the erstwhile owner of a large tract of land situated at Village Marol, Taluka Andheri District of Mumbai City and Mumbai Suburban; and was running a factory thereon;
- B. By and under a letter dated 21<sup>st</sup> November 2009 bearing no KaAa/NaHPra/Pra.Kra.222/2009/Karyasan -7 issued by the Labour office of the Commissioner, the Labour Commissioner has granted its no objection certificate for closure to the factory standing thereon;
- C. By and under letter dated 29<sup>th</sup> May 2010 bearing no Kra.Na.Ja.Ka.Dha./Borosil Glassworks /2010/C-7186 issued by the Directorate of Industries, the Directorate of Industries has informed that land admeasuring 79561 sq. mtrs. of the large tract of land does not fall within the purview of Section 20 (i) of the Urban Land Ceiling and Regulation Act 1975;
- D. By an Indenture of Conveyance dated 27<sup>th</sup> August 2010 made by and Borosil, therein referred to as the "the Vendor" of the one part and the Promoter herein i.e. Neepa Real Estates Private Limited, therein referred to as the "the Purchaser" of the other part and registered with the office of Sub-Registrar of Assurances at Bandra under Serial No.8183 of 2010, Borosil (i) granted, sold, conveyed and assigned unto the Promoter a large piece and parcel of land and bearing CTS Nos. 246, 340, 341A, 343A, 344A, 345A, 345/1 to 345/55, 345/56A, 345/57A, 345/58A/1, 345/59, 345/61A to 65, 345/69 to 345/72, 348, 349, 350, 353, 355A, 357, 401 and S.No.32A Hissa No.6 admeasuring in the aggregate 68,789.54 (sixty eight thousand seven hundred and eighty nine point fifty four) square metres or thereabouts together with structures standing thereon; (ii) transferred, assigned and assured unto the Promoter, all its leasehold right, title and interest acquired from the then owner Mr. Khodabux Abdul Rehman to all that piece or parcel of property or ground, bearing Survey No.21 Hissa No.1 admeasuring 756 (seven hundred and fifty six) square yards or thereabouts and Survey No.24 Hissa No.3 admeasuring 4930 (four thousand nine hundred and thirty) square yards or thereabouts aggregating to 5686 (five thousand six hundred and eighty six) square yards

(Signature of Promoter)

(Signature of Purchaser/s)

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equivalent to 4753.46 (four thousand seven hundred and fifty three point forty six) square meters or thereabouts together with the structures standing thereon ("the Leasehold Land") for the unexpired balance period of 999 (nine ninety nine) years subject to the payment of rent reserved thereunder and the performance and observance of the covenants and the conditions contained therein; and (iii) granted, transferred and assured unto the Promoter herein, all its right and interest it may have in law or in equity to all that piece and parcel of property bearing CTS Nos.337-A/1(P), 337-A/2(P), 345/60 (part), 388 (part), 437 (part), 438 (part), 463-A (part), 466 (part), 469 (part), 657 (part) admeasuring in the aggregate 569.72 (five hundred and sixty nine point seventy two) square metres or thereabouts together with structures standing thereon for the consideration and in the manner therein specified. The lands described in (i), (ii) and (iii) are collectively referred to as the said Larger Property ("the said Larger Property"). Thus the Promoter is well and sufficiently entitled to the said Larger Property.

- E. By and under Indenture of Conveyance dated 1<sup>st</sup> April 2011, registered with the Sub-Registrar of Assurances, Bandra, under serial no. BDR1/ 5313 of 2011 made by and between Mr. Abdul Rehman Khuda Baksh and 8 others being the heirs of Mr. Khodabux Abdul Rehman as Vendor of the One Part and Borosil as the Purchaser/s of the Other Part, Mr Abdul Rehman Khuda Baksh and 8 ors sold, transferred and conveyed all their reversionary rights in the Leasehold Land to the Borosil. Thus, Borosil became owner of the Leasehold Land and Promoter herein is the Lessee in respect of the Leasehold Land for the unexpired balance period of the Indenture of Lease dated 7<sup>th</sup> August 1962.
- F. The Promoter proposes to develop the said Larger Property by putting up construction thereon, by utilizing Floor Space Index (F.S.I.) and/or Transferable Development Rights (T.D.R.) arising/emanating from the said Larger Property (including portions thereof which are under D.P. Road/setback) and also outside T.D.R. The Promoter also proposes to avail FSI under the provisions of Regulation 33 (24) of the Development Control Regulations for Mumbai 1991 (D. C. Regulations). The Promoter reserves the right to handover portions of the said Larger Property following the due process of the law;
- G. By an order bearing reference No.C/Works-3 C/Amalgamation/ Sub-Division/SR1557 dated 08-08-2011 and order bearing reference No.C/Works - 3 C/Amalgamation/Sub-Division/SR1557 dated 09-04-2013, the Collector Suburban District granted permission for amalgamation and subdivision of a portion of the said Larger Property, wherein ultimately the Promoter proposes to construct buildings is assigned as C.T.S. No.345/A1 admeasuring 51,459.3

  
(Signature of Promoter)

  
(Signature of Purchaser/s)



बंदर - ४		
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sq. mtrs or thereabouts. The Promoter is in the process of amalgamating further land parcels out of the said Larger Property in such a manner that the land bearing C.T.S. No.345/A1 shall admeasure 56,161.54 sq mtrs or thereabouts (out the said Larger Property) and the same shall be construed as the land on which the buildings will be constructed and be called as Vasant Oasis Project (as defined below). As such, the Property Register Card in respect of Vasant Oasis Land (as defined below) shall stand amended to reflect land bearing C.T.S. No.345/A1 admeasuring 56,161.54 sq mtrs or thereabouts;

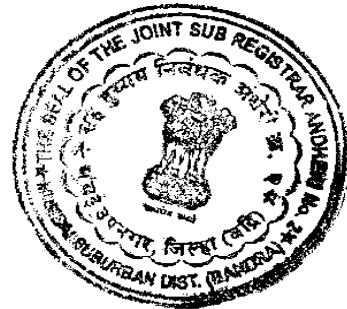
H. The Promoter has prepared a proposed layout plan in respect of the said Larger Property which is comprising of the following:-

- (i) residential cum commercial complex known as "Vasant Oasis" consisting of 20 (twenty) buildings/wings comprising of basements, podiums, stilt and residential and commercial premises for sale (hereinafter collectively referred to as "Vasant Oasis Project") to be constructed, on portion of the said Larger Property admeasuring 51,459.3 sq. mtrs. (subject to what is stated in Recital-G above) more particularly described in the **First Schedule** hereunder written (hereinafter referred to as "**Vasant Oasis Land**"). On the basis that the Promoters will have the permission as stated in Recital-G above and consequentially, land bearing C.T.S. No.345/A1 shall admeasure 56,161.54 sq. mtrs., the layout is shown in orange colour boundary line on the plan annexed as **Annexure "A"** hereto. The Property Register Card of Vasant Oasis Land is annexed and marked as **Annexure "B"** hereto.
- (ii) the common 2 (two) basements i.e. lower and upper basement of building no. 1 to 19 of Vasant Oasis Project, are already sanctioned and approved by the Municipal Corporation of Greater Mumbai (hereinafter referred to as "MCGM"), as public parking and shall be used as public parking by MCGM and/or its authorize occupants/nominees ("**Public Parking**"). For the purpose of Public Parking separate entry and exit shall be provided in the Vasant Oasis Project and the same is shown in yellow wash on the plan annexed and marked as **Annexure "C"** hereto. The Purchaser/s is/are aware that drainage system for Public Parking is common with drainage system of building no. 1 to 19 of Vasant Oasis Project and if possible and permitted by the authority, the Promoter may construct separate drainage system for Public Parking (hereinafter collectively referred to as "**Public Parking Area**"). The drainage and Sewage Treatment Plant of Building No. 20 shall be separate and not connected with

(Signature of Promoter)

(Signature of Purchaser/s)

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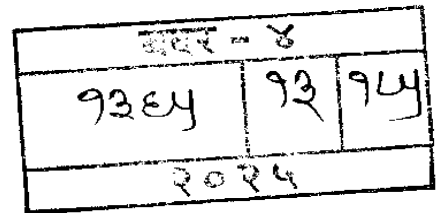


building nos. 1 to 19 of Vasant Oasis Project.

- (iii) there are also internal roads passing through Vasant Oasis Land for the access, ingress and egress of the units/premises/flats occupant(s)/purchaser(s) of Vasant Oasis Project (excluding building no. 20) ("**Internal Roads**");
- (iv) there is pending dispute with one Ghatalia Family purportedly claiming rights in portion of the said Larger Property admeasuring 1422.12 sq. mtrs. ("**Disputed Property**"). In the event any order is passed by any court or tribunal in favour of the Promoter confirming the ownership of the Promoter in respect of the Disputed Property, the Promoter shall be entitled to utilize and consume the FSI/TDR benefits which may accrue from the Disputed Property within the buildings/wings constructed on the proposed layout plan. Further in the event of any order is passed by any court or tribunal in favour of the Promoter, the Recreational Ground (R.G.) area (earmarked in green hatched lines on the plan annexed as **Annexure "C"**, hereto) ("**Building 20 R.G.**") which is at present on the west side of the said Building No. 20 shall be shifted to the Disputed Property;
- (v) the Promoter has granted lease of portion of the said Larger Property admeasuring 815 sq. mtrs. to Reliance Infrastructure Limited for installing and operating substation of 33/11 KV ("**Substation**") in pursuance of Agreement to Lease dated 30<sup>th</sup> December 2014, registered with the Sub-Registrar of Assurances under serial no.BDR1-10228 of 2014;
- (vi) the building no.18 known as "Daisy" has commercial premises on the ground and first floor.;
- (vii) The said Building No. 20 "Blossom" has commercial shops/units in the "A" wing facing the Private Road (as defined below).
- (viii) there are several reservations such as amenity plot, R.G., Road set back area, etc on the said Larger Property ("**Reservations**") that shall be handed over to concerned authority.
- (ix) there shall be private road of 9 mtr. (as shown in blue wash on the plan annexed as Annexure "C") constructed/built by the Promoter ("**Private Road**") in the Vasant Oasis Project and which shall be used by the occupants/allottees/purchasers for ingress and egress of (i) occupants/allottees/agents/representatives of Vasant Oasis Project including purchasers/occupants/allottees/agents/representatives of Building No. 20 "Blossom" , (ii) Substation and (iii) Reservations;

  
(Signature of Promoter)

  
(Signature of Purchaser/s)



- (x) The details of formation of the Apex Body, conferment of title upon the Apex Body with respect to the Vasant Oasis Project are more particularly specified in Clause 10 below.
- (xi) The common areas, facilities and amenities in building no. 1 to 19 shall not be used by the Purchaser/s herein and such common areas, facilities and amenities are listed in the Third Schedule hereunder written ("Vasant Oasis Project Common Areas and Amenities").

The aforesaid Vasant Oasis Project, Public Parking Area, Private Road, Internal Roads, Disputed Property, Substation, Building 20 R.G., Reservations are shown on the proposed layout plan of the Larger Property as annexed and marked as Annexure "C" hereto.

- I. The Vasant Oasis Project shall comprise of the following buildings/wings:-

Building No.	Building Name
1	Ornella
2	Tiffany
3	Emerald
4	Veronica
5	Rosabel
6	Ebony
7	Daffodil
8	Petunia
9	Blue Bell
10	Hana
11	Eliza
12	Acacia
13	Camelia-A & B
14	Jolan
15	Danica

  
(Signature of Promoter)

  
(Signature of Purchaser/s)

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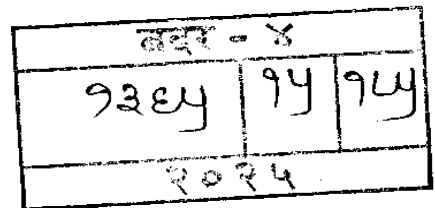


16	Lilium
17	Zinnia
18	Daisy
19	Carnation
20	<del>Blossom</del>

- J. The Promoter have entered into a prescribed Agreement with an Architect, registered with the Council of Architects and also appointed a Structural Engineers for preparing structural designs and drawings and the Purchaser/s accept/s the professional supervision of the said Architect and the said Structural Engineer till the completion of the buildings unless otherwise changed by the Promoter.
- K. The Promoter are constructing building No. 20 to be known as "Blossom", which building consists of 2 wings - A wing (commercial and residential) and B wing (residential) and each Wing has 2 Basements + Ground Floor (Part Commercial Shops in A wing +Part parking in A and B wings) + 1st Floor (Wing A and Wing B - Part Residential+ Part Amenity+ Part E-Deck)+ 2nd to 25th Residential Upper floor in Wing A and Wing B +LMR & OHT above Terrace Level of Wing A and Wing B as permitted by the concerned authorities ("**said Building**") being constructed on land admeasuring 1428.72 **square meters** square meters or thereabouts out of Vasant Oasis Land, more particularly described in the **Second Schedule** hereunder written and shown in red colour hatched lines on the plan annexed and marked as Annexure "C" hereto (hereinafter referred to as "**the said Property**") as Real Estate Project with the Real Estate Authority (hereinafter referred to as "**Authority**") under the provisions of Section 5 of Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "**RERA**") *read with* the provisions of the Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017 (hereinafter referred to as "**RERA Rules**") ("**said Building**" and "**said Property**" are hereinafter collectively referred to as "**Real Estate Project/Project**").
- L. The principal and material aspects of the development of the said Building as disclosed by the Promoter are briefly stated below:-
- (i) The said Building consists of 2 wings - A wing (commercial and residential) and B wing (residential) and each Wing has 2

  
(Signature of Promoter)

  
(Signature of Purchaser/s)



Basements + Ground Floor (Part Commercial Shops in A wing +Part parking in A and B wings) + 1st Floor (Wing A and Wing B - Part Residential+ Part Amenity+ Part E-Deck)+ 2nd to 25th Residential Upper floor in Wing A and Wing B +LMR & OHT above Terrace Level of Wing A and Wing B as permitted by the concerned authorities.

- (ii) The total FSI of 26,827.84 sq. mtrs is required for development of the said Building and accordingly, the MCGM has sanctioned the entire required FSI of 2,15,284.57 sq. mtrs. and the same is generated from the said Larger Property;
- (iii) The occupants of the said Building shall have access only from the Private Road. The occupants of the said Building shall have parking for its residential/commercial users in the basement and on the ground floor of the said Building.
- (iv) The details of formation of the Society (as defined below) with respect to the structure of the buildings (excluding basements of Public Parking Area), podium, common amenities and facilities and other spaces) are more particularly specified in Clause 9 below).
- (v) The common areas, facilities and amenities in the said Building that may be used by the Purchaser herein in common with other allottees/occupants/purchaser of the said Building are listed in the **Fourth Schedule** hereunder written ("**Common Area and Amenities of the said Building**").

vi) The said Building shall form a part of the Apex Body (as defined below ) and shall pay the proportionate maintenance and outgoings for the Private Road, its lighting and security.

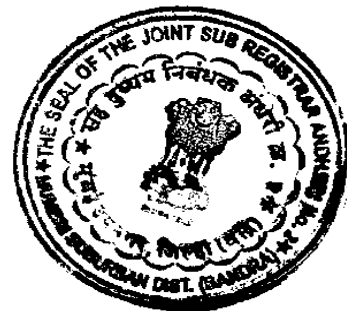
The above details along with the relevant permissions and approvals are available for inspection on the website of the Authority at <https://maharera.mahaonline.gov.in>

- M. Promoter through its Architects has thereafter submitted their building plans in respect of the said Building to the MCGM for sanction thereof and the requisite Intimation of Disapproval ("**IOD**") and Commencement Certificate ("**CC**") in respect of the said Building has been received from MCGM vide IOD No. CHE/WS/0252/K/337 (New) dated 10<sup>th</sup> December, 2021 and C. C. No. CHE/WS/0252/337/K(New) dated 10th December, 2021. Hereto

  
(Signature of Promoter)

  
(Signature of Purchaser/s)

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collectively annexed and marked as **Annexure "D"** is copy of IOD and C.C.

- N. Advocate Sunil Lahane has issued a Title Certificate relating to the said Larger Property. A copy of the said Title Certificate is annexed hereto and marked as **Annexure "E"**.
- O. The Promoter has registered the Project under the provision of RERA and RERA Rules with the Authority at Mumbai under no. P51800032286 on 22/12/2021. Copy of RERA Registration Certificate issued by the Authority is annexed and marked as **Annexure "F"** hereto.
- P. Copies of following documents are annexed to this Agreement:-
- (i) Copy of plan of Vasant Oasis Project (**Annexure "A"**);
  - (ii) Copy of Property Register Card of Vasant Oasis Project (**Annexure "B"**);
  - (iii) Copy of proposed layout plan of Larger Property (**Annexure "C"**);
  - (iv) Copy of IOD and CC (**Annexure "D"**);
  - (v) Copy of Title Certificate issued by Advocate Sunil Lahane (**Annexure "E"**);
  - (vi) Copy of RERA Registration Certificate dated -22/12/2021 issued by the Authority (**Annexure "F"**);
  - (vii) Copy of the floor plan of the said Flat (**Annexure "G"**).
- Q. The relevant details along with the annexures annexed to this Agreement are available for inspection on the website of the Authority at <https://maharera.mahaonline.gov.in>.
- R. The Purchaser/s has/have demanded from the Promoter and the Promoter has given inspection to the Purchaser/s of all the documents of title relating to the said Larger Property, Vasant Oasis Project, sanctioned plans of Real Estate Project, designs, layouts including the documents mentioned in the Recitals and more particularly in Recital P above and all other documents as specified under the RERA and RERA Rules and the Purchaser/s is/are fully satisfied with the title of Promoter in respect of the Vasant Oasis Land and has/have agreed not to raise any requisitions on or objection to the same;

  
(Signature of Promoter)

  
(Signature of Purchaser/s)



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- S. The Purchaser/s being fully satisfied in respect of title of Promoter in respect of the Larger Project (including the fact that the Promoter will handover Public Parking Area to MCGM), has/have approached the Promoter and requested to allot to him/her/them a residential flat more particularly described in the Sixth Schedule hereunder written (hereinafter referred to as "the said Flat" ) and shown in red hatched lines on the plan annexed and marked as Annexure "G" hereto for the consideration more particularly mentioned in the Sixth Schedule hereunder written (hereinafter referred to as "Sale Price") and on the terms and conditions hereinafter appearing. The said Flat also have attached balcony/ies as shown in red colour hatched lines on the floor plan annexed and marked as Annexure "G" hereto (hereinafter referred to as "Balcony").
- T. Along with the said Flat, at the request of the Purchaser/s, the Promoter have also agreed to allot to the Purchaser/s exclusive right to use and occupy car parking space/s more particularly described in the Sixth Schedule hereunder written in the said Building (hereinafter referred to as "Car Parking Space") subject to the terms and conditions as contained hereinafter. The said Flat, Balcony and Parking Space are hereinafter collectively referred to as "the said Premises".
- U. The Promoter has the right to sell the said Flat in the Real Estate Project to be constructed by the Promoter, and, to enter into this Agreement with the Purchaser/s of the said Flat to receive the sale consideration in respect thereof.
- V. The Promoter has created a charge/mortgage on the Vasant Oasis Land and Vasant Oasis Project in favour of Catalyst Trusteeship Limited.
- W. Under Section 13 of RERA, the Promoter is required to execute a written Agreement for Sale in respect of the said Flat agreed to be sold to the Purchaser/s and the Parties are therefore executed these presents which shall be registered under the provisions of Indian Registration Act, 1908. The Purchaser agrees that despite of the contents mentioned in Recital L, the Purchaser has agreed to purchase the Flat and the Purchaser has no objection to the same.
- X. The Parties hereto are desirous of recording the terms and conditions on which the Promoter has agreed to allot the said Premises in the said Building to the Purchaser/s in the manner hereinafter appearing.

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

**1. AGREEMENT**

  
(Signature of Promoter)

  
(Signature of Purchaser/s)

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- 1.1 The recitals contained above and schedules and annexures hereto form an integral and operative part of this agreement as if the same were set out and incorporated herein verbatim.
- 2. CONSTRUCTION OF THE PROJECT**
- 2.1 The Promoter is constructing the said Building on the portion of Vasant Oasis Land being the said Property, more particularly described in **Second Schedule** hereunder written in accordance with the plans, specifications, designs and elevations as approved by the concerned local authority and which have been seen and inspected by the Purchaser/s with such variations and modifications as may consider necessary or as may be required by the Government, MCGM and/or any other local authority from time to time. The Promoter shall have to obtain prior consent in writing of the Purchaser/s in respect of any variations or modifications which may adversely affect the said Flat, except, any alteration or addition required by Government authorities or due to change in law or any change as contemplated by any of the disclosure already made to the Purchaser/s. The Purchaser/s agrees to execute such further consents if and when required by the Promoters and/or the Planning Authority for recording the Purchaser/s consent to amendments to the approved plans and the layout so long as the area of the premises to be allotted to the Purchaser/s remain materially unchanged.
- 2.2 The Promoter is developing Vasant Oasis Project under Regulation 33 (24) of D.C.R. i.e. PPL Scheme. The Promoter shall construct building no. 1 to 19 alongwith the Public Parking Area as more particularly described in Recital H above and which is required to be handed over to MCGM, free of cost for exclusive use and enjoyment thereof. For the purpose of Public Parking separate entry and exit shall be provided in the Vasant Oasis Project. The separate entry and exit for Public Parking is shown in yellow wash on the plan annexed as **Annexure "C"**, hereto. The Purchaser/s agree(s), confirm(s) and covenant(s) that he/she/they shall not raise any objection or claim any right in the Public Parking Area nor the Purchaser/s shall hinder, obstruct and/or create nuisance for usage of Public Parking Area. It is expressly agreed and understood by the Purchaser/s that his/her/their rights (subject to payment of all amounts due and payable to the Promoter under these presents) are limited to the extent of the said Flat and Parking Space and not otherwise.
- 2.3 The Purchaser/s is/are aware that the Promoter shall transfer and handover Public Parking Area along with certain amenities to MCGM free of costs and for exclusive use thereof and that MCGM and/or their successor, nominee(s) and assign(s) etc. shall not be required to become member of Society and Apex Body and shall not be required to pay property tax or any other taxes,

  
(Signature of Promoter)

  
(Signature of Purchaser/s)




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rates, duties, cess or charges including maintenance charges, sinking fund charges, repair fund charges etc. in respect of Public Parking Area and/or any amenities provided pursuant thereto to Society or otherwise.

- 2.4 The Purchaser/s hereby agree(s) and confirm(s) that Promoter, MCGM and/or their successor, nominee(s) and assign(s) etc. shall be entitled to use and enjoy Public Parking Area along with the amenities and facilities for any purpose / purposes as may be desired by MCGM and/or their successor, nominee(s) and assign(s) etc. and the Purchaser/s further agree(s) that the Promoter, MCGM and/or their successor, nominee(s) and assign(s) etc. shall be entitled to undertake or permit undertaking of any additions /alterations within the Public Parking Area as they may deem fit and proper.
- 2.5 The Purchaser/s hereby agree(s) that the Promoter shall be entitled to handover Public Parking Area along with the amenities and facilities to MCGM and/or such other person or persons, any third party or legal entity as MCGM may direct for operation, management and maintenance on such terms and conditions as may be decided by the Promoter and/or MCGM.
- 2.6 The Purchaser/s are aware that MCGM and/or their successor, nominee(s) and assign(s) etc. shall be entitled to dispose of Public Parking Area along with the amenities and facilities unto and in favour of any person or persons, any third party or legal entity on such terms and conditions as may be decided by MCGM and/or their successor, nominee(s) and assign(s) etc. without any recourse and/or reference to the purchasers of the said Building and/or the Society and for which the Purchaser/s herein have no objection.
- 2.7 The Purchaser/s is/are aware that drainage of Public Parking Area is connected with the drainage system of the said Building/Vasant Oasis Project. It is hereby further agreed by the Purchaser/s that the repair and maintenance of such drainage system, though connected with Public Parking Area shall be the sole and exclusive responsibility of purchasers of the flats/premises in the Vasant Oasis Project and the Society/Apex Body (excluding Building No. 20) and that neither the Purchaser/s nor the Society/Apex Body shall demand any charges for the same from MCGM and/or Promoter and/or their successor, nominee(s) and assign(s) etc.

### 3. PURCHASE OF THE SAID FLAT AND SALE CONSIDERATION

- 3.1 The Purchaser/s hereby agree/s to purchase from the Promoter and the Promoter hereby agree to allot to the Purchaser/s the said Flat in the said Building "Blossom" of the Vasant Oasis Project more particularly described in the Sixth Schedule hereunder written (hereinafter referred to as "**the said Flat**") and shown in red hatched lines on the plan annexed and marked as

  
(Signature of Promoter)

  
(Signature of Purchaser/s)

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**Annexure "G"** hereto, to be constructed / being constructed on the said Property, at and for the lumpsum price more particularly mentioned in the Sixth Schedule hereunder written (hereinafter referred to as "**Sale Price**") payable by the Purchaser/s to the Promoters in the manner detailed in the **Seventh Schedule**.

- 3.2 The said Flat also has attached balcony/ies / terrace more particularly mentioned in the Sixth Schedule hereunder written and shown in red colour hatched lines on the floor plan annexed hereto and marked as **Annexure "G"** (hereinafter referred to as "**Appurtenant Area**"). The Purchaser/s acknowledge(s) that all the Appurtenant Area attached to the Flats shall belong to occupants/purchaser(s) of such Flat.
- 3.3 The Promoter has agreed to permit the Purchaser/s, the exclusive right to use car parking space/s in basement/stilt/podium of the said Building more particularly described in the Sixth Schedule hereunder written (hereinafter referred to as "**the Parking Space/s**"). The said Flat, attached Balcony and Parking Space/s are hereinafter collectively referred to as "**the said Premises**".
- 3.4 The Appurtenant Area, Parking Space are made available free of charge to the Purchaser/s and the Sale Price agreed to be paid under this Agreement is only for the carpet area of the said Flat.
- 3.5 The Promoter shall confirm the final carpet area of the said Flat that has been agreed to be allotted to the Purchaser/s only after construction of the said Building is completed and occupation certificate in respect thereof is granted by the competent authority by furnishing details of the changes (if any) in the carpet area of the said Flat, subject to variation cap of 3%. The Sale Price payable for the said Flat shall be recalculated based on the carpet area of the said Flat. If there is any reduction in carpet area of the said Flat, then the Promoter shall refund the excess money paid by the Purchaser/s within 45 (forty five) days together with interest on the excess amount. The interest payable by the Promoter shall be the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% thereon (hereinafter referred to as "**Interest Rate**"). In the event of increase in carpet area of the said Flat, the Purchaser/s shall make the payment of such excess area in the immediate next installment of the Sale Price.
- 3.6 The Purchaser/s hereby agree/s, covenant/s and undertake/s to pay the Sale Price to the Promoters in the manner set out in **Seventh Schedule** hereunder written.


  
(Signature of Promoter)

  
(Signature of Purchaser/s)



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- 3.7 Each of such installments shall be paid by the Purchaser/s within a period of 10 (ten) days from the date of intimation by the Promoters. Time for payment of each installment is the essence of the contract. The Purchaser/s hereby agree, confirm and undertake that an intimation forwarded by the Promoter, that a particular stage of construction is commenced or completed shall be sufficient proof that a particular stage of construction is completed.. However, it is agreed that non receipt of such intimation requiring such payment shall not be a plea or an excuse by the Purchaser/s for non-payment of any amount or amounts.
- 3.8 The Sale Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority local bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Purchaser/s for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter 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 Purchaser/s, which shall only be applicable on subsequent payments.
- 3.9 The Purchaser/s shall make all payments of the Sale Price due and/or payable to the Promoter through an account payee cheque / demand draft / pay order / wire transfer / any other instrument as mentioned in the Sixth Schedule hereunder written. In case of any financing arrangement entered by the Purchaser/s with any financial institution with respect to the said Flat, the Purchaser/s undertakes to direct such financial institution to, and shall ensure that such financial institution does disburse/pay all such amounts towards Sale Price due and payable to the Promoter through an account payee cheque / demand draft / wire transfer / any other instrument as mentioned in the Sixth Schedule hereunder written . Any payments made in favour of any other account other than mentioned hereinabove shall not be treated as payment towards the said Flat and shall be construed as a breach on the part of the Purchaser/s, in which event without prejudice to the right of the Promoter to charge interest at the Interest Rate on the amounts due, the Promoter shall be entitled to terminate this Agreement and forfeit 10% of the Sale Price along with brokerage charges (if any) as reasonable, pre-estimated, genuine and agreed liquidated damages and return balance (if any) to the Purchaser/s within 30 (thirty) days from the date of such termination of the Agreement. The interest chargeable by the Promoter shall be as per **Interest Rate**.
- 3.10 The Sale Price is exclusive of stamp duty, registration fee and all taxes including but not limited to GST, levies, duties, cesses etc. as maybe

  
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(Signature of Purchaser/s)

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applicable. In Addition to the Sale Price, the Purchaser/s shall pay all other amounts mentioned herein including the amounts mentioned in **Eighth Schedule** hereinafter. Any of the taxes including GST (if applicable and all other indirect and direct taxes) and levies, duties, cesses etc. (whether applicable/payable now or become applicable/payable in future), levied by the Central Government and/or the State Government and/or any local, public or statutory authorities/bodies, whether on Sale Price or on other amounts payable under the Agreement, shall be borne and paid by the Purchaser/s alone and the Promoter shall never be liable, responsible and/or required to bear, and/or pay the same or any part thereof.

- 3.11 The Purchaser/s are aware that as per present statute, GST (if applicable) are leviable/applicable on the Sale Price payable hereunder and consequently the amount of each installment payable by the Purchaser/s to the Promoter in respect of this transaction shall proportionately increase to the extent of the liability of such taxes. The Purchaser/s hereby undertake(s) to pay the amount of the GST (if applicable) along with each installment from the effective date and further shall not dispute or object to payment of such statutory dues. The Promoter shall not be bound to accept the payment of any installment unless the same is paid alongwith the amount of GST if applicable thereon and the Purchaser/s shall be deemed to have committed default in payment of amount due to the Promoter hereunder, if such payment is not accompanied with the applicable GST. Provided further that if on account of change/amendment in the present statute or laws, statutes, rules, regulations and policies or enactment of new legislation of new laws by the Central and/or State Government or any other taxes become payable hereafter on the amounts payable by the Purchaser/s to the Promoter in respect of this transaction and/or aforesaid taxes levied is increased on account of revision by Authorities, the Purchaser/s shall be solely and exclusively liable to bear and pay the same and the Purchaser/s do and doth hereby agree and undertake to indemnify and keep indemnified the Promoter and its successors-in-title and assigns in respect thereof.
- 3.12 The Purchaser/s further agree/s, undertake/s and covenant/s that while making the payment of installments of Sale Price and GST (if applicable) thereon, the Purchaser/s shall deduct TDS as may be applicable from time to time. The Purchaser/s after making payment of each installments and applicable GST, on or before 7<sup>th</sup> day of next month, shall file required forms with the Income Tax Authority in the prescribed format and on or before 22<sup>nd</sup> day the month on which respective form/s is/are filed, shall furnish challan to the Promoter. The Purchaser/s is/are aware that the time to make the payment of installments and applicable GST (if any) and all other taxes as mentioned in above is the essence of contract and in event of delay on part of the

  
(Signature of Promoter)

  
(Signature of Purchaser/s)



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Purchaser/s to make the payment of any of the installment together with GST (if applicable) and/or any other tax (including delivering challan/certificate thereof), then without prejudice to right of the Promoter to cancel and terminate this Agreement, the Purchaser/s shall be liable to pay interest at the Interest Rate to the Promoter on all delayed payments from the due date till the date of realization thereof.

- 3.13 The Purchaser/s authorizes the Promoters to adjust/appropriate all payments made by him/her/them under any head(s) of dues against lawful outstanding, if any, in his/her/their name/s as the Promoter may in its sole discretion deem fit and the Purchaser/s undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

#### 4. VOLUNTARY CANCELLATION BY PURCHASER/S

- 4.1 In the event, the Purchaser/s desire/s to cancel the allotment of said Flat for any reason whatsoever (save and except in case the Promoter fails to offer possession of the Flat in terms of this Agreement), then Promoter shall be entitled to forfeit the amounts equivalent to 10% (ten per cent) of the Sale Price and the Purchaser/s shall not be entitled to such amount paid by him/her/them to the Promoter. The Purchaser/s shall also have to bear and pay to the Promoter, at the time of cancellation, the brokerage charges (if the said Flat is purchased through the broker) which brokerage shall have been already paid by the Promoter to the broker. The Promoter shall not be liable to refund any taxes paid or payable on this Agreement and/or on the Sale Price and/or interest and/or otherwise. It is agreed by and between the parties that all the amounts due and payable by the Purchaser/s, as specified hereinabove, shall be deducted from the amount received by the Promoter from the Purchaser/s till the time of such cancellation. The Promoter shall return the balance amount from the Sale Price (if any) to the Purchaser/s within 30 (thirty) days from the date of such cancellation.

#### 5. FULL AGREEMENT

- 5.1 The Parties hereto confirm that this Agreement constitutes the full agreement between the Parties hereto and supersedes all previous agreements, arrangements, understanding, writings, allotment, letters, brochures and/or other documents entered into, executed and/or provided.

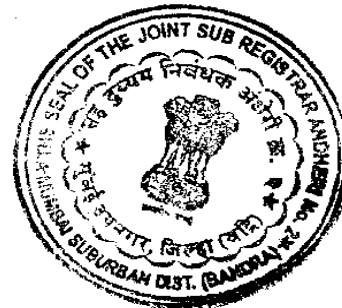
#### 6. PARKING SPACE/S AND APPURTENANT AREA

- 6.1 The Purchaser/s is/are aware that the said Parking Space/s and Appurtenant Area are provided by the Promoter to the Purchaser/s without consideration.

  
(Signature of Promoter)

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(Signature of Purchaser/s)



However, the Purchaser/s will be bound to abide with the rules and regulations as may be framed in regard to the Parking Space/s by the Promoter and/or the Society to be formed by all the purchasers of flats in the respective building/wing and shall pay such outgoings in respect of the Parking Space/s and Appurtenant Area as may be levied by such Society to be formed by them.

- 6.2 The Purchaser(s) acknowledge/s and understand/s that the car parking spaces that will be provided for in the said Building shall be in the form of stack or tandem parking or any other form of parking and which shall be designed to minimize the area and/or volume required for parking cars. Each tandem / stack shall contain 2 or more car parks. Therefore each stack/tandem parking will be shared by 2 or more Flat Purchaser/ Occupants, (hereinafter referred to as the "**Mechanical Parking**"). The Purchaser/s is aware that such Mechanical Parking involves or may involve operation of one or more machine/s for parking and removing cars from the Mechanical Parking system and the same could be time-consuming and the Purchaser(s) acknowledge/s that the Purchaser/s has no objection to the same. The Purchaser/s is aware that such Mechanical Parking may also require a valet system by appointment of qualified drivers and parking operators, for ease of parking and removing of vehicles from the parking slots in the Mechanical Parking system.
- 6.3 The Purchaser/s hereby confirm/s that the Purchaser/s has/have no objection to the aforesaid and that the Purchaser/s shall not park his/her/their car/s at any other place other than specifically designated for the parking of the vehicles of the Purchaser(s). The Purchaser(s) hereby agree/s and undertake/s that the Purchasers shall bear the costs and expenses of the maintenance of such Mechanical Parking and also keep such valet parking facility at his/her/their costs for parking or removal of cars from the Mechanical Parking system. The Purchaser/s shall not refuse to bear such costs and/or expenses on the ground of non-utilisation of such Mechanical Parking system or valet parking facility or on any other ground whatsoever and howsoever arising.
- 6.4 The Purchaser/s shall be entitled to exclusively use, occupy and enjoy the said Parking Space/s and Balcony in any manner permissible under the rules and regulations of the concerned local authority and as may be framed by the Society/Apex Body. It is clarified that any balcony attached to a flat in Vasant Oasis Project shall be for the exclusive use of such occupant/owner of the flat.

  
(Signature of Promoter)

  
(Signature of Purchaser/s)



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- 6.5 The Purchaser/s herein agree/s and confirm/s that Parking Space/s shall be used for parking of the motor vehicles only and Balcony shall be used for lawful purpose and for no other purpose and that no alteration and/or modification and /or construction of any nature shall be carried out in the Parking Space/s and Balcony;
- 6.6 The Purchaser/s herein agree and confirm that he/she/they shall not raise any objection to the designations/selections of parking done/to be done by the Promoter for other purchaser/s and accepts the designation of the Parking Space/s allotted to the Purchaser/s herein.
- 6.7 The Purchaser/s is/are put to notice that all the Appurtenant Area attached to the Flats shall be exclusively used and enjoyed by the purchaser/s of the respective Flat. The Promoters shall be entitled to give on, exclusive basis, the use of the Appurtenant Area to the purchaser/s of the Flat to which such Appurtenant Area is attached, in the manner stated above. The Purchaser/s have no objection to the Promoters giving to such Flat purchaser/s (as stated), the right to exclusively use the Appurtenant Area attached their respective Flats;
- 6.8 The Purchaser/s agrees not to raise any objection or grievance regarding the exclusive right to use of Appurtenant Area as stated above and undertake and agree that any obstructions of any nature to the same shall amount to a breach of this Agreement and will result in the consequence of termination thereof notwithstanding possession of the said Flat (as defined below) being handed over. The Promoters hereby agree that the Appurtenant Area attached to the Flat forms part of limited and restrictive use of common areas.

#### 7. EVENT OF DEFAULT AND CONSEQUENCES

- 7.1 The Promoter shall be entitled (but not obliged) to terminate this Agreement on the happening of any of the following events ("Events of Default"):
- If the Purchaser's delays or commits default in making payment of any of the amounts and/or installments of any amount payable under this Agreement or otherwise;
  - If the Purchaser/s commits breach of any of the terms, conditions, covenants and representations of this Agreement and/or any other writing and/or the terms and conditions of layout, I.O.A., C.C. and/or any other sanction, permission, approvals, undertakings, writings and affidavits etc.;

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(Signature of Purchaser/s)

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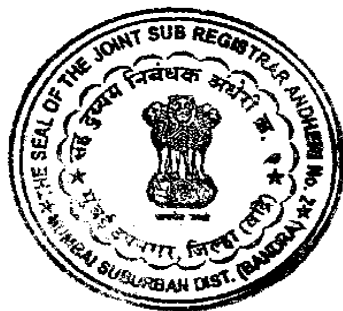


- iii. If the representation, declarations and/or warranties etc. made by the Purchaser/s in the present Agreement and/or any other documents executed and/or entered into or to be executed and/or entered into by the Purchaser/s is untrue or false;
- iv. If the Purchaser/s has/have been declared and/or adjudged to be insolvent, bankrupt etc. and/or ordered to be wound up;
- v. If the Purchaser/s is/are, convicted of any offence involving moral turpitude and/or is sentenced to imprisonment for any offence for not less than six months;
- vi. If Receiver and/or a Liquidator and/or Official Assignee or any person is appointed of the Purchaser/s or in respect of all or any of the assets and/or properties of the Purchaser/s.
- vii. If the Purchaser/s have received any notice from the Government in India (either Central, State or Local) or foreign Government for the Purchaser/s involvement in any money laundering or any illegal activity and/or is declared to be a proclaimed offender and/or a warrant is issued against him / her / them.
- viii. If the Purchaser/s carries out any structural alteration and/or addition in respect of the Said Flat or said Building or any part thereof;
- ix. If the Purchaser/s fail/s to make payment of any outgoing/s, taxes, maintenance charges etc. in respect of the said Flat or any part thereof;

7.2 On happening or occurring of any of the Event of Default, the Promoter shall without prejudice to all other rights that the Promoter may have against the Purchaser/s either under this Agreement, or in law or otherwise, the Promoter shall give 30 (thirty) days notice to the Purchaser/s to rectify/remedy such breach and during the notice period, the Purchaser/s shall be liable to bear and pay interest at the Interest Rate on the due and payable amount. In the event Purchaser/s fail/s to rectify/remedy the breach within notice period, then the Promoter shall be entitled (but shall not be obliged) to (i) forthwith terminate this Agreement ("**Termination Date**") and (ii) forfeit/deduct 10% of the Sale Price along with brokerage charges (if any) as and by way of agreed, reasonable, genuine and pre-estimated amount and balance if any, shall be refunded to the Purchaser/s without any interest within 30 (thirty) days from the Termination Date. It is further clarified that any profit arising from sale of the said Flat to the new purchaser/s shall be of the Promoter and the Purchaser/s shall have no claim against the same.

  
(Signature of Promoter)

  
(Signature of Purchaser/s)



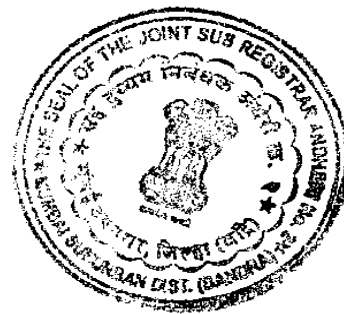
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7.3 If for making payment of the Sale Price the Purchaser/s has/have availed loan from financial institutions, banks or other institutions against the security of the said Flat then the same shall be subject to the consent and approval of the Promoter. In the event of the Purchaser/s committing default of the payment of the installments of the Sale Price or otherwise and in the event of the Promoter exercising their right to terminate this Agreement, the Purchaser/s shall and hereby undertake to clear the mortgage debt outstanding at the time of such termination. The Purchaser/s, at his/her/their own cost and expenses, shall obtain necessary letter/no due certificate from such financial institution, banks etc. stating that the Purchaser/s has/have cleared the mortgage/debt/charge within 15 days from the Termination Date. On receipt of such letter/no due certificate from the financial institution, banks etc. the Purchaser/s shall be entitled to the refund of the amount (if any). However, the Promoter shall directly pay the amount payable to the financial institution, bank, their employer or other such institutions by the Purchaser/s from the balance amount standing to the credit of the Purchaser/s with the owner (if any) towards the said Flat and (paid by him/her/them to the Promoter towards the Sale Price) to the extent so as to clear the mortgage/debt/charge on the said Flat. Only on receipt of such letter of clearance of mortgage debt from such bank, financial institution etc. the Purchaser/s shall be entitled to the refund of the balance amount standing credited to the account of the Purchaser/s (if any) with the Promoter towards the said Flat. Notwithstanding all that is stated hereinabove, it shall always be obligatory on the part of the Purchaser/s to pay the installments of the consideration amount as and when due under the terms of this Agreement and the Purchaser/s shall duly and promptly pay the installments of the consideration amount irrespective of the fact that the Purchaser/s has/have applied for the loan to such financial institution, banks, their employers or such other institution and irrespective of the fact that the said loans are being under process and sanction awaited and/or is rejected. The Purchaser/s shall not be permitted to raise any contention in respect of his/her/their failure to pay the installments of the consideration amount on time and on the due dates on the basis that the Purchaser/s has applied for loan to such financial institution, banks, their employers or such other institutions and that the same are under process of disbursement or that the said loan application of the Purchaser/s is rejected. In the event of the failure of the Purchaser/s to pay the installments of the consideration amount the Promoter shall be entitled to enforce its rights as mentioned herein. In case, there shall be deficit in this regard, the Purchaser/s shall forthwith on demand pay to the Promoter his /her / their proportionate share to make up such deficit.

  
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- 7.4 Notwithstanding anything contrary contained herein, in case the Purchaser/s fail or are otherwise unable to make payment of any of the amounts and/or installments of any amount payable under this Agreement or otherwise, to the Promoter, then the Promoter shall without prejudice to any other rights or remedies that it may have against the Purchaser/s, including the right to terminate and forfeit the amounts as mentioned in Clause 7.2 from the Sale Price and put an end to this Agreement as mentioned herein, and be entitled to receive and recover from the Purchaser/s and the Purchaser/s shall pay to the Promoter interest on all outstanding payment at the Interest Rate from the due date till the date of realization thereof.
- 7.5 All the aforesaid rights and/or remedies of the Promoter are cumulative and without prejudice to one another and other the rights and/or remedies available to the Promoters under applicable law.

## 8. RIGHTS IN THE SAID FLAT AND USE OF COMMON AREA

- 8.1 It is expressly agreed that the right of the Purchaser/s under this Agreement or otherwise shall always be restricted to the said Premises only, and such right will accrue to the Purchaser/s only on the Purchaser/s making payment of all the amounts including the Sale Price to the Promoter strictly in accordance with this Agreement and only on the Purchaser/s performing and complying with other terms, conditions, covenants, obligations, undertakings etc. hereof. All other unsold flats/units, car parking, portion or portions of the said Building and/or Vasant Oasis Project including Common Areas and Amenities of the Building and Vasant Oasis Project Common Area and Amenities, shall always be the sole and absolute property of the Promoter till that time of the said Building (excluding PPL Area and Property of Apex Body) is transferred to the Society. The Purchaser/s hereby confirm/s and consent/s to the irrevocable, absolute and unfettered right of the Promoter to develop, redevelop, sub-develop and/or assign their rights, give on lease, sub-lease, and/or deal with and dispose off all other unsold flats/units and car parks and portion or portions of the said Building, in the manner deemed fit by the Promoter without any consent or concurrence of the Purchaser/s or any other person. The Purchaser/s are aware that recreational facilities, which may be made available for the use and enjoyment of the Purchaser/s shall also be available to the holders of various premises in the said Building. .
- 8.2 The Purchaser/s are aware of and agree/s to abide by and adhere to the following terms and conditions pertaining to the use, enjoyment and outgoings in respect of the Common Areas and Amenities of the said Building. With regards to the Common Areas and Amenities of the said Building.

  
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Building described in the **Fourth Schedule** hereunder written it is agreed that:-

- i. the Promoter shall always be the owner and will have all the rights, title, interest in respect of the common areas, and will be entitled to deal with and dispose off the same in such manner as the Promoter may deem fit till said Building is transferred unto the Society;
- ii. the Purchaser/s shall only be permitted to use the Common Areas and Amenities of the Building on such terms and conditions as the Promoter/Society may deem fit.

8.3 With regards to Vasant Oasis Project Common Areas and Amenities is described in the **Third Schedule** hereunder written, it is agreed that:-

- a. the Promoter shall always be the owner and will have all the rights, title, interest in respect of the said common areas, and will be entitled to deal with and dispose off the same in such manner as the Promoter may deem fit till Property of Apex Body (defined below) is transferred unto the Apex Body.
- b. the Purchaser/s will not have any right, title, interest etc. in respect of the Public Parking Area and the Promoter shall be entitled to handover the Public Parking Area to MCGM and extract/avail all benefits, entitlement etc. thereto without any consent, concurrence and/or recourse to the Purchaser/s.;
- c. the Purchaser/s shall not use the Vasant Oasis Project Common Areas and Amenities as mentioned in the Third Schedule hereunder written. Only the purchasers/allottees of buildings 1 to 19 of the Vasant Oasis Project shall be entitled to use and access the Vasant Oasis Project Common Areas and Amenities.

8.4 The Promoter are retaining with themselves full rights for the purpose of providing separate ingress or egress to all the occupants/allottees/purchasers of said Building and other buildings of the Vasant Oasis Project and the said Larger Property as shown on the proposed layout plan annexed as **Annexure "C"** hereto and earmarked therein separately and individually and separate ingress or egress for Public Parking to be handed over to MCGM shall be provided to the occupants/users of MCGM in the manner as shown on the proposed layout plan annexed as **Annexure "C"** hereto and as agreed and decided by the Promoter and the Purchaser/s herein unequivocally and irrevocably consents / agrees not to raise any objection or dispute in regards to the same now or any time in the future and the Purchaser/s acknowledges

  
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that hardship may be caused during such time and undertakes expressly never to object to the same.

- 8.5 It is clarified that purchasers of commercial shops/units in said Building shall not be entitled to use the Common Areas and Amenities of the said Building on the E deck level as described in the Fourth Schedule and Vasant Oasis Project Common Areas and Amenities as mentioned in the Third Schedule any other amenities as decided by the Promoter.

## 9. SOCIETY AND TRANSFER

- 9.1 The Promoter, in accordance with RERA Act and RERA Rules and at the cost and expenses of the purchaser/s of the flats and shops in the said Building, shall form and register separate co-operative housing society/s under the Maharashtra Co-operative Societies Act 1960 in respect of the said Building to be known by such name as the Promoter may decide (comprising of holders/allottees/purchasers of premises/flats shall hereinafter be referred to as the "said Society"). The Purchaser/s shall join in forming and registering the Society of the said Building in which the said Flat is agreed to allotted and to be known by such name as the Promoter may decide and for this purpose also from time to time, the Purchaser/s shall sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and registration of the Society and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Promoter within 7 (seven) days of the same being forwarded by the Promoter to the Purchaser/s, so as to enable the Promoter to register the organization of the purchaser/s of the flats of said Building. No objection shall be taken by the Purchaser/s if any changes or modifications are made in the draft bye-laws as may be required by the Registrar of Co-operative Societies, as the case may be, or any other Competent Authority.
- 9.2 It is expressly and specifically clarified, agreed, understood and confirmed by and between the parties hereto that the unsold flats/shops, car parking spaces etc. in the said Building/Vasant Oasis Project shall at all times be and remain the absolute property of the Promoter and the Promoter may if it so desires, become member of the Society in respect thereof, and the Promoter shall have full right, absolute power and authority, and shall be unconditionally entitled to deal with and to sell, let or otherwise dispose of the same in any

  
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manner and for such consideration, and on such terms and conditions as it may in its sole and absolute discretion deem fit and proper, to any person or party of its choice, and neither the Purchaser/s herein, nor the Society shall object to or dispute the same. On Promoter intimating to the Society, the name or names of the purchaser/s or acquirer/s of such unsold flats, premises, etc., the Society shall forthwith accept and admit such purchaser/s and acquirer/s as their member/s and shareholder/s, and shall forthwith issue share certificate/s and other necessary documents in their favour, without raising any dispute or objection to the same and without charging/recovering from them any premium, fees, donation or any other amount of whatsoever nature in respect thereof including any amount collected by Promoter from such purchasers towards charges, development charges, legal charges etc. as mentioned in Clause 14 below. It is further clarified that for sale of such premises, Promoter shall not be liable to take any permission/consent of the Society

- 9.3 The Purchaser/s shall pay to the Promoter/Society the proportionate share of the Municipal tax, water charges, maintenance charges, outgoings and all other rent, rates and taxes in respect of the said Premises immediately on taking possession of the said Flat. Notwithstanding anything contained in this Agreement, the commercial shops/ unit owner or owners shall not be required to pay for the maintenance of the lift, staircase and residential structure of the Building as they do not use the same. The commercial shop/unit owner or owners shall pay their property taxes directly to the concerned authority. In totality, the idea being that the commercial shop/unit owners are not charged by the Society the same amount as that to the residential flat owners, since the commercial shop/unit owners will not be using the Common Areas and Amenities of the said Building (except as set out below) which would be used and be available to the residential flat owners.
- 9.4 The commercial unit owners shall pay their proportionate share for the use of the following facilities/amenities to the Society when formed.
- (i) Maintenance of the security gate
  - (ii) Security system, salaries for watchman and other staff
  - (iii) Housekeeping and electricity charges of common areas
  - (iv) Maintenance, house keeping, electricity charges of designated parking area for the commercial units
  - (v) Charges for AMC of stack parking system

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(Signature of Purchaser/s)

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- (vi) Charges for DG set for common areas – limited to parking
- (vii) Charges for use of STP and transfer of Flush water
- (viii) OWC – Garbage Management
- (ix) driveway and the car parkings used by commercial unit owners
- (x) access roads for ingress and egress of commercial unit owners
- (xi) charges for water supply

9.5 The Promoter have informed to the Purchaser/s and the Purchaser/s is/are aware that the Promoter after all flats /units/premises etc. are sold in the particular building and sale proceeds are received in respect thereof and at the cost and expenses of the purchaser/s of the flats/shops/units/premises etc. in respective building shall form and register separate co-operative society/s under the Maharashtra Co-operative Societies Act 1960 to be known by such name as the Promoter may decide.

9.6 It is agreed that the Promoter, at the cost and expenses of the purchasers of the flats/shops/units in the said Building, shall execute Deed of Conveyance of the said Building (including Common Areas and Amenities of the said Building but excluding the land on which the Building is erected)) in favour of the Society only after Promoter have;

- (i) utilised, consumed, loaded etc. entire FSI, potential for which purpose the completion of the said Building shall not be delayed;
- (ii) completed the construction of the said Building;
- (iii) received all the amounts from the purchasers of the flats/shops/units and car parking spaces including the Sale Price from the Purchaser/s hereof in respect of said Flat;
- (iv) The Purchaser/s shall at no time demand partition of the said Building and/or the said Property etc. and/or his/her/their interest, if any, therein and the same shall never be partitioned

9.7 All costs, charges and expenses incurred in connection with the formation of the Society as well as the costs of preparing, engrossing, stamping and registering all deeds, documents required to be executed by the Promoter as

  
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well as the entire professional costs of the attorneys of the Promoter for preparing and approving all such documents shall be borne and paid by the Purchaser/s and the Society as aforesaid and/or proportionately by all the holders of the flats, shops, units etc., in the said Building and the Promoter shall not be liable to contribute anything towards such expenses.

- 9.8 It is agreed that one month prior to the execution of agreements/documents in favour of the Society, the Purchaser/s shall pay to the Promoter, the Purchaser's share of stamp duty and registration charges payable, if any, on the execution of agreement or any document or instrument of conveyance in respect of the said Building in favour of the Society. The Purchaser/s alone will be responsible for consequences of insufficient and/or non-payment of stamp duty and registration charges on this agreement and/or all other documents etc.
- 9.9 It is agreed and clarified that Promoter shall have all the rights and be entitled to sell, allot, transfer, lease, give on leave and license basis and/or otherwise deal with and dispose of the flats, shops, units, car parking, etc. separately and independently and the purchasers/allottees of all the flats, shops, units, car parking, etc. in the said Building shall be admitted to the Society.
- 9.10 The Purchaser/s and the person/s, to whom the said Flat is permitted to be transferred shall, from time to time, sign all applications, papers and documents and do all acts, deeds, and things as Promoter or the Society may require for safeguarding the interest of Promoter in the said Building.
- 9.11 Post the handover to the Society, the Society shall be responsible for the operation and management and/or supervision of the said Building including Common Areas and Amenities of the said Building and the Purchaser/s shall extend necessary co-operation and shall do the necessary acts, deeds, matters and things as may be required in this regard.

#### 10. APEX BODY AND TRANSFER OF VASANT OASIS PROJECT

- 10.1 The Promoter, in accordance with RERA Act and RERA Rules, and at the cost and expenses of the purchaser/s of flats/shops/premises/units etc. in Vasant Oasis Project propose to form an Apex Body of all the societies of Vasant Oasis Project the purpose of carrying out the maintenance, repairs and/renovation of various infrastructure, common area and facilities items to be provided and comprised in Vasant Oasis Project (excluding Public Parking Area and amenities of Building no. 20) and also Vasant Oasis Project

  
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Common Areas and Facilities more particularly set out in **Third Schedule** hereunder written (excluding amenities of Building No. 20) and as per layout conditions. The Apex Body to be formed shall be a body incorporated under the provisions of the Maharashtra Cooperative Societies Act 1960 or a company which shall be incorporated under the provisions of the Companies Act 2013 and the Promoter shall incorporate the Apex Body as per its discretion.

- 10.2 The Purchaser/s shall make his/her/their contribution as may from time to time be required to be made to the Society in which the said Flat is agreed to be allotted for enabling such Society to pay its contribution to the Apex Body for the aforesaid purpose. The Apex Body shall charge the Society only for proportionate maintenance of Private Road, its lighting and its security charges. No other cost will be charged to the Society.
- 10.3 It is agreed that the Purchaser/s shall be strictly liable to pay monthly contributions to his/her/their proportionate shares to Society as may be determined by his/her/their Society to be paid to Apex Body as aforesaid. The Purchaser/s undertake/s to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5<sup>th</sup> day of each and every month in advance and shall not withhold the same for any reason whatsoever otherwise interest at the rate of 1.5% per month will be charged. The right of Promoter to charge the said interest is without prejudice to their rights including right to terminate this Agreement, levy cancellation charges etc.
- 10.4 The Apex Body shall have a committee of its own formed of the representatives of each society in Vasant Oasis Project constructed on the Vasant Oasis Land. After the election/nomination of 2 (two) representatives by each of the Society, the said representative so elected/nominated shall hold office as office bearers of committee of Apex Body for a period of three years. The committee so formed as stated herein above shall have full power, absolute control and discretion as regards the maintenance and management of the infrastructure, common area facilities of Vasant Oasis Project (excluding amenities of Building No. 20) without there being any kind of interference in any manner whatsoever from any of the society. The Apex Body shall frame such rules, regulations and bye laws for the maintenance/management of the infrastructure, common area and facilities and the same shall have a binding effect and full force against the Society including its members and others as aforesaid. Any violation of the said rules, regulations, guidelines or bye laws as framed by the Apex Body or by the Society shall be liable to such action as stated in the said rules, regulation, and bye laws as the Apex Body may determine from time to time. The Apex Body shall be

  
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constituted under the guidelines to be framed by the Promoter and the Apex Body shall maintain, govern and administer the infrastructure and common areas of Vasant Oasis Project on the basis of such guidelines. The Apex Body shall unconditionally accept and adopt such guidelines as framed by the Promoter. It is clarified that the Apex Body/Promoter may charge additional chares/fees for maintaining Vasant Oasis Project (excluding the said Building) over and above maintenance charges of infrastructure, common area and facilities. The Purchaser/s hereby unconditionally and irrevocably agree/s and undertake/s to make payment of such amounts as and when demanded by the Apex Body/Promoter.

- 10.5 The Purchaser/s has entered into this Agreement after having understood the above arrangement and the Purchaser/s shall not be permitted to question or in any way dispute the said arrangement as stated hereinabove or with regard to the constitution and formation of the Apex Body and the said arrangement shall be final and binding on the Purchaser/s. It is further agreed accepted and confirmed by the Purchaser/s that until the Apex Body is formed and constituted for the maintenance and management of the infrastructure, common area and facilities of Vasant Oasis Project (excluding the said Building) as mentioned hereinabove, the Promoter shall have full power, control and absolute authority to manage and maintain the infrastructure, common area and facilities of Vasant Oasis Project (excluding the said Building) in the manner they may deem fit and for that purpose, the Promoter shall be entitled to lay down such terms and conditions as regards payment by the purchaser/s of flats in each building/wing of Vasant Oasis Project in respect of the monthly maintenance charges or otherwise to enable the Promoter to effectively maintain the infrastructure, common area and facilities of Vasant Oasis Project. The Purchaser/s has/have hereby agreed to abide by the terms as laid down by the Promoter and the Purchaser/s shall have no right to question and dispute the decision of the Promoter in regard to their powers and authorities for maintaining the infrastructure, common area and facilities. In the event of the Purchaser/s failing to abide by the terms and conditions as laid down by the Promoter, the same shall be deemed as a breach of the terms of this Agreement and thereupon, the Promoter shall have the right to exercise the remedies under the law and as per the terms of this Agreement.
- 10.6 The Promoter, at the costs and expenses of purchasers of flats, shops, premises, units etc. of Vasant Oasis Project, shall execute a Deed of Conveyance cum Assignment of Vasant Oasis Land, Common Area, Vasant Oasis Project Common Areas and Amenities more particularly described in Third Schedule hereunder written (excluding PPL Area and super structure of the buildings already conveyed to each society) (hereinafter referred to as

  
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“Property of Apex Body”) in favour of the Apex Body. Further the Promoter shall execute such Deed of Conveyance cum Assignment only after the Promoter have;

- (i) utilized, consumed, loaded etc. entire FSI potential and /or Transferable Development Rights (“TDR”) for the complete development of said Larger Property;
- (ii) completed the construction and development of Vasant Oasis Project in all aspect/s and also development of the entire said Larger Property;
- (iii) received all the amounts from the purchaser/s of flats/shops/units car parking space/s in Vasant Oasis Project including the Sale Price from the Purchaser/s hereof;

and till then, the Promoter shall not be bound, liable, required and/or called upon to execute any document in favour of the said Apex Body and the Purchaser/s agree/s and irrevocably consent/s not to have any demand or dispute or objection in that behalf.

- 10.7 The Purchaser/s shall at no time demand partition of the said Building and/or said Property etc. and/or his/her/their interest, if any, therein and the same shall never be partitioned.
- 10.8 All costs, charges and expenses to be incurred in connection with the formation of Apex Body as well as the costs of preparing, engrossing, stamping and registering all deeds, documents required to be executed by the Promoter, as well as the entire professional costs of the attorneys of the Promoter for preparing and approving all such documents shall be borne and paid proportionately by all the holders/allottees/purchasers of the flats/premises etc. in all the buildings/wings of Vasant Oasis Project. The Promoter shall not be liable to contribute anything towards such expenses.
- 10.9 It is agreed that one month prior to the execution of agreements/documents in favour of Apex Body, the Purchaser/s shall pay to the Promoter, the Purchaser’s share of stamp duty and registration charges payable, if any, on the execution of agreement or any document or instrument of conveyance in respect of Property of Apex Body and in favour of Apex Body. The Purchaser/s alone will be responsible for consequences of insufficient and/or non-payment of stamp duty and registration charges on this Agreement and/or all other documents etc.
- 10.10 The Purchaser/s and the person/s, to whom the said Flat is permitted to be used shall, from time to time, sign all applications, papers and documents and

  
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do all acts, deeds, and things as the Promoter or the said Apex Body may require for safeguarding the interest of the Promoter and/or the Purchaser/s and other purchasers.

## 11. PROJECT

- 11.1 The name of the said Building shall always be "**Blossom**" and name of entire residential cum commercial comprising of 20 (twenty) residential cum commercial buildings/wings/structures to be constructed on Vasant Oasis Land along with Vasant Oasis Project Common Areas and Amenities shall always be "Vasant Oasis" or such other name as may be confirmed by the Promoter and this name shall not be changed without the written permission of the Promoter.
- 11.2 It is expressly agreed that the said Flat contains specifications, fixtures, fittings and amenities as set out in the **Fifth Schedule** hereunder written and the Purchaser/s confirm/s that the Promoter shall not be liable to provide any other specifications, fixtures, fittings and amenities in the said Flat.

## 12. POSSESSION DATE DELAY AND TERMINATION

- 12.1 The Promoter has completed the construction of the said Flat and has obtained Part Occupation Certificate ("**O.C.**") dated 27/12/2024 bearing No. [CHE/WS/0252/K/337(NEW)/OCC/14/New of 27 December 2024 in respect thereof. The Promoters shall offer possession of the said Flat thereof to the Purchaser/s within 60 days after receipt of all amounts under this Agreement.. If the Promoter fails and/or neglects to offer possession of the said Flat to the Purchaser/s on the said Date on account of reasons beyond their control, then Promoter shall be liable, on demand, refund to the Purchaser/s the amounts already received by the Promoter from the Purchaser/s in respect of the said Flat with interest at the Interest Rate calculated from the date the Promoter received such amount and till such amount is repaid. Provided that the Promoter shall be entitled to reasonable extension of time for offering possession of the said Flat to the Purchaser/s , if the completion of the said Building is delayed on account of;
- (i) war, civil commotion, flood, drought, fire, cyclone, earthquake, lockdowns, epidemic, pandemic or any other calamity caused by nature affecting the regular development of the Real Estate Project; Any force majeure events;
- (ii) Any notice, order, rule, regulation, notification or directive of the Government, and / or any local or public or private body or authority and / or any other Competent Authority or any Court, or Tribunal or any quasi-judicial body or authority;

  
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- (iii) Any stay order / injunction order issued by any Court of Law, competent authority, MCGM, statutory authority;
- (iv) Any other circumstances that may be deemed reasonable by the Authority;
- (v) Any delay in procurement/grant of any permission, certificate, consent and/or sanction from MCGM, statutory and other concerned authorities.

12.2 The Purchaser/s shall make payment of the installments mentioned hereinabove along with all the other amounts including amounts mentioned as mentioned in Clause 14 below. Subject to the Purchaser/s observing and performing all the terms and conditions of this Agreement (including timely payment of all amounts due and payable under these presents), the Promoter shall send a written notice to the Purchaser/s ("**Possession Notice**") to occupy the said Flat within 30 (thirty) days from the date of such notice. The Purchaser/s shall occupy the said Flat within 30 (thirty) days of the Promoter giving Possession Notice to the Purchaser/s intimating that the said Flat is ready for use. In the event the Purchaser/s fail/s and / or neglect/s to take possession within the specified period, it shall be deemed that the Purchaser/s has/have taken possession from the date of Possession Notice and that date shall be deemed to be the "**Date of Possession**" and all obligations of the Purchaser/s related to take possession of the said Flat shall be deemed to be effective from the Date of Possession.

12.3 From the date Promoter offers Possession, the Purchaser/s shall be liable to bear and pay the proportionate share of outgoings in respect of the said Property or part thereof (as the case may be) and the said Building namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government, water charges, insurance, common light, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said Property including Common Areas and Amenities of the said Building and Vasant Oasis Project Common Areas and Amenities. Until Apex Body is formed and the Deed of Conveyance cum Assignment of the Property of Apex Body is executed and registered in favour of Apex Body as mentioned in Clause 10.6 above, the Purchaser/s shall pay to the Promoter such proportionate share of outgoings as may be determined by the Promoter from time to time. At the time of handing over possession of the said Flat, the Purchaser/s shall pay to the Promoter the amounts as mentioned in Clause 14 by way of deposit for payment of such outgoings. The monthly outgoings payable in respect of the said Premises shall be calculated as per the norms stipulated by MCGM at the time of possession. The amounts so paid by the Purchaser/s to the Promoter shall not carry any

  
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interest and remain with Promoter until Deed of Conveyance cum Assignment of Property of Apex Body is executed and registered in favour of the Apex Body as mentioned in Clause 10.6 above. The aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Organization and Apex Body (as the case may be).

12.4 If the Promoter fail(s) to offer the possession of the said Flat to the Purchaser/s on or before Possession Date, (save and except for the reasons as stated in Clause 0), then the Purchaser/s shall be entitled to either of the following:

(i) call upon the Promoter by giving a written notice ("Interest Notice"), to pay interest at the Interest Rate for every month of delay from the Possession Date, on the Sale Price paid by the Purchaser/s. The interest shall be paid by the Promoter to the Purchaser/ss till the date of offering the possession of the said Flat by the Promoter to the Purchaser/s;

OR

(ii) the Purchaser/s shall be entitled to terminate this Agreement by giving written notice to the Promoter ("Termination Notice"). On the receipt of the Termination Notice by the Promoter, this Agreement shall stand terminated and cancelled. Within a period of 30 (thirty) days from the date of receipt of the Termination Notice by the Promoter, the Promoter shall refund to the Purchaser/s the amounts already received by the Promoter under this Agreement with interest at the Interest Rate. On Purchaser/s issuing Termination Notice, the Purchaser/s shall have no claim of any nature whatsoever on the Promoter and/or the said Premises and the Promoter shall be entitled to deal with and/or dispose off the said Premises in the manner they may deems fit and proper.

12.5 In case if the Purchaser/s elects his/her/their remedy under sub-clause 12.4(i) above then in such a case the Purchaser/s shall not subsequently be entitled to the remedy under sub-clause 12.4 (ii) above

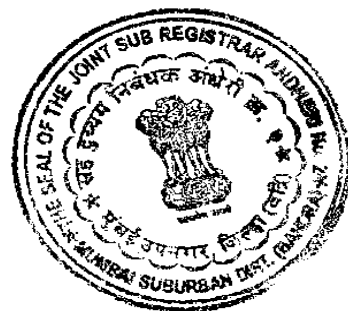
### 13. USAGE

13.1 The Purchaser/s shall use the said Flat only for residential purpose and not for any commercial or other activity. The Purchaser/s shall use the attached balcony/ies for lawful purpose. The Purchaser/s shall use the Parking Space/s, if allotted, only for the purpose of keeping or parking of the Purchaser's own vehicle.

  
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#### 14. OTHER CHARGES

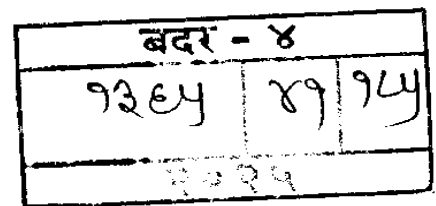
- 14.1 As part of the transaction contemplated herein, the Purchaser/s shall, simultaneously with Promoter offering possession of the said Flat, pay to the Promoter, inter alia, the amounts mentioned in the **Eighth Schedule** hereunder written over and above the Sale Price and all other amount payable by the Purchaser/s under this Agreement or otherwise. The Promoter are entitled to retain and appropriate the same to its own account.
- 14.2 The Promoter shall not be liable, responsible and /or required to render the account in respect of the amounts mentioned in the **Eighth Schedule**. It is hereby clarified that the said amounts mentioned in the **Eighth Schedule** does not include the dues for electricity, gas and other bills for the said Premises and the Purchaser/s shall be liable to pay electricity, gas and other bills for the individual meters separately. The Purchaser shall be liable to pay taxes on the aforesaid amounts.
- 14.3 It is further clarified that the list of charges mentioned in the **Eighth Schedule** is only indicative and not exhaustive and the Purchaser/s agrees to pay to the Promoters, such other charges under such heads as the Promoters may indicate. It is also further clarified that the amount of charges mentioned in the **Eighth Schedule** is only indicative and not exhaustive and the Purchaser/s agrees to pay to the Promoters, such additional / increased charges as the Promoters may indicate.

#### 15. COVENANT AND REPRESENTATION OF THE PURCHASER/S

- 15.1 The Purchaser/s by himself/herself/themselves with intention to bind all persons into whose hands the Said Premises and other premises may hereinafter come, even after said Sale Buildings and said Property is conveyed or leased in favour of the said Apex Body, is executed, hereby covenant/s with the Promoter as follows:
- (i) Not to do or suffer to be done anything in or to Vasant Oasis Project said Building, said Premises, staircase common areas or any passages which may be against the rules, regulations or byelaws of concerned local or any other authority or change/alter or make addition in or to the building or to the said Premises itself or any part thereof and to maintain the said Flat at the Purchasers' own cost in good repair and condition from the date on which the Purchaser/s is/are permitted to

  
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use the said Premises. In the event of the Purchaser/s committing any act in contravention of the above provision, the Purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority and also pay any penal charges levied by the authorities.

- (ii) Not to store anything in the refuge floor nor store any goods in the said Premises which are hazardous, combustible or of dangerous nature or are so heavy as to damage the construction or structure of the Vasant Oasis Project, said Building or storing of such goods which is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages on the upper floors which may damage or likely to damage the staircases, common passages or any other structure of the Vasant Oasis Project, said Building and in case any damage is caused to the Vasant Oasis Project, said Building on account of negligence or default of the Purchaser/s in this behalf, the Purchaser/s shall be liable for the consequences of the breach and shall repair the same at his/her/their own costs.
- (iii) Not to change the user of the said Flat and/or make any structural alteration and/or construct any additional structures, mezzanine floors, whether temporary or permanent, in the said Flat and not to cover or construct anything on the open spaces, garden, recreation area and/or parking spaces and/or refuge areas.
- (iv) Not to demolish or cause to be demolished the said Flat or any part thereof neither at any time make or cause to be made any addition or alteration of whatsoever nature in or to the said Flat or any part thereof and keep the portion, sewers, drains, pipes in the said Flat and appurtenances thereto in good repair and condition and in particular so as to support, shelter and protect other parts of the said Building.
- (v) Not to make any alteration in the elevation and outside colour scheme of paint and glass of the said Building and not cover/enclose the planters and service ducts or any of the projections from the said Flat, nor chisel or in any other manner cause damage to the columns, beams, walls, slabs or RCC partition or walls, pardis or other structural members in the said Flat without the prior written permission of the Promoter, nor do / cause to do any hammering for whatsoever use on the external / dead walls of the said Building or do any act to affect the F.S.I potential of the said Property.

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(Signature of Purchaser/s)

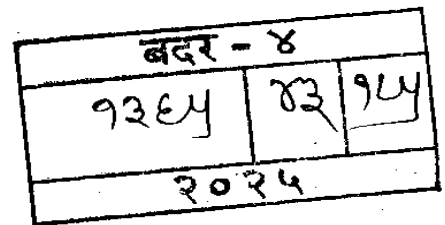
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- (vi) Not to affix any fixtures or grills on the exterior of the said Building and/or Vasant Oasis Project for the purposes of drying clothes or for any other purpose and undertakes not to have any laundry drying outside the said Flat. The standard design for the same shall be obtained by the Purchaser/s from the Promoter and the Purchaser/s undertake/s to not fix any grill having a design other than the standard design approved by the Promoter.
- (vii) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said Property / said Building / Vasant Oasis Project / Vasant Oasis Land or any part thereof or whereby any increase in the premium shall become payable in respect of the insurance.
- (viii) Not to delay / default in payment of the amounts to be paid to the Promoter in addition to the amounts collected in Clause 14.1 above and pay within 10 days of demand by the Promoter, their share of security deposit demanded by any concerned local authority or government, M.C.G.M. for giving water, gas connection or any electric supply company for giving electricity or any other service connection to the said Building.
- (ix) Not to delay / default in payment of increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority from time to time.
- (x) Not to transfer or assign the Purchaser's right, interest or benefit under this Agreement and / or let, sub let, sell, mortgage and / or otherwise transfer, assign or part with occupation or give on leave and license, care taker, paying guest or tenancy basis or induct any person/s into or part with the said Flat without the prior written consent of the Promoter / organizations / respective tower out of the Sale Buildings / Apex Body. Such consent, if granted shall be subject to the terms and conditions imposed and stipulated by the Promoter herein.
- (xi) Shall not violate and shall abide by all rules and regulations framed by the Promoter / its designated Project Manager or by the Society / Apex Body, for the purpose of maintenance and up-keep of the said Building/Vasant Oasis Project and in connection with any interior / civil works that the Purchaser/s may carry out in the said Flat.

  
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(Signature of Purchaser/s)



- (xii) Shall not violate and shall observe and perform all the rules and regulations which the Society/Apex Body may have 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/Vasant Oasis Project and the premises 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 Purchaser/s shall also observe and perform all the stipulations and conditions laid down by the said Society regarding the occupation and use of the said Flat in the said Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement.
- (xiii) Shall not do or permit or suffer to be done anything in or upon the said Flat or any part of the said Building which is or may, or which in the opinion of the Promoter is or may, at any time be or become a danger, a nuisance or an annoyance to or interference with the operations, enjoyment, quiet or comfort of the occupants of adjoining premises or the neighbourhood provided always that the Promoter shall not be responsible to the Purchaser/s for any loss, damage or inconvenience as a result of any danger, nuisance, annoyance or any interference whatsoever caused by the occupants of the adjoining premises of the said Building and the Purchaser/s shall not hold the Promoter so liable;
- (xiv) Shall not obstruct, cause or permit any form of obstruction whatsoever whether by way of depositing or leaving any article, item or thing of whatsoever nature, movable or otherwise, within the said Premises or in or on the common stairways, refuge areas, corridors and passageways in and of the said Building.
- (xv) Shall never in any manner enclose any balcony/chajja/flower beds/pocket terrace/s and other areas to be kept open in any manner including installing any temporary or part shed or enclosure and shall not include the same in the said Premises and keep the same unenclosed at all time. The Promoter shall have the right to inspect the said Premises at all times and also to demolish any such addition or alteration or enclosing of the open areas without any consent or concurrence of the Purchaser/s and also to recover costs incurred for such demolition and reinstatement of the said Premises to its original state.

  
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- (xvi) Not to permit any person in the employment of the Purchaser/s (such as domestic help, drivers, cleaners etc.) to sleep and / or occupy the common area of the said Building such as passage, lobby, stair case and / or any part of the said Property and/or Vasant Oasis Land.

Breach of any of these conditions shall cause this Agreement, ipso facto, to come to an end and notwithstanding anything contained to the contrary herein and without prejudice to all other rights that the Promoter may have against the Purchaser/s either under this Agreement or otherwise, the Promoter shall have the right to terminate this Agreement on the breach of the aforesaid conditions.

15.2 In addition to the aforesaid conditions, the Purchaser/s further binds himself/herself/themselves in respect of the said Premises and covenants as under:

- (a) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Premises into the compound or the refuge floor or any portion of the said Property / said Building / Vasant Oasis Project / Vasant Oasis Land. If the Purchaser/s or members of his/her/their family or any servant or guest of the Purchaser/s commits default of this sub clause then the Purchaser/s shall immediately rectify the same at his/her/their own costs and expenses.
- (b) Shall not at any time cause or permit any public or private nuisance or to use the loud speaker etc in or upon the said Premises, said Building or the said Property or Vasant Oasis Project or any part thereof or do anything which shall cause an annoyance, inconveniences, suffering, hardship or disturbance to the occupants or to the Promoter. If the Purchaser/s or members of his/her/their family or any servant or guest of the Purchaser/s commits default of this sub clause then the Purchaser/s shall immediately take remedial action at his/her/their own costs and expenses
- (c) Shall not discharge, dump, leave or burn nor to cause or permit the discharging, dumping, leaving or burning of any wastage including but not limited to pollutants into the surface or other drains or in or upon any part of the said Premises and/or said Building and/or Vasant Oasis Project nor litter or permit any littering in the common

  
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- areas in or around the said Premises and/or the said Property and/or Vasant Oasis Project and at the Purchaser's own cost and expense to make good and sufficient provision for the safe and efficient disposal of all waste generated at the said Premises and/or said Building and/or Vasant Oasis Project to the requirement and satisfaction of the Promoter and/or relevant government and statutory authorities. If the Purchaser/s or members of his/her/their family or any servant or guest of the Purchaser/s commits default of this sub clause then the Purchaser/s shall immediately take remedial action.
- (d) Shall not do either by himself/itself or any person claiming through the Purchaser/s anything which may or is likely to endanger or damage the said Building and/or Vasant Oasis Project or any part thereof, the garden, greenery, fencing, saplings, shrubs, trees and the installations for providing facilities in the said Building and/or Vasant Oasis Project. No damage shall be caused to the electricity poles, cables, wiring, telephone cables, sewage line, water line, compound gate, or any other facility provided in the said Building and/or Vasant Oasis Project. If the Purchaser/s or members of his/her/their family or any servant or guest of the Purchaser/s commits default of this sub clause then the Purchaser/s shall immediately take remedial action
- (e) Shall not display at any place in the said Building and/or Vasant Oasis Project any bills, posters, hoardings, advertisement, name boards, neon signboards or illuminated signboards. The Purchaser/s shall not stick or affix pamphlets, posters or any paper on the walls of the said Building and/or Vasant Oasis Project or common area therein or in any other place or on the window, doors and corridors of the said Building and/or Vasant Oasis Project.
- (f) Shall not affix, erect, attach, paint or permit to be affixed, erected, attached, painted or exhibited in or about any part of the said Building and/or Vasant Oasis Project or the exterior wall of the said Premises or on or through the windows or doors thereof any placard,

  
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poster, notice, advertisement, name plate or sign or announcement, flag-staff, air conditioning unit, television or wireless mast or aerial or dish antenna any other thing whatsoever save and except the name of the Purchaser/s in such places only as shall have been previously approved in writing by the Promoter in accordance with such manner, position and standard design laid down by the Promoter;

- (g) Shall not park at any other place and shall park all vehicles in the allotted/ designated parking lots only as may be prescribed by the Promoter;
- (h) Shall cause the Apex Body to paint the said Building and/or Vasant Oasis Project at least once in every five years maintaining the original colour scheme even after the agreement is executed in favour of the Apex Body.

## 16. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

16.1 The Promoter hereby represent and warrant to the Purchaser/s as follows, subject to what is stated in this Agreement and all its Schedules and Annexes, subject to what is stated in the Title Certificate, and subject to the RERA Certificate:

- (i) The Promoter have clear and marketable title and has the requisite rights to carry out development upon the said Property and also has actual, physical and legal possession of the said Property for the implementation of the said Building;
- (ii) The Promoter have lawful rights and requisite approvals from the competent authorities to carry out development of the said Building and shall obtain requisite approvals from time to time to complete the development of the said Building;
- (iii) There are no encumbrances upon the said Building except those disclosed to the Purchaser/s;
- (iv) There are no litigations pending before any Court of law with respect to the said Building except those disclosed to the Purchaser/s;
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the said Building, are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent

  
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authorities with respect to the said Building, shall be obtained by following due process of law and the Promoter have been and shall, at all times, remain to be in compliance with all applicable laws in relation to the said Building and common areas;

- (vi) The Promoter have the right to enter into this Agreement and have not committed or omitted to perform any act or thing, whereby the Promoter are restricted to enter into these presents;
- (vii) At the time of execution of Deed of Conveyance/Lease in favour of the Apex Body, the Promoter shall handover lawful possession of the said Building to the Society;
- (viii) At the time of execution of Deed of Conveyance/Lease of Property of Apex Body in favour of Apex Body, the Promoter shall handover lawful possession of Property of Apex Body to Apex Body;

#### 17. ENTRY IN THE SAID PREMISES

- 17.1 The Purchaser/s shall permit the Promoter and their surveyors and agents with or without workmen and others at reasonable times to enter into and upon the said Premises or any part thereof for the purpose of making, maintaining, rebuilding, cleaning, lighting and keeping in order and good conditions all services, drains, pipes, cables, water covers, gutters, wires, party walls, structure or other conveniences belonging to or serving or used for the said Building/Vasant Oasis Project and also for the purpose of laying down, maintaining, repairing and also for purpose of cutting of essential services including water supply to or any of the premises of the said Building/Vasant Oasis Project in respect whereof, the purchaser/s of such other premises, as the case may be, shall have made default in paying his/her/their share of taxes, maintenance charges etc..

#### 18. DEFECT LIABILITY

- 18.1 If within a period of 5 (five) years from the date of offering possession of the said Premises to the Purchaser/s, the Purchaser/s bring/s to the notice of the Promoter any structural defect in the said Premises or the said Building or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at their own cost and in case it is not possible to rectify such defects, then the Purchaser/s shall be entitled to receive from the Promoter/s, compensation for such defect in the manner as provided under the RERA. It is clarified that the Promoter shall not be liable for any such defects if the same have been caused by reason of directly and/or indirectly attributable to the Purchaser/s and/or other occupants of the said Building.

  
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**19. MAINTENANCE CONTRACT****19.1 SAID BUILDING**

- (i) The Promoter shall have the right to enter into contract with any third party/agency for the purpose of maintenance and upkeep of the said Building including its podium, basements, car parking areas, Common Areas and Amenities of the said Building, such decision shall be final and binding until the Deed of Conveyance in respect of the said Building (excluding PPL Area and Property of Apex Body) is executed in favour of the Society. Thereafter, the Society will undertake to maintain the said Building and every part thereof in the manner as it was handed over save and except normal wear and tear of the property and the Society shall create and maintain a sinking fund for the purpose of such maintenance.
- (ii) The Promoter shall have the right to enter into contract with any third party/agency for the purpose of maintenance and upkeep of the Vasant Oasis Project, such decision shall be final and binding until the Deed of Conveyance in respect of the Property of Apex Body is executed in favour of the Apex Body. Thereafter, the Apex Body will undertake to maintain Vasant Oasis Project and every part thereof in the manner as it was handed over save and except normal wear and tear of the property and the Apex Body shall create and maintain a sinking fund for the purpose of such maintenance

**20. HOARDINGS AND SIGN BOARDS**

- 20.1 It is expressly agreed that the Promoter shall have an irrevocable right and be entitled to put a hoarding on the said Building/ Vasant Oasis Project or any parts of including on the terrace and/or on the parapet wall and such hoardings may be illuminated or comprising of neon sign and for that purpose, the Promoter are fully authorized to allow temporary or permanent construction or erection for installation either on the exterior of the Building or on Vasant Oasis Project as the case may be and further the Promoter shall be entitled to use and allow third parties to use any part of the Building/Vasant Oasis Project for installation of cables, satellite, communication equipment, cellular telephone equipment, radio turnkey equipment, wireless equipment and all other equipments etc. The Purchaser/s agree(s) not to object or dispute the same. It is further expressly agreed that the Promoter shall have an irrevocable right and be entitled to receive, recover, retain and appropriate all the rents, profits and other compensation including any increase thereof and the Purchaser/s / Organization/Apex Body shall not have any right or be entitled to any of the rents, profits and other

  
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compensation including any increase thereof or any part thereof. All the rents, profits and other compensation including any increase thereof shall solely and absolutely belong to the Promoter.

## 21. TRANSFER

- 21.1 The Purchaser/s shall not let, sub-let, transfer, assign, sell, lease, give on leave and license, or part with interest or benefit factor of this Agreement or part with the possession of the said Premises or dispose of or alienate otherwise howsoever, the said Premises and/or its rights, entitlements and obligations under this Agreement to any third party or otherwise, until all the dues, taxes, deposits, cesses, Sale Price and all other amounts payable by the Purchaser/s to the Promoter under this Agreement, are fully and finally paid together with applicable interest thereon, if any. In the event the Purchaser/s is/are desirous of transferring the said Premises and/or his/her/their rights under this Agreement, then the Purchaser/s shall be required to obtain prior written consent of the Promoter, which consent shall be given by the Promoter, subject to such terms and conditions as the Promoter may deem fit and proper.

## 22. MORTGAGE

- 22.1 The Purchaser/s hereby grant/s his/her/their irrevocable consent to the Promoter mortgaging the said Property with the said Building and/or Vasant Oasis Land with Vasant Oasis Project being constructed thereon, to enable the Promoter to augment the funds for the development of the said Property. The Promoter shall clear the mortgage debt of the Vasant Oasis Project in all respects before the execution of Deed of Conveyance of Property of Apex Body unto the Apex Body in the manner provided in this Agreement.
- 22.2 Notwithstanding anything contrary to contained herein or in any other letter, no objection, permission, deeds, documents and writings (whether executed now or in future by Promoter and notwithstanding the Promoter giving any no objection/permission for mortgaging the said Flat or creating any charge or lien on the said Flat and notwithstanding the mortgages/charges/lien of or on the said Flat, the Promoter shall have first and exclusive charge on the said Premises and all the right, title and interest of the Purchaser/s under this Agreement for recovery of any amount due and payable by the Purchaser/s to Promoter under this Agreement or otherwise.

## 23. PROVISIONS OF THIS AGREEMENT APPLICABLE TO PURCHASER/S AND SUBSEQUENT PURCHASER(S)

- 23.1 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

  
(Signature of Promoter)

  
(Signature of Purchaser/s)

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respect of the said Building shall equally be applicable to and enforceable against any subsequent purchaser(s) of the said Premises, in case of a transfer, as the said obligations go along with the said Premises, for all intents and purposes.

#### 24. WAIVER

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

24.2 Any delay tolerated or indulgence shown by the Promoter in enforcing the terms of this Agreement or any forbearance or giving of time to the Purchaser/s by the Promoter shall not be construed as a waiver on the part of the Promoter of any breach or non-compliance of any of the terms and conditions of this Agreement nor shall the same in any manner prejudice the rights of the Promoter.

#### 25. SEVERABILITY

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

#### 26. METHOD OF CALCULATION OF PROPORTIONATE SHARE

26.1 Wherever in this Agreement it is stipulated that the Purchaser/s has/have to make any payment, in common with other purchaser(s) in said Building, the same shall be in proportion to the carpet area of the said Premises to the total carpet area of all the other premises/units/areas/spaces in the said Building.

#### 27. FURTHER ASSURANCES

  
(Signature of Promoter)

  
(Signature of Purchaser/s)



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27.1 Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions 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.

## 28. PLACE OF EXECUTION AND REGISTRATION

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

28.2 The Purchaser/s and Promoter shall present this Agreement at the proper registration office of registration within the time limit prescribed by the Registration Act, 1908 and the Promoter and Purchaser/s will attend such office and admit execution thereof.

28.3 The Purchaser/s shall bear and pay all the amounts payable towards stamp duty, registration charges and all out-of-pocket costs, charges and expenses on all documents for allotment of the said Premises including on this Agreement. Any consequence of failure to register this Agreement within the time required shall be on the Purchaser's account.

## 29. INDEMNITY

29.1 The Purchaser/s hereby agrees to indemnify and keep indemnified, saved, defended and harmless the Promoter against any or all claims, losses, damages, expenses, costs or other liabilities incurred or suffered by the Promoter from or due to any breach by the Purchaser/s of its covenants, representations and warranties under this Agreement or due to any act, omission, default on the part of the Purchaser/s in complying/performing his/her/their obligations under this Agreement.

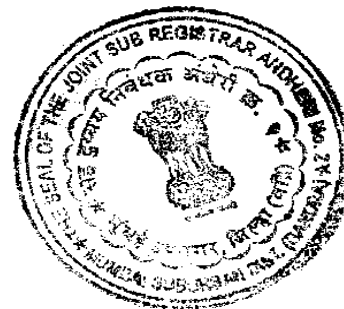
## 30. NOTICE

30.1 All notices to be served on the Purchaser/s as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser/s by Registered Post A.D./Under Certificate of Posting/Courier or by hand delivery or by Fax, E-mail to the address of the addressee at his/her/their address hereinbefore mentioned.

  
(Signature of Promoter)

  
(Signature of Purchaser/s)

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30.2 A notice shall be deemed to have been served as follows:

- (i) if personally delivered, at the time of delivery
- (ii) if sent by courier, Registered (Post) A.D. or by Fax, E-mail at the time of delivery thereof to the person receiving the same

### 31. PAN

31.1 For the purposes of this transaction, the details of the PAN of the Promoters and the Purchaser/s are mentioned in the Sixth Schedule.

### 32. LEGAL ADVICE

32.1 The Purchaser/s hereby declares that he/she/they has/have gone through this Agreement and all the documents related to the Vasant Oasis Project and also the said Building and has / have expressly understood the contents, terms and conditions of the same and the Purchaser/s after being fully satisfied has / have entered into this Agreement and further agrees not to raise any objection in regard to the same.

### 33 DISPUTE RESOLUTION

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

### 34 GOVERNING LAW

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

IN WITNESS WHEREOF, the Parties hereto have set and subscribed their respective hands and seal to this Agreement on the day and the year first hereinabove written.

  
(Signature of Promoter)

  
(Signature of Purchaser/s)



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**THE FIRST SCHEDULE HEREINABOVE REFERRED TO:**

(Description of Vasant Oasis Land)

All that piece and parcel of land bearing C.T.S. No. 345A/1 of Village Marol, Taluka Andheri, District of Mumbai City and Mumbai Suburban, in all admeasuring 56,161.54 sq. meters or thereabouts out of the said Larger Property and marked in orange colour boundary line on the plan annexed and marked as Annexure "A" hereto and bounded as follows:-

- On the North : Land bearing C.T.S. No. 306D, 337A/1 and 337A/2;  
 On the South : Land bearing C.T.S. No. 345A/1 and 345A/6;  
 On the West : 18.30 M wide D.P. Road;  
 On the East : Land bearing C.T.S. No. 357 and 345A/2.

**THE SECOND SCHEDULE HEREINABOVE REFERRED TO:**

(Description of the said Property)

All that piece and parcel of land bearing C.T.S. No. 345A/1 (pt) of Village Marol, Taluka Andheri, District of Mumbai City and Mumbai Suburban, admeasuring 1428.72 sq. meters or thereabouts, being a portion of the Vasant Oasis Land, more particularly described in the First Schedule hereinabove written and marked in red colour hatched lines on plan annexed and marked as Annexure "C", hereto.

  
 (Signature of Promoter)

  
 (Signature of Purchaser/s)

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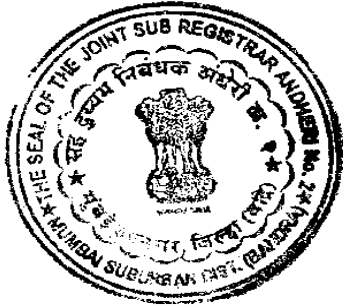


**THE THIRD SCHEDULE ABOVE REFERRED TO**  
**("Vasant Oasis Project Common Areas and Amenities")**

1. Swimming Pool
2. Kid's pool.
3. Pool side deck.
4. BBQ.
5. Children play area.
6. Jogging track.
7. Senior resident corner.
8. Party Terrace.
9. Multipurpose Hall
10. Squash Court
11. Badminton Hall
12. Gymnasium
13. Yoga/ Multiutility room
14. Mini Theatre
15. Games Room
16. Jacuzzi
17. Steam
18. Sauna
19. Common areas and facilities such as (i) the ramps, (ii) podium, (iii) open areas, decks, and other recreation facilities

  
 (Signature of Promoter)

  
 (Signature of Purchaser/s)



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**THE FOURTH SCHEDULE ABOVE REFERRED TO**

*(Description of the Common Areas and Amenities of the said Building to be handed over at the time of completion of the said Building)*

**Ground Floor :**

- 1) Paved walkway
- 2) Shrub Line
- 3) Metamorphic sculpture
- 4) Interactive Lawn
- 5) Tree edge
- 6) Miyawaki with strolling path
- 7) Community garden

**First floor outdoor amenities :**

- 1) Semi covered entrance.
- 2) Seating cove
- 3) Senior's seating
- 4) Swing yard
- 5) Semi covered connection
- 6) Semi covered pool deck with lounge's
- 7) Jacuzzi
- 8) Swimming pool
- 9) Reflexology pathway
- 10) Peddle seating and pots


  
(Signature of Promoter)

  
(Signature of Purchaser/s)

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- 11) Transition plaza
  - 12) Game lane ( Ludo and chess)
  - 13) Play area
- First floor indoor amenities:**
- 14) Game zone
  - 15) Toddler's play area
  - 16) Yoga and martial arts
  - 17) Gymnasium
  - 18) News and magazine area
  - 19) Reading area
  - 20) Art and craft room
  - 21) Music room

  
(Signature of Promoter)

  
(Signature of Purchaser/s)



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**THE FIFTH SCHEDULE ABOVE REFERRED TO***(Description of Amenities in the said Flat)***FLOORING:**

Living, Dining, Kitchen, - Vitrified flooring

Master bed, other bedrooms - Vitrified flooring

Master Toilet - Vitrified flooring floor and dado

Other toilets - Vitrified flooring and dado

**WALLS :**

Gypsum Plaster with Paint finish

**DOORS AND WINDOWS:**

8ft High laminated flush doors

Windows -Al Powder Coated Window

**KITCHEN:**

Granite Platform with S.S Sink

**PLUMBING:**

Concealed plumbing with quality C.P. Fittings

**ELECTRIFICATION:**


Concealed copper wiring with extensive layout,

modular switches , generator back up facilities for emergency.

**SAFETY/SECURITY SYSTEMS:**

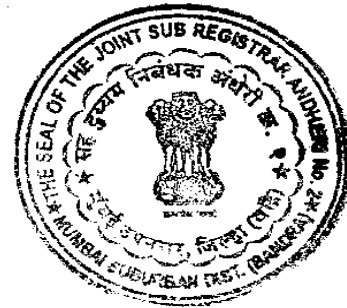
Gas leakage detector,

Magnetic door sensor , panic switch

  
(Signature of Promoter)

  
(Signature of Purchaser/s)

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6.	Name of the Account for payment of GST	<b>NEEPA REAL ESTATES PRIVATE LIMITED</b> Bank Name <b>HDFC BANK LTD</b> Branch <b>DINDOSHI, GOREGAON (East)</b> Account Type <b>CURRENT A/C</b> Account No. <b>02122320003363</b> IFSC Code <b>HDFC0000212</b> SWIFT Code <b>HDFCINBB</b>
7.	The said Date	<b>31<sup>st</sup> December 2026</b>
8.	Address of the Purchaser/s for the purposes of this Agreement	<b>C-604, NIKITA CHS, BAMANDAYA PADA, END OF MILITARY ROAD, ANDHERI EAST, MUMBAI-400072</b>
9.	Name and address of the Promoters for the purposes of this Agreement	<b>Vasant Oasis Site Office, Upper Basement, CTS no. 345A/1 to 3, CTSA/5, Makwana Road, Marol Andheri (East), Mumbai 400 059</b>
10.	Permanent Account Number of Promoter and Purchaser/s	Promoter's PAN : <b>AAACN1884C</b> Purchaser/s PAN : <b><u>BBXPS1560G</u></b> Purchaser/s PAN : _____

  
(Signature of Promoter)

  
(Signature of Purchaser/s)

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**THE SEVENTH SCHEDULE ABOVE REFERRED TO**

Particulars	%	Amount in Rs.
EARNEST MONEY	9.9%	1797815.00
ON AGREEMENT WITHIN 30 DAYS	90.1%	16361935.00
<b>TOTAL</b>	<b>100%</b>	<b>18159750.00</b>

**THE EIGHTH SCHEDULE ABOVE REFERRED TO**

(The amounts to be paid by the Purchaser/s in accordance with this Agreement)

a) One time Non Refundable amounts to be paid on Possession

Particulars	Amount in Rs.
Legal Charges	1500.00
Share Money	500.00
Formation of Organisation	3500.00
Electric connection charges and expenses	25000.00
Mahanagar Piped Gas connection charges and expenses	7000.00
Swimming Pool and Club Charges	285368.00
Society Corpus	172950.00

\* GST payable as applicable \*

b) Maintenance deposit @ Rs. 10 psf on carpet area for 18 months plus GST @ 18% shall be payable at the time of possession. The amounts shall be transferred to the Organisation when formed without any interest.

Particulars	Amount in Rs.
Maintenance deposit	124524.00

  
(Signature of Promoter)

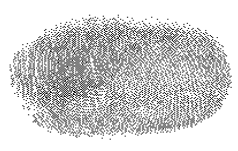
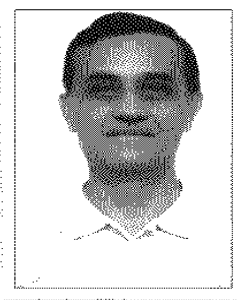
  
(Signature of Purchaser/s)



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SIGNED AND DELIVERED by the )  
withinnamed Owner )  
**NEEPA REAL ESTATES PVT. LTD.** )

In the presence of )  
1. Sandy B Shah )  
2. [Signature] )



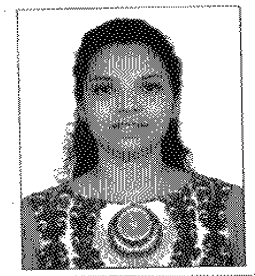
For NEEPA REAL ESTATES PVT. LTD.

[Signature]

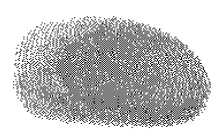
DHIRENDRA. A. SHETH (CONSTITUTE ATTORNEY)

SIGNED AND DELIVERED by the )  
withinnamed "Purchaser/s" )  
**ROHINI PRASANNA SHETTY** )  
\_\_\_\_\_ )

[Signature]

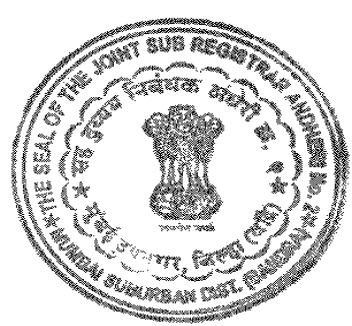


in the presence of )  
1. Sandy B Shah )  
2. [Signature] )



[Signature]  
(Signature of Promoter)

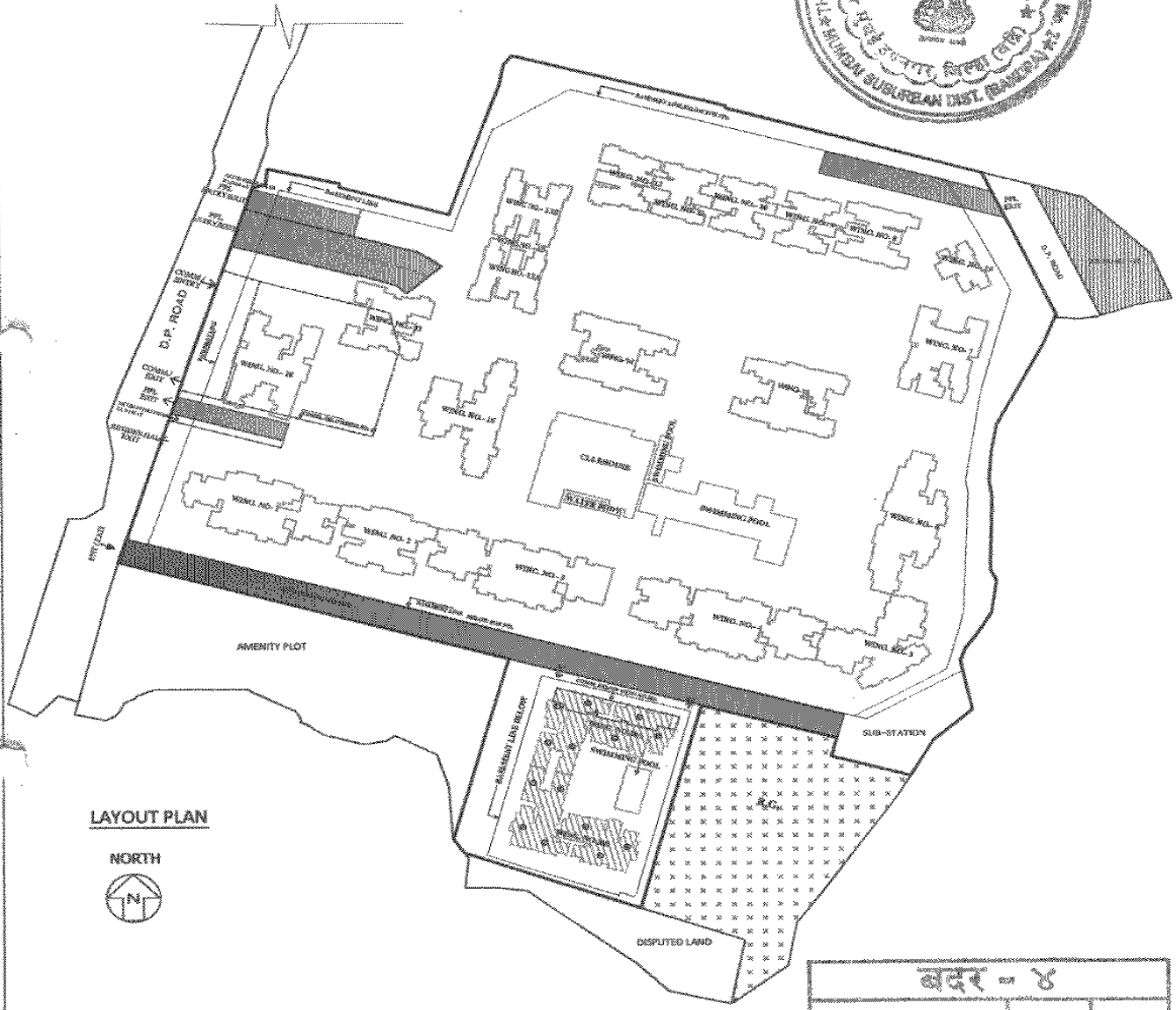
[Signature]  
(Signature of Purchaser/s)



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ANNEXURE 'C'



LAYOUT PLAN



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 WING NO - 20A & 20B (BLOSSOM)

*Dhira*

For NEEPA REAL ESTATES PVT. LTD.

*Dhira*

DHIRENDRA. A. SHEKHAR (CONSTITUTE ATTORNEY)

ANNEXURE 'A'



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**BRIHANMUMBAI MUNICIPAL CORPORATION  
ANNEXURE 20 & 22**

**OCCUPATION CUM BUILDING COMPLETION CERTIFICATE UNDER REG. 11(6) OF DCPR 2034 AND FULL OCCUPATION  
UNDER REG. 11(7) /11(8) OF DCPR 2034**  
[CHE/WS/0252/K/337(NEW)/OCC/14/New of 27 December 2024]

To,  
**M/s Neepa Real Estate Pvt. Ltd**  
**Sheth House, Near Dindoshi Fire Brigade, off W.E Highway, Malad E, Mumbai.**

Dear Applicant,

The Full development work of Resi+comm building comprising of **Wing No 20 sub wing A comprising of 2 Level Basement (common) + Stilt + 1st to 25th upper floors + OHT & LMR above terrace Level** on plot bearing CTS No. 345A/1 to 345A/3 and 345A/5 to 345A/7 of village **MAROL** at **Marol, Andheri (East), Mumbai** is completed under the supervision of **Shri. SHASHIKANT LAXMAN JADHAV**, Licensed Surveyor, Lic. No. **J/167/LS**, **Shri. Mukesh Ramsaroop Pritamdasani**, Structural Engineer, Lic. No. **STR/P/92** and **Shri. Mr. OmPrakash S. Purohit**, Site supervisor, Lic.No. **P/235/SS-I** and as per development completion certificate submitted by Licensed Surveyor and as per completion certificate issued by Chief Fire Officer u/no. **CHE/WS/0252/K/337(NEW)-CFO-7** dated **12 August 2024**. The same may be occupied and completion certificates submitted as sighted above are hereby accepted.

Copy To :

1. Asstt. Commissioner, K/E Ward
  2. A.A. & C. , K/E Ward
  3. EE (V), Western Suburb I
  4. M.I. , K/E Ward
  5. A.E.W.W. , K/E Ward
  6. Licensed Surveyor, SHASHIKANT LAXMAN JADHAV, B-106, NATRAJ BLDG., MULUND (W)
- For information please



Yours faithfully  
Executive Engineer (Building Proposal)  
Brihanmumbai Municipal Corporation  
K/E Ward

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**Maharashtra Real Estate Regulatory Authority**

**REGISTRATION CERTIFICATE OF PROJECT  
FORM 'C'**

[See rule 6(a)]



This registration is granted under section 5 of the Act to the following project under project registration number :  
**P51800032286**

**Project: VASANTOASIS BLOSSOM BLDG 20 WING A AND WING B** Plot Bearing / CTS / Survey / Final Plot No.:  
**CTS NO 345A/1 PT at Andheri, Andheri, Mumbai Suburban, 400059;**

1. **Neepa Real Estates Private Limited** having its registered office / principal place of business at **Tehsil: Andheri, District: Mumbai Suburban, Pin: 400059.**
2. This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;  
OR  
That entire of the amounts to be realised hereinafter by promoter for the real estate project 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 **22/12/2021** and ending with **31/12/2026** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid  
Digitally Signed by  
Dr. Vasant Premanand Prabhu  
(Secretary, MahaRERA)  
Date:22-12-2021 15:29:54

Dated: 22/12/2021  
Place: Mumbai

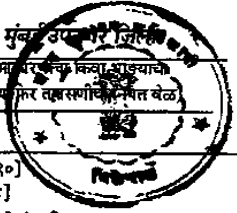
Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority

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ANNEXURE 'B'

मालमत्ता पत्रक

विभाग/रीवे -- मराठ	तालुका/न.भू.मा.का. -- न.भू.अ.विलेपार्ले	जिल्हा -- मुंबई उपनगर जिल्हा
सात नुमापन क्रमांक / फा. एसी. नं.	शिट नंबर प्लॉट नंबर क्षेत्र चौ.मी.	धारणाधिकार
३४५अ/१		
	[[१२२१७.६]] ३०५३७.९	C
	श्री नविन मिळकत पत्रिका उघडली रस्त्याकडे - १३६५.० न.भू.क्र.३४५अ २९९७२.९ +१६८.० नभूक्र ३३७अ/१ चे क्षेत्र २९३४०.९ -२१८.० नभूक्र ३३७अ/१ मध्ये सामील २९२२२.९ + ४०६७२.७ न.भू.क्र.३४०, ३४१अ, ३४२अ, ३४४अ, ३४५/१ ते ५५, ३४५/५८अ/१, ३४५/६१अ चे क्षेत्र सामील ६९७९५.७ - १८३३६.३ न.भू.क्र.३४५अ/२ ते ३४५अ/७ कडे वर्ग ५१४५९.३	[र.रु.४९१४.९०] [र.रु.३२.३४] र.रु.३६४४०.०० दि.१-८-७९ पासून. [घौकशी नोंदवहीवरून खात्री] [करून क्षेत्र बारा हजार एकशे सतरा] [पॉइंट सहा चौ.मी सुवाच्च लिहणे] सही XXX न.भू.अ.९, मुंबई



सुविधाधिकार	-
हक्काचा मुळ धारक वर्ष	१९६९ [दि.बोरोसील ग्लास वर्कस लि.]
पट्टेदार	-
इतर धार	-
इतर शीरे	-

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा धार (धा)	साक्षात्कार
०६/०३/१९८४	उ.वि.अधि.मुं.उ.अंधेरी यांचेकडील क्र.- ए.डी.सी./एल.एन.डी.सी./...दि.१५-१२-८१. प्रमाणे मुदतवाढीची/बि.शे. सारा नोंद घेतली.			सही - न.भू.अ. क.९मुंबई Cm
२०/१०/१९९४	मा. अधिक्षक भूमी अगिलेख मुंबई उपनगर यांचे कडील आदेश क्र.आर. ई.जी./सी.टी.एस.३/४ अ एस आर.१५४४/९४ दि.१२-१०-९४ अन्वये न.भू.क्र.३४५ चे क्षेत्र १२२१७.६ चौ.मी.कमी करून आदेशानुसार ३०५३७.९ चौ.मी.क्षेत्राची नोंद केली.			सही - १९९४-१०-१० नि.वि.भू.अ तथा नभूअक्र ९९

(पान नं.- 1 )

वर्ग - ४  
१३६५ ६१ १५  
२०२५





9th Feb 24

Issue On : 19 Aug 2019

Valid Upto : 18 Aug 2020

Application Number : CHE/WS/0252/K/337(NEW)/FCC/6/Amend

Remark :

The commencement permissions upto 25.10.2016 are issued in hard copy format and attached in additional document console. Then after the commencement permission issued online upto amend 5 of the proposal can be seen in respective amendments tab online.

Now, the commencement permission is further extended for Wing 13 upto top of 24th floor i.e. height 78.97mtr. AGL & Wing(1) 14 upto top of 24th floor i.e. height 79.02mtr. AGL by restricting C.C. for LMR + OHT of Wing 13 & Wing(1) 14 & CC. for Commercial office (internal height 3.55mtr.) at upper basement level i.e. height 0.15mtr. AGL as per approved plan dated 19/07/2019 & re-endorsed C.C. for Wing 15 upto top of 24th floor i.e. height 79.02mtr. AGL by restricting C.C. for LMR + OHT, for Wing 16 upto top of 14th floor i.e. height 47.72mtr. AGL, for Wing 17 upto top of Podium i.e. height 12.27mtr. AGL and Wing 18 upto top of Podium i.e. height 12.27mtr. AGL as per approved plan dated 19/07/2019.

Approved By

A. E. (B. P.) K/E ward

Assistant Engineer (BP)

Issue On : 11 Sep 2019

Valid Upto : 10 Sep 2020

Application Number : CHE/WS/0252/K/337(NEW)/FCC/7/Amend

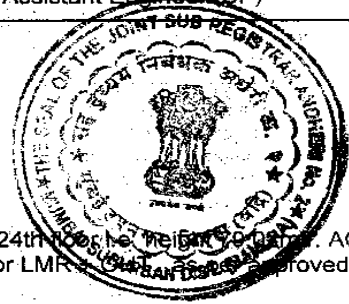
Remark :

The commencement permission is further extended for Wing 16 upto top of 24th floor i.e. height 79.02mtr. AGL & Wing 17 upto top of 24th floor i.e. height 78.97mtr. AGL by restricting C.C. for LMR + OHT as per approved plan dated 19/07/2019.

Approved By

A. E. (B. P.) K/E ward

Assistant Engineer (BP)



Issue On : 03 Dec 2019

Valid Upto : 02 Dec 2020

Application Number : CHE/WS/0252/K/337(NEW)/FCC/8/Amend

Remark :

CHE/WS/0252/K/337(NEW)/FCC/21/Amend

Page 3 of 10 On 08-Feb-2024

बंदर - ४		
१३६५	००	१५
२०२५		

Digitally signed by SHAHID ASIF MUSA  
Date: 09 Feb 2024 18:32:38  
Organization: Brihanmumbai Municipal Corporation  
Designation: Assistant Engineer (BP)



For and on behalf of Local Authority  
Brihanmumbai Municipal Corporation

Assistant Engineer - Building Proposal

Western Suburb I K/E Ward Ward

Cc to :

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



बंद - ४		
९३६५	७९	९५
२०२५		

cc- 9th Feb 24

Asst. Eng. (BP)H/East & K/East Ward  
Assistant Engineer (BP)

Issue On : 18 Oct 2023 Valid Upto : 17 Oct 2024

Application Number : CHE/WS/0252/K/337(NEW)/FCC/20/Amend

Remark :

Re-endorsement of earlier F.C.C for Wing 20 sub wing B up to 25th floor excluding LMR + OHT above terrace floor and Further C.C. for wing No. 20 sub wing A up to top of 25th upper floor i.e. ht. up to 78.57 mt. AGL as per approved plans dated 10/12/2021.

Note:

- 1) That Utmost care with all precautionary, preventive and safety measures shall be adopted while carrying out the work to avoid the mishaps and accident.
- 2) To carry out the work strictly under the supervision of Structural Engineer and L.S./Architect.
- 3) Approval is given on the basis of documents submitted by L.S./Architect.
- 4) This C.C. is without prejudice to legal matters pending in court of law if any.

Approved By

Asst. Eng. (BP)H/East & K/East Ward

Assistant Engineer

Issue On : 09 Feb 2024 Valid Upto : 17 Jan 2025

Application Number : CHE/WS/0252/K/337(NEW)/FCC/21/Amend

Remark :

Full post facto C.C for Wing-20 sub wing ' B' up to 25th Floor including LMR + OHT above terrace floor height 81.06 mt AGL and Full C.C. for wing No. 20 sub wing 'A' up to top of 25th upper floor including LMR + OHT i.e. ht. up to 81.06 mt. AGL as per approved plans dated 10/12/2021.



२०२४ - ४		
१३६५	०२	१५
२०२५		

✓ Digitally signed by SHAIKH ASIF MUSA  
Date: 09 Feb 2024 10:32:08  
Organization: Brihanmumbai Municipal Corporation  
Designation: Assistant Engineer (BP)

For and on behalf of Local Authority  
Brihanmumbai Municipal Corporation

Assistant Engineer . Building Proposal

Western Suburb I K/E Ward Ward

Cc to :

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



६६६ - ४		
९३६५	०३	९५
५०२१		

This CC is valid upto 17/1/2012

Issue On : 18 Jan 2011                      Valid Upto :              17 Jan 2012

Application Number :

Remark :

Approved By

Issue On : 28 Mar 2018                      Valid Upto :              17-Jan 2019

Application Number :

Remark :



Issue On : 14 Sep 2018                      Valid Upto :              13 Sep 2019

Application Number :

Remark :

Further C.C. up to top of 14th floor excluding LMR & OHT i.e. height 47.67mtr. AGL for Wing 13, 14 and 16 and re-endorse C.C. up to top of 6th floor including LMR & OHT i.e. height 29.85mtr. AGL for Wing 19 and re-endorse C.C. for Wings 7,8,9,10,11,12 up to top of 24th floor including LMR & OHT i.e. height 81.68mtr. AGL & re-endorse C.C. for Wing 18 up to top of Podium i.e. height up to 12.27mtr. AGL & re-endorse C.C. for Wing 17 up to top of Podium i.e. height 12.27mtr. AGL & re-endorse C.C. for Wing 15 up to top of 24th floor i.e. height 79.02mtr. by restricting CC for LMR & OHT as per approved plan dated 18/06/2018 .

Approved By

CHE/WS/0252/K/337(NEW)/FCC/21/Amend

१३६४ - ४		
१३६४	१३६४	१३६४
२०२४		

✓  
Digitally signed by SHAIKH ASIF MUSA  
Date: 09 Feb 2024 16:32:35  
Organization: Brihanmumbai Municipal Corporation  
Designation: Assistant Engineer (BP)

For and on behalf of Local Authority  
Brihanmumbai Municipal Corporation

Assistant Engineer . Building Proposal  
Western Suburb I K/E Ward Ward

- Cc to :
- 1. Architect.
  - 2. Collector Mumbai Suburban /Mumbai District.



१३६५		
५५	५५	५५
५०५५		

Remark :

Further C.C. for commercial retail space up to top of 1st floor (below Wing no.18) and re-endorse C.C. for Wing 16 up-to top of 24th floor including L.M.R. + OHT i.e. height 81.66 mtr, Wing 17 up-to top of 24th floor including L.M.R. + OHT i.e. height 81.34 mtr. and Wing 18 up-to to of 24th floor including L.M.R. + OHT i.e. height 81.34 mtr and Re-endorse C.C for Wing 20 up to top of basement as per approved plans dated 18.11.2019.

Note :-

- 1] That Utmost care with all precautionary, preventive and safety measures shall be adopted while carrying out the work to avoid the mishaps and accident.
- 2] To carry out the work strictly under the supervision of Structural Engineer and L.S./Architect.
- 3] Approval is given on the basis of documents submitted by L.S./Architect. This further C.C. is without prejudice to legal matters pending in court of law if any.
- 4] To follow all the guidelines of central Gov. / State Gov. / Local planning authority in respect to covid-19 pandemic.

Approved By

A. E. (B. P.) K/East ward  
Assistant Engineer (BP)

Issue On : 26 Oct 2021

Valid Upto: 25 Oct 2022

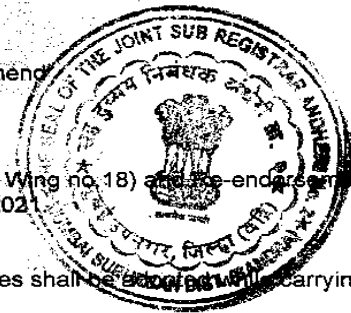
Application Number : CHE/WS/0252/K/337(NEW)/FCC/12/Amend

Remark :

Re-endorsement of C.C for commercial retail up to top of 1st floor (below Wing no. 18) and re-endorsement of C.C for Wing 20 up to top of basement as per approved plan dtd. 19.08.2021

Note :-

- 1] That Utmost care with all precautionary, preventive and safety measures shall be adopted while carrying out the work to avoid the mishaps and accident.
- 2] To carry out the work strictly under the supervision of Structural Engineer and L.S./Architect.
- 3] Approval is given on the basis of documents submitted by L.S./Architect. This further C.C. is without prejudice to legal matters pending in court of law if any.
- 4] To follow all the guidelines of central Gov. / State Gov. / Local planning authority in respect to covid-19 pandemic.



Approved By

A. E. (B. P.) K/East ward  
Assistant Engineer (BP)

Issue On : 09 Nov 2021

Valid Upto : 08 Nov 2022

Application Number : CHE/WS/0252/K/337(NEW)/FCC/13/Amend

CHE/WS/0252/K/337(NEW)/FCC/21/Amend

१३३५ - ४		
१३३५	१६१५	१५१५
१०१५		



Digitally signed by SHAHIN ASIF MUSA  
Date: 09 Feb 2024 14:52:35  
Organization: Brihanmumbai Municipal Corporation  
Designation: Assistant Engineer (SP)



For and on behalf of Local Authority  
Brihanmumbai Municipal Corporation

Assistant Engineer . Building Proposal  
Western Suburb I K/E Ward Ward

Cc to :

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



खत - ४		
१३६५	७७	१५
२०२५		

CC - 01th Feb 24

Issue On : 19 Aug 2019

Valid Upto : 18 Aug 2020

Application Number : CHE/WS/0252/K/337(NEW)/FCC/6/Amend

Remark :

The commencement permissions upto 25.10.2016 are issued in hard copy format and attached in additional document console. Then after the commencement permission issued online upto amend 5 of the proposal can be seen in respective amendments tab online.

Now, the commencement permission is further extended for Wing 13 upto top of 24th floor i.e. height 78.97mtr. AGL & Wing(1) 14 upto top of 24th floor i.e. height 79.02mtr. AGL by restricting C.C. for LMR + OHT of Wing 13 & Wing(1) 14 & CC. for Commercial office (internal height 3.55mtr.) at upper basement level i.e. height 0.15mtr. AGL as per approved plan dated 19/07/2019 & re-endorsed C.C. for Wing 15 upto top of 24th floor i.e. height 79.02mtr. AGL by restricting C.C. for LMR + OHT, for Wing 16 upto top of 14th floor i.e. height 47.72mtr. AGL, for Wing 17 upto top of Podium i.e. height 12.27mtr. AGL and Wing 18 upto top of Podium i.e. height 12.27mtr. AGL as per approved plan dated 19/07/2019.

Approved By

A. E. (B. P.) K/E ward  
Assistant Engineer (BP)



Issue On : 11 Sep 2019

Valid Upto : 10 Sep 2020

Application Number : CHE/WS/0252/K/337(NEW)/FCC/7/Amend

Remark :

The commencement permission is further extended for Wing 16 upto top of 24th floor i.e. height 79.02mtr. AGL & Wing 17 upto top of 24th floor i.e. height 78.97mtr. AGL by restricting C.C. for LMR + OHT, as per approved plan dated 19/07/2019.

Approved By

A. E. (B. P.) K/E ward  
Assistant Engineer (BP)

Issue On : 03 Dec 2019

Valid Upto : 02 Dec 2020

Application Number : CHE/WS/0252/K/337(NEW)/FCC/8/Amend

Remark :

CHE/WS/0252/K/337(NEW)/FCC/21/Amend

Page 3 of 10 On 09-Feb-2024

बदल - ४		
१३६५	१०६	१८५
२०२५		

Digitally signed by BHANQI ASIF MUSA  
Date: 08 Feb 2024 15:32:33  
Organization: Brihanmumbai Municipal Corporation  
Designation: Assistant Engineer (BP)

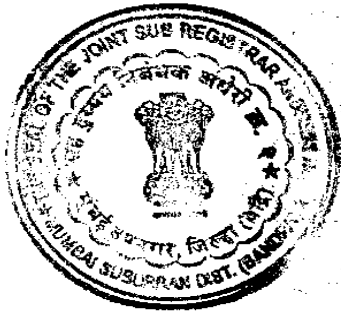


For and on behalf of Local Authority  
Brihanmumbai Municipal Corporation

Assistant Engineer . Building Proposal  
Western Suburb I K/E Ward Ward

Cc to :

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



संख्या - ४		
१३६५	७६	१५
२०२६		

to legal matters pending in court of law if any.

4] To follow all the guidelines of central Gov. / State Gov. / Local planning authority in respect to covid-19 pandemic.

Approved By  
A. E. (B. P.) K/East ward  
Assistant Engineer (BP)

Issue On: 18 May 2023

Valid Upto: 17 May 2024

Application Number:

CHE/WS/0252/K/337(NEW)/FCC/18/Amend

Remark:

Re-endorsement of earlier C.C for Wing 20 sub wing B up to 25th Floor excluding LMR + OHT and Further C.C. for wing No. 20 sub wing A upto top of 19th upper floor i.e. ht. upto 60.87 mt. AGL as per approved plans dated 10/12/2021.



Note :-

- 1] That Utmost care with all precautionary, preventive and safety measures shall be adopted while carrying out the work to avoid the mishaps and accident.
- 2] To carry out the work strictly under the supervision of Structural Engineer and L.S./Architect.
- 3] Approval is given on the basis of documents submitted by L.S./Architect. This further C.C. is without prejudice to legal matters pending in court of law if any.

Approved By  
A. E. (B. P.) K/East ward  
Assistant Engineer (BP)

Issue On: 28 Jun 2023

Valid Upto: 17 Jan 2024

Application Number:

CHE/WS/0252/K/337(NEW)/FCC/19/Amend

Remark:

Re-endorsement of earlier F.C.C for Wing 20 sub wing B up to 25th Floor excluding LMR + OHT above terrace floor and Further C.C. for wing No. 20 sub wing A up to top of 22nd (pt.) upper floor i.e. ht. up to 69.72 mt AGL as per approved plans dated 10/12/2021.

Note:

- 1] That Utmost care with all precautionary, preventive and safety measures shall be adopted while carrying out the work to avoid the mishaps and accident.
- 2] To carry out the work strictly under the supervision of Structural Engineer and L.S./Architect.
- 3] Approval is given on the basis of documents submitted by L.S./Architect.

CHE/WS/0252/K/337(NEW)/FCC/19/Amend

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१३६५	६०	१५
२०२५		

Digitally signed by SHARON ASSP MUMBAI  
Date: 25 Jun 2023 12:41:19  
Organization: Brihanmumbai Municipal Corporation  
Designation: Assistant Engineer (BP)

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

Assistant Engineer, Building Proposa

Western Suburb I K/E Ward Ward

Cc to :

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



बदर - ४		
१३६५	८१	१५
२०२५		

18/10/23

Asst. Eng. (BP)/H/East & K/East Ward  
Assistant Engineer (BP)

Issue On : 18 Oct 2023

Valid Upto : 17 Jan 2024

Application Number : CHE/WS/0252/K/337(NEW)/FCC/20/Amend

Remark :

Re-endorsement of earlier F.C.C for Wing 20 sub wing B up to 25th floor excluding LMR + OHT above terrace floor and Further C.C. for wing No. 20 sub wing A up to top of 25th upper floor i.e. ht. up to 78.57 mt. AGL as per approved plans dated 10/12/2021.

Note:

- 1) That Utmost care with all precautionary, preventive and safety measures shall be adopted while carrying out the work to avoid the mishaps and accident.
- 2) To carry out the work strictly under the supervision of Structural Engineer and L.S./Architect
- 3) Approval is given on the basis of documents submitted by L.S./Architect.
- 4) This C.C. is without prejudice to legal matters pending in court of law if any.



Digitally signed by SHAKH ASIF MUSA  
Date: 18 Oct 2023 16:53:41  
Organization: Brihanmumbai Municipal Corporation  
Designation: Assistant Engineer (BP)

For and on behalf of Local Authority  
Brihanmumbai Municipal Corporation

Assistant Engineer . Building Proposal

Western Suburb I K/E Ward Ward

Cc to :

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

CHE/WS/0252/K/337(NEW)/FCC/20/Amend

Page 9 of 9 On: 18-Oct-2023

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2023		



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१३६५	७३	१५
२०२५		


**BRIHANMUMBAI MUNICIPAL CORPORATION**
**FORM 'A'**
**MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966**

No CHE/WS/0252/K/337(NEW)/FCC/21/Amend

**COMMENCEMENT CERTIFICATE**


To,  
 M/s Neepa Real Estate pvt. ltd  
 Sheth House, Near Dindoshi Fire Brigade, off W.E  
 Highway, Malad E, Mumbai

Sir,

With reference to your application No. **CHE/WS/0252/K/337(NEW)/FCC/21/Amend** Dated. **19 May 2018** for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated **19 May 2018** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. - C.T.S. No. **345A/1 to 345A/3 and 345A/5 to 345A/7** Division / Village / Town Planning Scheme No. **MAROL** situated at **18.30 mt wide D.P. road Road / Street** in **K/E Ward**.

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

1. The land vacated on consequence of the endorsement of the setback line and encroaching 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 extension 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. **Asst. Eng. (BP)H/East & K/East Ward** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

बदर - ४		
१३६५	७४	१५५
२०२५		



This CC is valid upto 17/1/2012

Issue On : 18 Jan 2011

Valid Upto : 17 Jan 2012

Application Number :

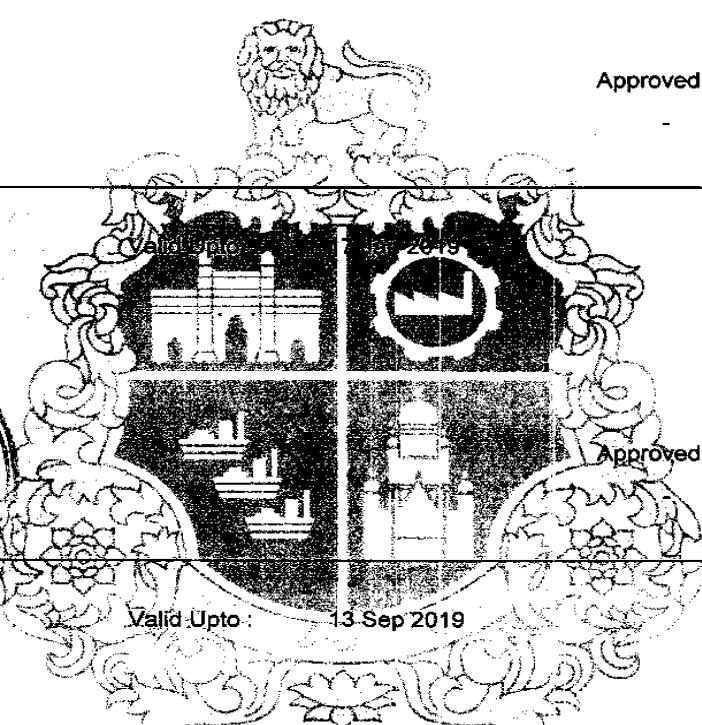
Remark :

Approved By

Issue On : 28 Mar 2018

Application Number :

Remark :



Approved By

Issue On : 13 Sep 2018

Valid Upto : 13 Sep 2019

Application Number :

Remark :

Further C.C. up to top of 14th floor excluding LMR & OHT i.e. height 47.67mtr. AGL for Wing 13, 14 and 16 and re-endorse C.C. up to top of 6th floor including LMR & OHT i.e. height 29.85mtr. AGL for Wing 19 and re-endorse C.C. for Wings 7,8,9,10,11,12 up to top of 24th floor including LMR & OHT i.e. height 81.66mtr. AGL & re-endorse C.C. for Wing 18 up to top of Podium i.e. height up to 12.27mtr. AGL & re-endorse C.C. for Wing 17 up to top of Podium i.e. height 12.27mtr. AGL & re-endorse C.C. for Wing 15 up to top of 24th floor i.e. height 79.02mtr. by restricting CC for LMR & OHT as per approved plan dated 18/06/2018 .

Approved By

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Issue On : 19 Aug 2019

Valid Upto : 18 Aug 2020

Application Number : CHE/WS/0252/K/337(NEW)/FCC/6/Amend

Remark :

The commencement permissions upto 25.10.2016 are issued in hard copy format and attached in additional document console. Then after the commencement permission issued online upto amend 5 of the proposal can be seen in respective amendments tab online.

Now, the commencement permission is further extended for Wing 13 upto top of 24th floor i.e. height 78.97mtr. AGL & Wing(1) 14 upto top of 24th floor i.e. height 79.02mtr. AGL by restricting C.C. for LMR + OHT of Wing 13 & Wing(1) 14 & CC. for Commercial office (internal height 3.55mtr.), at upper basement level i.e. height 0.15mtr. AGL as per approved plan dated 19/07/2019 & re-endorsed C.C. for Wing 15 upto top of 24th floor i.e. height 79.02mtr. AGL by restricting C.C. for LMR + OHT for Wing 16 upto top of 14th floor i.e. height 47.72mtr. AGL, for Wing 17 upto top of Podium i.e. height 12.27 mtr. AGL and Wing 18 upto top of Podium i.e. height 12.27mtr. AGL as per approved plan dated 19/07/2019.

Issue On : 11 Sep 2019

Valid Upto : 10 Sep 2020

Application Number : CHE/WS/0252/K/337(NEW)/FCC/7/Amend

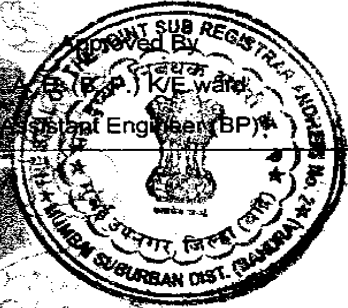
Remark :

The commencement permission is further extended for Wing 15 upto top of 24th floor i.e. height 79.02mtr. AGL & Wing 17 upto top of 24th floor i.e. height 78.97mtr. AGL by restricting C.C. for LMR + OHT, as per approved plan dated 19/07/2019.

Approved By

A. E. (B. P.) K/E ward

Assistant Engineer (BP)



Issue On : 03 Dec 2019

Valid Upto : 02 Dec 2020

Application Number : CHE/WS/0252/K/337(NEW)/FCC/8/Amend

Remark :

CHE/WS/0252/K/337(NEW)/FCC/21/Amend

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बस - ४		
१३६५	५६	१५
२०२५		

The commencement permission is re-endorsed up to basement level i.e. height 0.15mt. AGL, of Commercial office, up to top of 24th floor i.e. height 78.97mt. AGL, for Wing 13, Wing 14, Wing 15, Wing 16 & Wing 17 & further extended for LMR+ OHT i.e. height 81.66mt. AGL of Wing 13, Wing 14, Wing 15 & Wing 16 by restricting C.C. for LMR + OHT of wing 17 and upto top of 23rd floor i.e. height 76.02mt. AGL of Wing 18 by restricting C.C. for 24th floor including LMR + OHT of wing 18 as per approved amended plan dated 18.11.2019.

Approved By

A. E. (B. P.) K/E ward  
Assistant Engineer (BP)

Issue On : 20 Jul 2020

Valid Upto : 19 Jul 2021

Application Number :

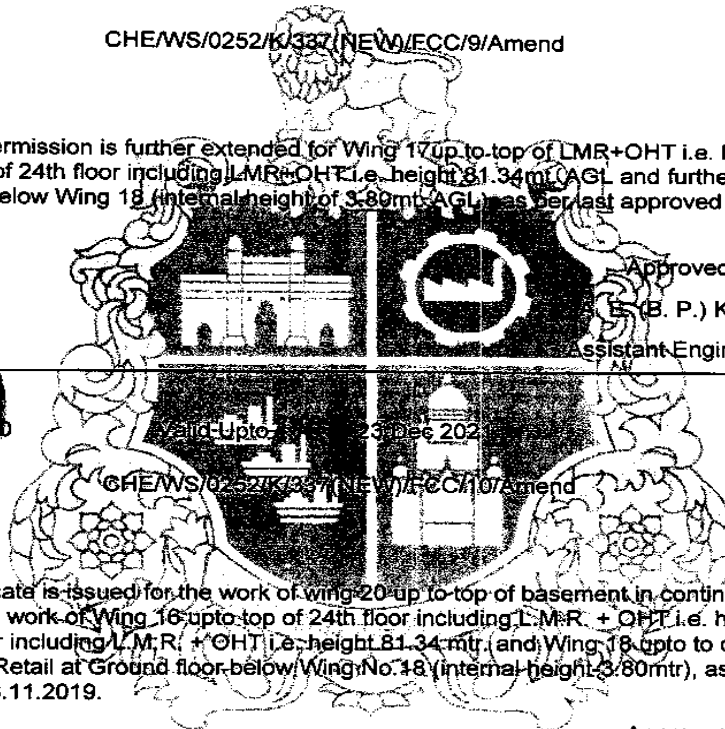
CHE/WS/0252/K/337(NEW)/FCC/9/Amend

Remark :

The commencement permission is further extended for Wing 17 up to top of LMR+OHT i.e. height 81.34mt. AGL and Wing 18 up to top of 24th floor including LMR+OHT i.e. height 81.34mt. AGL and further C.C. for Commercial Retail at Ground floor below Wing 18 (internal height of 3.80mt. AGL) as per last approved amended plan dated 18.11.2019.

Approved By

A. E. (B. P.) K/E ward  
Assistant Engineer (BP)



Commencement certificate is issued for the work of wing 20 up to top of basement in continuation of earlier C.C. and re-endorsed for the work of Wing 16 upto top of 24th floor including L.M.R. + OHT i.e. height 81.66 mtr, Wing 17 upto top of 24th floor including L.M.R. + OHT i.e. height 81.34 mtr. (and Wing 18 upto to of 24th floor i.e. height 81.34 mtr Commercial Retail at Ground floor below Wing No.18 (internal height 3.80mtr), as per last approved amended plan dated 18.11.2019.

Approved By

Navnath S. Ghadge  
Executive Engineer

Issue On : 03 Feb 2021

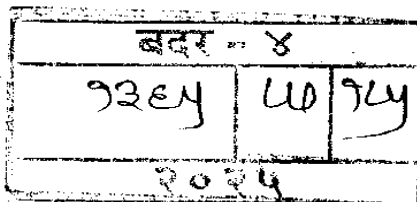
Valid Upto : 02 Feb 2022

Application Number :

CHE/WS/0252/K/337(NEW)/FCC/11/Amend

CHE/WS/0252/K/337(NEW)/FCC/21/Amend

Page 4 of 10 On 09-Feb-2024



Remark :

Further C.C. for commercial retail space up to top of 1st floor (below Wing no.18) and re-endorse C.C. for Wing 16 up-to top of 24th floor including L.M.R. + OHT i.e. height 81.66 mtr, Wing 17 up-to top of 24th floor including L.M.R. + OHT i.e. height 81.34 mtr. and Wing 18 up-to to of 24th floor including L.M.R. + OHT i.e. height 81.34 mtr and Re-endorse C.C for Wing 20 up to top of basement as per approved plans dated 18.11.2019.

Note :-

- 1] That Utmost care with all precautionary, preventive and safety measures shall be adopted while carrying out the work to avoid the mishaps and accident.
- 2] To carry out the work strictly under the supervision of Structural Engineer and L.S./Architect.
- 3] Approval is given on the basis of documents submitted by L.S./Architect. This further C.C. is without prejudice to legal matters pending in court of law if any.
- 4] To follow all the guidelines of central Gov. / State Gov. / Local planning authority in respect to covid-19 pandemic.

Approved By

A. E. (B. P.) K/East ward  
Assistant Engineer (BP)

Issue On : 26 Oct 2021

Valid Upto : 25 Oct 2022

Application Number :

CHE/WS/0252/K/337(NEW)/FCC/12/Amend

Remark :

Re-endorsement of C.C for commercial retail space up to top of 1st floor (below Wing no.18) and Re-endorsement of C.C for Wing 20 up to top of basement as per approved plan dtd. 19.08.2021

Note :-

- 1] That Utmost care with all precautionary, preventive and safety measures shall be adopted while carrying out the work to avoid the mishaps and accident.
- 2] To carry out the work strictly under the supervision of Structural Engineer and L.S./Architect.
- 3] Approval is given on the basis of documents submitted by L.S./Architect. This further C.C. is without prejudice to legal matters pending in court of law if any.
- 4] To follow all the guidelines of central Gov. / State Gov. / Local planning authority in respect to covid-19 pandemic.

Approved By

A. E. (B. P.) K/East ward  
Assistant Engineer (BP)

Issue On : 09 Nov 2021

Valid Upto : 08 Nov 2022

Application Number :

CHE/WS/0252/K/337(NEW)/FCC/13/Amend

CHE/WS/0252/K/337(NEW)/FCC/21/Amend

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Remark :

Further C.C. for wing 20 sub wing B up to top of 16th upper floors i.e. upto 52.02 mt. AGL as per last approved plans dated 19.08.2021

Note :-

- 1) That Utmost care with all precautionary, preventive and safety measures shall be adopted while carrying out the work to avoid the mishaps and accident.
- 2) To carry out the work strictly under the supervision of Structural Engineer and L.S./Architect.
- 3) Approval is given on the basis of documents submitted by L.S./Architect. This further C.C. is without prejudice to legal matters pending in court of law if any.
- 4) To follow all the guidelines of central Gov. / State Gov. / Local planning authority in respect to covid-19 pandemic.

Approved By

A. E. (B. P.) K/East ward  
Assistant Engineer (BP)

Issue On : 10 Dec 2021

Valid Upto : 09-Dec-2022

Application Number :

CHE/WS/0252/K/337(NEW)/CC/14/Amend

Further C.C. for wing 20 sub-wing B up to top of 25th Floor i.e. ht. 78.57 mt. AGL excluding LMR & OHT as per approved plans dated 10.12.2021

Note :-

- 1) That Utmost care with all precautionary, preventive and safety measures shall be adopted while carrying out the work to avoid the mishaps and accident.
- 2) To carry out the work strictly under the supervision of Structural Engineer and L.S./Architect.
- 3) Approval is given on the basis of documents submitted by L.S./Architect. This further C.C. is without prejudice to legal matters pending in court of law if any.
- 4) To follow all the guidelines of central Gov. / State Gov. / Local planning authority in respect to covid-19 pandemic.

Approved By

A. E. (B. P.) K/East ward  
Assistant Engineer (BP)

Issue On : 07 Apr 2022

Valid Upto : 06 Apr 2023

Application Number :

CHE/WS/0252/K/337(NEW)/FCC/15/Amend

Remark :

CHE/WS/0252/K/337(NEW)/FCC/21/Amend

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In continuation the earlier F.C.C for Wing 20 sub wing B up to 25th Floor excluding LMR+OHT and Further C.C. for wing No. 20 sub wing A upto top of 5th upper floor i.e. ht. upto 16.62 mt. AGL as per approved plans dated 10/12/2021.

Approved By  
A. E. (B. P.) K/East ward (I/c)  
Assistant Engineer (BP)

Issue On : 08 Sep 2022 Valid Upto : 07 Sep 2023

Application Number : CHE/WS/0252/K/337(NEW)/FCC/16/Amend

Remark :

F.C.C for Wing 20 sub wing B up to 25th Floor excluding LMR+OHT and to grant Further C.C. for wing No. 20 sub wing A upto top of 10th upper floor i.e. ht. upto 34.32 mt. AGL as per approved plans dated 10/12/2021 is approved.

Note :-

- 1] That Utmost care with all precautionary, preventive and safety measures shall be adopted while carrying out the work to avoid the mishaps and accident.
- 2] To carry out the work strictly under the supervision of Structural Engineer and L.S/Architect.
- 3] Approval is given on the basis of documents submitted by L.S./Architect. This further C.C. is without prejudice to legal matters pending in court of law if any.
- 4] To follow all the guidelines of Central Govt./State Govt./Local planning authority in respect to covid-19 pandemic.



Approved By  
A. E. (B. P.) K/East ward  
Assistant Engineer (BP)

Issue On : 10 Jan 2023 Valid Upto : 09 Jan 2024

Application Number : CHE/WS/0252/K/337(NEW)/FCC/17/Amend

Remark :

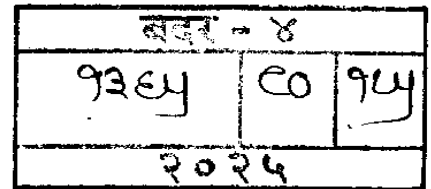
Re-endorsement of earlier C.C for Wing 20 sub wing B up to 25th Floor excluding LMR+OHT and Further C.C. for wing No. 20 sub wing A upto top of 17th upper floor i.e. ht. upto 54.97 mt. AGL as per approved plans dated 10/12/2021.

Note :-

- 1] That Utmost care with all precautionary, preventive and safety measures shall be adopted while carrying out the work to avoid the mishaps and accident.
- 2] To carry out the work strictly under the supervision of Structural Engineer and L.S/Architect.
- 3] Approval is given on the basis of documents submitted by L.S./Architect. This further C.C. is without prejudice

CHE/WS/0252/K/337(NEW)/FCC/21/Amend

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to legal matters pending in court of law if any.

4) To follow all the guidelines of central Gov. / State Gov. / Local planning authority in respect to covid-19 pandemic.

Approved By

A. E. (B. P.) K/East ward

Assistant Engineer (BP)

Issue On : 18 May 2023

Valid Upto : 17 May 2024

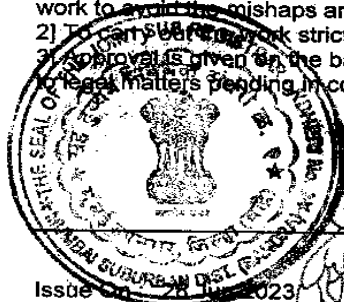
Application Number : CHEWS/0252/K/337(NEW)/FCC/18/Amend

Remark :

Re-endorsement of earlier C.C for Wing 20 sub wing B up to 25th Floor excluding LMR+OHT and Further C.C. for wing No. 20 sub wing A upto top of 19th upper floor i.e. ht. upto 60.87 mt. AGL as per approved plans dated 10/12/2021.

Note :-

- 1) That Utmost care with all precautionary, preventive and safety measures shall be adopted while carrying out the work to avoid the mishaps and accident.
- 2) To carry out the work strictly under the supervision of Structural Engineer and L.S./Architect.
- 3) Approval is given on the basis of documents submitted by L.S./Architect. This further C.C. is without prejudice to legal matters pending in court of law if any.



Approved By

A. E. (B. P.) K/East ward

Assistant Engineer (BP)

Issue On : 28 Jun 2023

Valid Upto : 27 Jun 2024

Application Number : CHEWS/0252/K/337(NEW)/FCC/19/Amend

Remark :

Re-endorsement of earlier F.C.C for Wing 20 sub wing B up to 25th Floor excluding LMR + OHT above terrace floor and Further C.C. for wing No. 20 sub wing A up to top of 22nd (pt.) upper floor i.e. ht. up to 69.72 mt AGL as per approved plans dated 10/12/2021.

Note:

- 1) That Utmost care with all precautionary, preventive and safety measures shall be adopted while carrying out the work to avoid the mishaps and accident.
- 2) To carry out the work strictly under the supervision of Structural Engineer and L.S./Architect.
- 3) Approval is given on the basis of documents submitted by L.S./Architect.

Approved By

CHE/WS/0252/K/337(NEW)/FCC/21/Amend

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2024		
9384	29	94
2024		

Asst. Eng. (BP)H/East & K/East Ward  
Assistant Engineer (BP)

Issue On : 18 Oct 2023 Valid Upto : 17 Oct 2024

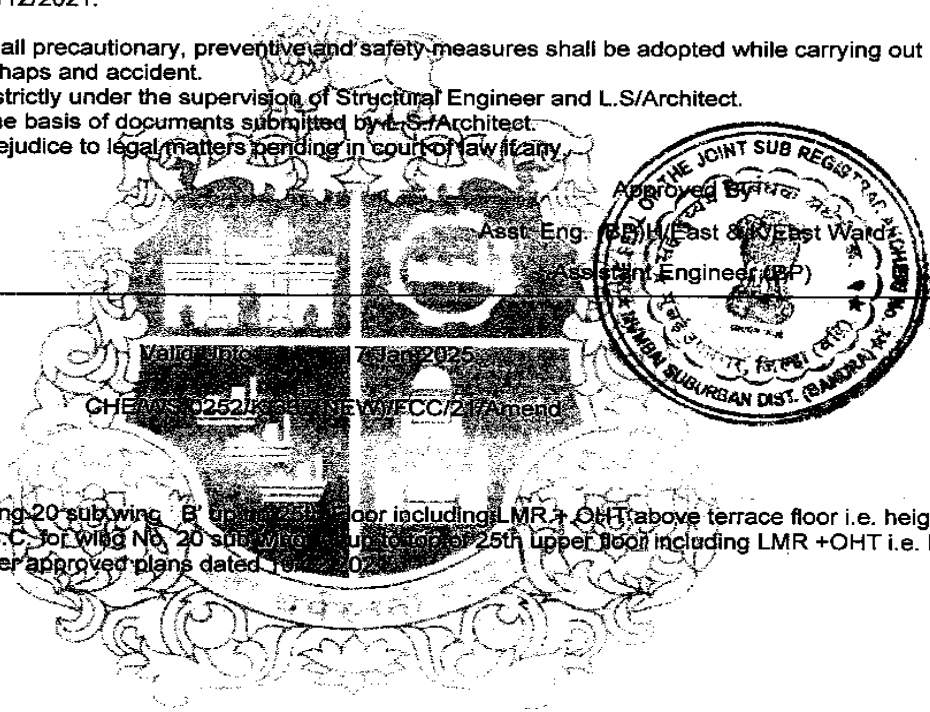
Application Number : CHE/WS/0252/K/337(NEW)/FCC/20/Amend

Remark :

Re-endorsement of earlier F.C.C for Wing 20 sub wing B up to 25th floor excluding LMR + OHT above terrace floor and Further C.C. for wing No. 20 sub wing A up to top of 25th upper floor i.e. ht. up to 78.57 mt. AGL as per approved plans dated 10/12/2021.

Note:

- 1) That Utmost care with all precautionary, preventive and safety measures shall be adopted while carrying out the work to avoid the mishaps and accident.
- 2) To carry out the work strictly under the supervision of Structural Engineer and L.S./Architect.
- 3) Approval is given on the basis of documents submitted by L.S./Architect.
- 4) This C.C. is without prejudice to legal matters pending in court of law if any.



Issue On : 09 Feb 2024

Valid Upto : 07 Jan 2025

Application Number : CHE/WS/0252/K/337(NEW)/ECC/21/Amend

Remark :

Full post facto C.C for Wing 20 sub wing B up to 25th floor including LMR + OHT above terrace floor i.e. height 81.06 mt AGL and Full C.C. for Wing No. 20 sub wing A up to top of 25th upper floor including LMR +OHT i.e. ht. up to 81.06 mt. AGL as per approved plans dated 10/12/2021.

वर्ग - ४		
९३६५	०२	१५
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Digitally signed by SHAIKH ASIF MUSA  
Date: 09 Feb 2024 18:32:35  
Organization: Brihanmumbai Municipal Corporation  
Designation: Assistant Engineer (B/P)

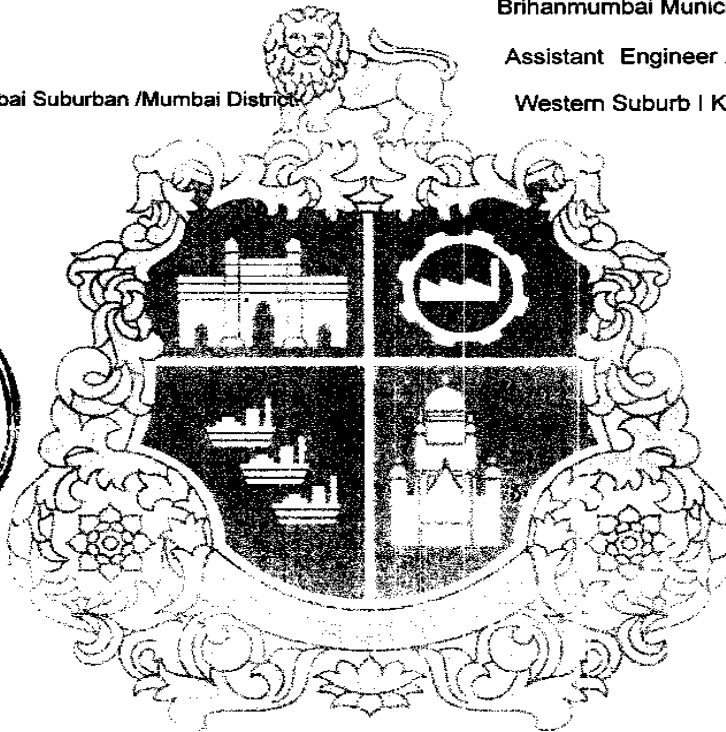


For and on behalf of Local Authority  
Brihanmumbai Municipal Corporation

Assistant Engineer, Building Proposal  
Western Suburb | K/E Ward Ward

Cc to :

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



का.सं. - ४		
१३६५	६३	१५
२०२५		



**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
Amended Plan Approval Letter

File No. CHE/WS/0252/K/337(NEW)/337/11/Amend dated 10.12.2021

To,  
SHASHIKANT LAXMAN JADHAV  
B-106, NATRAJ BLDG., MULUND  
(W)

CC (Owner),  
M/S. NEEPA REAL ESTATE PRIVATE  
LIMITED  
HALLMARK BUSINESS PLAZA, 12TH  
FLOOR, UNIT 1201, SANT  
DNYANESHWAR MARG, OPP.  
GURUNANAK HOSPITAL,  
KALANAGAR, BANDRA (EAST),  
MUMBAI.



Subject : Proposed Residential building on plot bearing CTS nos. 345/A1 to 345A/3 and 345/A/5 to 345A/7 of village Marol at Andheri east.

Reference : Online submission of plans dated 30.11.2021

Dear Applicant/ Owner/ Developer,

There is no objection to your carrying out the work as per amended plans submitted by you online under reference for which competent authority has accorded sanction, subject to the following conditions:

- 1) All the objections of this office i.O.D. under even no. dated 04.10.2010 shall be applicable and should be complied with.
- 2) The revised structural design and calculations from the licensed structural engineer shall be submitted as per proposed amended plan.
- 3) The work shall be carried out between 6.00am to 10.00pm only (as per circular no. Ch.E./DP/7749/Gen. dated 07/06/2016)
- 4) The NOC from the A.A.&C. 'K/East' Ward shall be submitted.
- 5) The Structural Stability Certificate for the building under reference from Structural Engineer shall be submitted.
- 6) The C.C. shall be got re-endorsed before starting of work.
- 7) All the payments shall be made.
- 8) The verification of AMSL of completed work shall be done before F.C.C. from GVK/MIAL. The AMSL of the topmost part of the building under reference shall also be verified from MIAL/GVK before OCC.
- 9) All the conditions and directions specified in the orders of Hon'ble Supreme Court in the case of Dumping Ground shall be complied with before starting demolition of structures and/or starting any construction work.
- 10) That the extra water & sewerage charges shall be paid to A.E. Water works "K/E" ward.
- 11) That the valid Janata Insurance Policy shall be submitted.
- 12) That the quality control for building work / for structural work / supervision of the work shall not be done and certificate to that effect shall not be submitted periodically in proforma.
- 13) That the monthly status report shall not be submitted regularly.
- 14) 14. That the testing of building material to be used on the subject work shall not be done and results of the same will not be submitted periodically.

वर्कर - ४		
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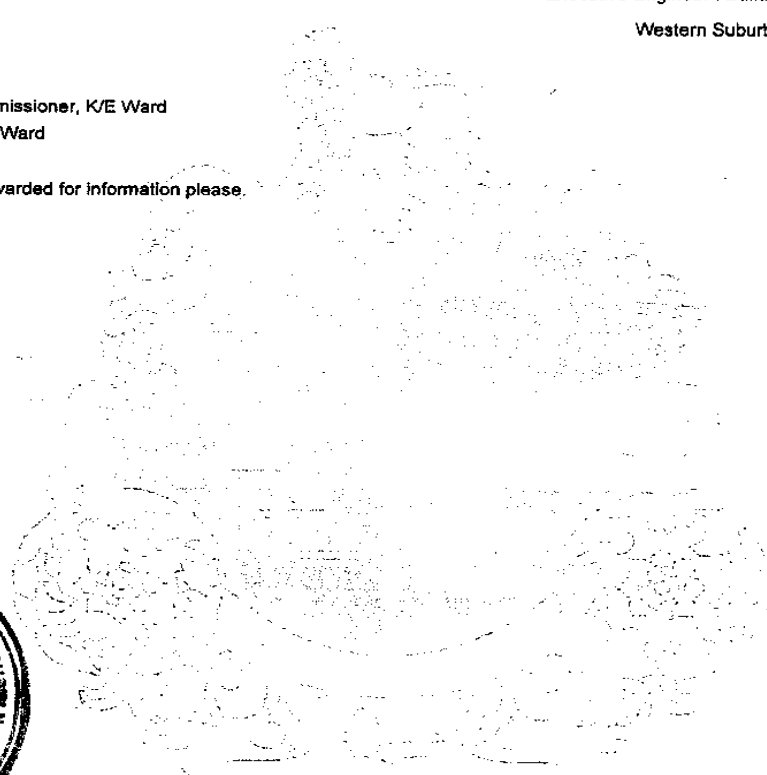
Name : Navnath Sopanrao Ghadge  
Designation : Executive Engineer  
Organization : Municipal Corporation of Greater Mumbai  
Date : 10-Dec-2021 15: 44:01

For and on behalf of Local Authority  
Municipal Corporation of Greater Mumbai  
Executive Engineer . Building Proposal  
Western Suburb I

Copy to :

- 1) Assistant Commissioner, K/E Ward
- 2) A.E.W.W., K/E Ward
- 3) D.O. K/E Ward

- Forwarded for information please.



बदर - ४		
१३६५	६५	१५
२०२५		

**SUNIL PRABHAKAR LAHANE**

ADVOCATE, HIGH COURT, MUMBAI

1206, B-Wing, Dalamal Tower, Nariman Point, Mumbai 400 021 - Mob: 9892744138.  
Email: [advsunillahane@gmail.com](mailto:advsunillahane@gmail.com)FORMAT- A  
(Circular No. 28/2021)To  
MahaRERA**LEGAL TITLE REPORT**

Sub: Title clearance certificate with respect to Land bearing CTS No. 345A/1 admeasuring 51,459.3 sq. mtrs. or thereabouts situate at Village Marol, Taluka Andheri, District of Bombay City and Bombay Suburban comprising of freehold area /land admeasuring 46705.84 sq. mtrs. and leasehold area/land admeasuring 4753.46 sq. mtrs. (hereinafter referred to as the "said Property").

1. I have investigated the title of the said Property on the request of Neepa Real Estates Private Limited and the following documents i.e.

1) Description of the said Property

Land bearing CTS No. 345A/1 admeasuring 51,459.3 sq. mtrs. or thereabouts situate at Village Marol, Taluka Andheri, District of Bombay City and Bombay Suburban comprising of freehold area /land admeasuring 46705.84 sq. mtrs. and leasehold area/land admeasuring 4753.46 sq. mtrs. (hereinafter referred to as the "said Property").

2) The documents of allotment of the said Property as mentioned in Annexure "A".

3) Property card issued by City Survey Office, Vile Parle dated 15<sup>th</sup> December, 2011, Mutation Entry No. 572 dated 24<sup>th</sup> October, 2011

4) Search report for 30 years from 1991 till 2021.

2. On the perusal of the above mentioned documents and all other relevant documents relating to the title of the said Property, I am of the opinion that the title of Neepa Real Estates Private Limited is clear and marketable subject to encumbrances as mentioned in Annexure "B".

Owners of the land

(i) Neepa Real Estates Private Limited -- CTS No. 345A/1

(ii) Qualifying remarks/comments if any -- NIL

3. The report reflecting the flow of Title of Neepa Real Estates Private Limited on the said Property is enclosed herewith as annexure.

Enclosed : Annexure.

Dated 16<sup>th</sup> December, 2021

Yours Truly,



Sunil P. Lahane  
Advocate, High Court

बदर - ४		
१३६५	६६	१५
२०२५		

# SUNIL PRABHAKAR LAHANE

ADVOCATE, HIGH COURT, MUMBAI

1206, B-Wing, Dalamal Tower, Nariman Point, Mumbai 400 021 - Mob: 9892744138.

Email: advsunillahane@gmail.com

## FLOW OF THE TITLE OF THE SAID PROPERTY

Sr no.

- 1) P.R. card as on date of application for registration.
- 2) Mutation entry No. 572 dated 24<sup>th</sup> October, 2011.
- 3) Search Report for 30 years from 1991 to 2021 taken from Sub Registrars office at Mumbai
- 4) Any other relevant title.
- 5) Litigations if any – Mentioned in Annexure "C"

16<sup>th</sup> December, 2021

  
Advocate



बदर - ४		
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# SUNIL PRABHAKAR LAHANE

ADVOCATE, HIGH COURT, MUMBAI

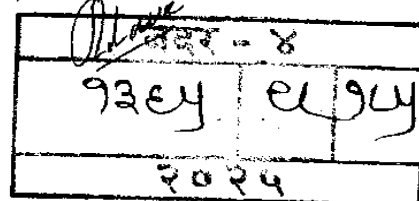
1206, B-Wing, Dalamal Tower, Nariman Point, Mumbai 400 021 - Mob: 9892744138.

Email: [advsunillahane@gmail.com](mailto:advsunillahane@gmail.com)

## Annexure A

### List of Documents

- (i) Various registered Sale Deeds executed between various Vendors and Industrial and Engineering Apparatus Company Private Limited;
- (ii) Indenture dated 7th August, 1962 made between Khodabux Abdu Rehman therein referred to as the "Lessor" of the One Part and Industrial and Engineering Apparatus Company Private Limited of the Other Part and registered with the Office of the Sub-Registrar of Assurances under Serial No. 1987 of 1962;
- (iii) Order dated 30th July, 1963 passed by the Hon'ble High Court of Bombay in Company Petition No. 49 of 1963 connected with Company Application No. 16 of 1963;
- (iv) Deed of Exchange dated 9th April, 1974 made between Dhirubhai Purshottam Ghatalia, Bapulal Purshottam Ghatalia and Chhotalal Purshottam Ghatalia of the One Part and Borosil Glass Works Limited of the Other Part and registered with the Office of the Sub-Registrar of Assurances under Serial No. 1370 of 1974;
- (v) Deed of Exchange dated 9th April, 1974 made between Ram Dunda Lone and Phirjanil Maneklal Shah of the One Part and Borosil Glass Works Limited of the Other Part and registered with the Office of the Sub-Registrar of Assurances under Serial No. 1370 of 1974;
- (vi) Deed of Confirmation dated 11th June, 1975 executed by Roque Coutts in favour of Borosil Glass Works Limited and registered with the Office of Sub-Registrar of Assurances at Mumbai under Serial No. 2189 of 1975;
- (vii) Deed of Exchange dated 17th June, 1976 made between Esmail Haji Suleman and Shakuntalli Haji Suleman, in their capacity as Partners of Messrs. Raj Oil Mills of the One Part and Borosil Glass Works Limited of the Other Part and registered with the Office of the Sub-Registrar of Assurances under Serial No. 1647 of 1976;
- (viii) Plaint in respect of the Suit bearing Suit No. 625 of 1984 filed by Borosil Glass Works Limited against C. D. Thomas and Another in the Hon'ble High Court of Bombay;
- (ix) Plaint in respect of the Suit bearing Suit No. 1094 of 1984 filed by Borosil Glass Works Limited against Charles Monteiro in the Hon'ble High Court of Bombay;
- (x) Plaint in respect of the Suit bearing Suit No. 1095 of 1984 filed by Borosil Glass Works Limited against Sereppa Munjappa Shetty in the Hon'ble High Court of Bombay;



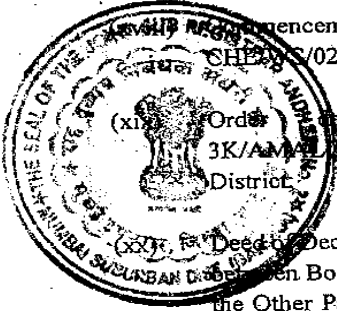
# SUNIL PRABHAKAR LAHANE

ADVOCATE, HIGH COURT, MUMBAI

1206, B-Wing, Dalamal Tower, Nariman Point, Mumbai 400 021 - Mob: 9892744138.

Email: [advsunillahane@gmail.com](mailto:advsunillahane@gmail.com)

- (xi) Complaint in respect of the Suit bearing Suit No. No. 899 of 2014 filed by Veeresh Ghatalia and Anr against Neepa Real Estates and Ors
- (xii) Certificate of Incorporation dated 22nd December, 1992 of Neepa Real Estates Private Limited
- (xiii) Indenture of Conveyance dated 27th August, 2010 made between Borosil Glass Works Limited of the One Part and Neepa Real Estates Private Limited of the Other Part and registered with the Office of Sub-Registrar of Assurances at Mumbai under Serial No. 8183 of 2010;
- (xiv) Power of Attorney dated 21st August, 2010 executed by Borosil Glass Works Limited in favour of Neepa Real Estates Private Limited and registered with the Office of Sub-Registrar of Assurances at Andheri-2 under Serial No. 184 of 2010 ;
- (xv) Deed of Mortgage dated 31st August, 2010 made between Neepa Real Estates Private Limited of the One Part and Indiabulls Financial Services Limited of the Other Part and registered with the Office of Sub-Registrar of Assurances at Mumbai under Serial No. 8271 of 2010;
- (xvi) Intimation of Disapproval dated 4th October, 2010 bearing Reference No. EB/CE/CHE/WS/0252/337/K(NEW)/BS/A ;
- (xvii) Letter dated 16th December, 2010 bearing Reference No. CHE/0252/WS/K/337(NEW) addressed by MCGM to Messrs. Spaceage Consultant, Architect;
- (xviii) Commencement Certificate dated 24th December, 2020 bearing Reference No. CHE/0252/K/337(NEW);
- (xix) Order dated 8th August, 2011 bearing Reference No. C/KARYA-3K/AMALBAMATION/SUBDIVISION/SR/1557 passed by the Collector, Mumbai Suburban District
- (xx) Deed of Declaration cum Rectification relating to Record of Rights dated 10th August, 2011 made between Borosil Glass Works Limited of the One Part and Neepa Real Estates Private Limited of the Other Part and registered with the Office of Sub-Registrar of Assurances at Mumbai under Serial No. 9405 of 2011;
- (xxi) Order dated 14th September, 2011 bearing Reference No. C/Desk- III-C/LND/NAP/SR-2009 passed by Collector, Mumbai Suburban District;
- (xxii) Development Plan Remarks dated 28th December, 2011 bearing Reference No. CHE/1055/DPWS/K/E;
- (xxiii) Letter dated 1st February, 2016 issued by Neepa Real Estates Private Limited.



*Sunil Prabhakar Lahane*

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9094	

# SUNIL PRABHAKAR LAHANE

ADVOCATE, HIGH COURT, MUMBAI

1206, B-Wing, Dalamal Tower, Nariman Point, Mumbai 400 021 - Mob: 9892744138.  
Email: [advsunillahane@gmail.com](mailto:advsunillahane@gmail.com)

- (xxiv) Deed of Mortgage dated 18th February, 2012 made between Neepa Real Estates Private Limited of the One Part and Indiabulls Financial Services Limited of the Other Part and registered with the Office of Sub-Registrar of Assurances at Mumbai under Serial No. 1393 of 2012;
- (xxv) Debenture Trust Deed dated 18th February, 2012 made between Neepa Real Estates Private Limited of the One Part and IDBI Trusteeship Services Limited of the Other Part and registered with the Office of Sub-Registrar of Assurances at Mumbai under Serial No. 1394 of 2012;
- (xxvi) Deed of Reconveyance dated 30th May, 2012 made between Indiabulls Financial Services Limited of the One Part and Neepa Real Estates Private Limited of the Other Part and registered with the Office of Sub-Registrar of Assurances at Mumbai under Serial No. 4777 of 2012;
- (xxvii) Deed of Mortgage dated 30th May, 2012 made between Neepa Real Estates Private Limited of the One Part and Indiabulls Financial Services Limited of the Other Part and registered with the Office of Sub-Registrar of Assurances at Mumbai under Serial No. 4778 of 2012;
- (xxviii) Order dated 28th February, 2013 and bearing Reference No. VILEP/2012/406 passed by the City Survey Officer, Vile Parle; RECTIFICATION/20 12/406
- (xxix) Rectification Order dated 9th April, 2013 and bearing Reference No. 3K/AMALGAMATION/SUBDIVISION/SR/1557 passed by the Collector, Mumbai Suburban District;
- (xxx) Corrigendum dated 9th April, 2013 bearing Reference No. C/Desk- III passed by Collector, Mumbai Suburban District;
- (xxxi) Deed of Mortgage dated 20th May, 2013 made between Neepa Real Estates Private Limited of the One Part and Indiabulls Housing Finance Limited of the Other Part and registered with the Office of Sub-Registrar of Assurances at Mumbai under Serial No. 5320 of 2013;
- (xxxii) Undertaking dated 8th January, 2014 executed by Neep a Real Estates Private Limited in favour of Municipal Commissioner, MCGM, and registered with the Office of the Sub-Registrar of Assurances at Mumbai under Serial No. 177 of 2014;
- (xxxiii) Deed of Reconveyance dated 17th January, 2014 made between Indiabulls Housing Finance Limited of the First Part and Neepa Real Estates Private Limited of the Second Part and registered with the Office of the Sub-Registrar of Assurances at Andheri- 3 under Serial No. 956 of 2014;
- (xxxiv) Deed of Re-Conveyance dated 17th January, 2014 made between Indiabulls Financial Services Limited of the One Part and Neepa Reai Estates Private Limited of the Other Part and registered with the Office of Sub-Registrar of Assurances at Mumbai under Serial No. 957 of 2014 ;



*Lahane*

बदल - ४		
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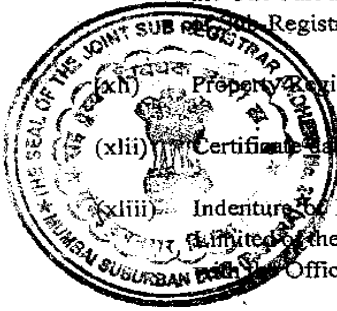
# SUNIL PRABHAKAR LAHANE

ADVOCATE, HIGH COURT, MUMBAI

1206, B-Wing, Dalamal Tower, Nariman Point, Mumbai 400 021 - Mob: 9892744138.

Email: [advsunillahane@gmail.com](mailto:advsunillahane@gmail.com)

- (xxxv) Deed of Re-Conveyance dated 17th January, 2014 made between Indiabulls Housing Finance Limited of the One Part and Neepa Real Estates Private Limited of the Other Part and registered with the Office of Sub-Registrar of Assurances at Mumbai under Serial No. 958 of 2014;
- (xxxvi) Deed of Mortgage dated 17th January, 2014 made between Indiabulls Housing Finance Limited of the One Part and Neepa Real Estates Private Limited of the Other Part and registered with the Office of Sub-Registrar of Assurances at Mumbai under Serial No. 959 of 2014;
- (xxxvii) Deed of Mortgage dated 11th June, 2014 made between Indiabulls Housing Finance Limited of the One Part and Neepa Real Estates Private Limited of the Other Part and registered with the Office of Sub-Registrar of Assurances at Mumbai under Serial No. 4502 of 2014;
- (xxxviii) Undertaking dated 22nd August, 2014 executed by Neepa Real Estates Private Limited in favour of Municipal Commissioner, MCGM, and registered with the Office of the Sub-Registrar of Assurances at Mumbai under Serial No. 7237 of 2014;
- (xxxix) Undertaking dated 18th September, 2014 executed by Vallabh N. Sheth in his capacity as the Director of Neepa Real Estates Private Limited and registered with the Office of the Sub-Registrar of Assurances at Mumbai under Serial No. 8043 of 2014;
- (xl) Deed of Lease dated 30th December, 2014 made between Neepa Real Estates Private Limited of the One Part and Reliance Infrastructure Limited of the Other Part and registered with the Office of Sub-Registrar of Assurances at Mumbai under Serial No. 10228 of 2014;
- (xli) Property Register Card;
- (xlii) Certificate dated 5th February, 2015 issued by Samved Chaudhary, Architect.
- (xliii) Indenture of Reconveyance dated 19th May, 2015 made between Neepa Real Estates Private Limited of the First Part and IDBI Trusteeship Services Limited of the Second Part and registered with the Office of Sub-Registrar of Assurances at Andheri-4 under Serial No. 4166 of 2015;
- (xliv) Deed of Mortgage dated 5th June, 2015 made between Neepa Real Estates Private Limited of the One Part and Indiabulls Housing Finance Limited, Indiabulls Finance Company Private Limited and Indiabulls Commercial Credit Limited of the Other Part and registered with the Office of Sub-Registrar of Assurances at Andheri-4 under Serial No. 4722 of 2015;
- (xlv) Deed of Reconveyance dated 22th June, 2017 made between Indiabulls Housing Finance Limited of the First Part and Neepa Real Estates Private Limited of the Second Part and registered with the office of the Sub-Registrar of Assurances at Andheri -4 under serial no.3888 of 2017



*Alhane*

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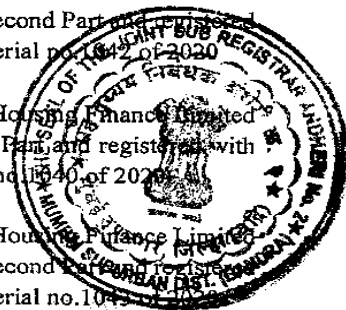
## SUNIL PRABHAKAR LAHANE

ADVOCATE, HIGH COURT, MUMBAI

1206, B-Wing, Dalamal Tower, Nariman Point, Mumbai 400 021 - Mob: 9892744138.

Email: [advsunillahane@gmail.com](mailto:advsunillahane@gmail.com)

- (xlvi) Deed of Reconveyance dated 22th June, 2017 made between Indiabulls Housing Finance Limited of the First Part and Neepa Real Estates Private Limited of the Second Part and registered with the office of the Sub-Registrar of Assurances at Andheri -4 under serial no.3889 of 2017
- (xlvii) Deed of Reconveyance dated 22th June, 2017 made between Indiabulls Housing Finance Limited of the First Part and Neepa Real Estates Private Limited of the Second Part and registered with the office of the Sub-Registrar of Assurances at Andheri -4 under serial no.3890 of 2017
- (xlviii) Deed of Reconveyance dated 22th June, 2017 made between Indiabulls Housing Finance Limited of the First Part and Neepa Real Estates Private Limited of the Second Part and registered with the office of the Sub-Registrar of Assurances at Andheri -4 under serial no.3891 of 2017
- (xlix) Deed of Reconveyance dated 16th June, 2020 made between Indiabulls Commercial Credit Limited of the First Part and Neepa Real Estates Private Limited of the Second Part and registered with the office of the Sub-Registrar of Assurances at Andheri -2 under serial no.1040 of 2020
- (i) Deed of Reconveyance dated 16th June, 2020 made between Indiabulls Housing Finance Limited of the First Part and Neepa Real Estates Private Limited of the Second Part and registered with the office of the Sub-Registrar of Assurances at Andheri -2 under serial no.1040 of 2020
- (ii) Deed of Reconveyance dated 16th June, 2020 made between Indiabulls Housing Finance Limited of the First Part and Neepa Real Estates Private Limited of the Second Part and registered with the office of the Sub-Registrar of Assurances at Andheri -2 under serial no.1041 of 2020
- (iii) Deed of Reconveyance dated 16th June, 2020 made between Indiabulls Commercial Credit Limited of the First Part and Neepa Real Estates Private Limited of the Second Part and registered with the office of the Sub-Registrar of Assurances at Andheri -2 under serial no.1041 of 2020
- (iii) Deed Reconveyance dated 16th June, 2020 made between Indiabulls Housing Finance Limited of the First Part and Neepa Real Estates Private Limited of the Second Part and registered with the office of the Sub-Registrar of Assurances at Andheri -2 under serial no.1036 of 2020
- (iv) Deed Reconveyance dated 16th June, 2020 made between Indiabulls Housing Finance Limited of the First Part and Neepa Real Estates Private Limited of the Second Part and registered with the office of the Sub-Registrar of Assurances at Andheri -2 under serial no.1037 of 2020
- (iv) Deed of Reconveyance dated 16th June, 2020 made between Indiabulls Housing Finance Limited of the First Part and Neepa Real Estates Private Limited of the Second Part and registered with the office of the Sub-Registrar of Assurances at Andheri -2 under serial no.1034 of 2020



*Signature*

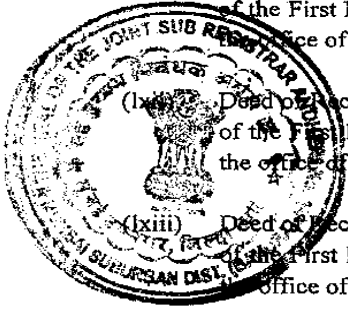
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# SUNIL PRABHAKAR LAHANE

ADVOCATE, HIGH COURT, MUMBAI

1206, B-Wing, Dalamal Tower, Nariman Point, Mumbai 400 021 - Mob: 9892744138.  
Email: [advsunillahane@gmail.com](mailto:advsunillahane@gmail.com)

- (vi) Deed of Reconveyance dated 16th June, 2020 made between Indiabulls Housing Finance Limited of the First Part and Neepa Real Estates Private Limited of the Second Part and registered with the office of the Sub-Registrar of Assurances at Andheri -2 under serial no.1038 of 2020
- (vii) Deed of Reconveyance dated 16th June, 2020 made between Indiabulls Housing Finance Limited of the First Part and Neepa Real Estates Private Limited of the Second Part and registered with the office of the Sub-Registrar of Assurances at Andheri -2 under serial no.1039 of 2020
- (viii) Deed of Reconveyance dated 16th June, 2020 made between Indiabulls Housing Finance Limited and Indiabulls Commercial Credit Limited of the First Part and Neepa Real Estates Private Limited of the Second Part and registered with the office of the Sub-Registrar of Assurances at Andheri -2 under serial no.1044 of 2020
- (lix) Deed of Reconveyance dated 16th June, 2020 made between Indiabulls Housing Finance Limited of the First Part and Neepa Real Estates Private Limited of the Second Part and registered with the office of the Sub-Registrar of Assurances at Andheri -2 under serial no.1035 of 2020
- (lx) Deed of Reconveyance dated 19th June, 2020 made between Indiabulls Commercial Credit Limited of the First Part and Neepa Real Estates Private Limited of the Second Part and registered with the office of the Sub-Registrar of Assurances at Andheri -2 under serial no.1061 of 2020
- (lxi) Deed of Reconveyance dated 19th June, 2020 made between Indiabulls Housing Finance Limited of the First Part and Neepa Real Estates Private Limited of the Second Part and registered with the office of the Sub-Registrar of Assurances at Andheri -2 under serial no.1060 of 2020
- (lxii) Deed of Reconveyance dated 19th June, 2020 made between IDBI Trusteeship Services Limited of the First Part and Neepa Real Estates Private Limited of the Second Part and registered with the office of the Sub-Registrar of Assurances at Andheri -2 under serial no.1059 of 2020
- (lxiii) Deed of Reconveyance dated 19th June, 2020 made between Indiabulls Housing Finance Limited of the First Part and Neepa Real Estates Private Limited of the Second Part and registered with the office of the Sub-Registrar of Assurances at Andheri -2 under serial no.1062 of 2020
- (lxiv) Deed of Reconveyance dated 19th June, 2020 made between IDBI Trusteeship Services Limited of the First Part and Neepa Real Estates Private Limited of the Second Part and registered with the office of the Sub-Registrar of Assurances at Andheri -2 under serial no.1058 of 2020
- (lxv) Deed of Reconveyance dated 19th June, 2020 made between IDBI Trusteeship Services Limited of the First Part and Neepa Real Estates Private Limited of the Second Part and registered with the office of the Sub-Registrar of Assurances at Andheri -2 under serial no.1057 of 2020



*Alhane*

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## SUNIL PRABHAKAR LAHANE

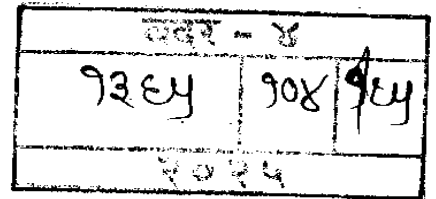
ADVOCATE, HIGH COURT, MUMBAI

1206, B-Wing, Dalamal Tower, Nariman Point, Mumbai 400 021 - Mob: 9892744138.  
Email: [advsunillahane@gmail.com](mailto:advsunillahane@gmail.com)

- (lxvi) Debenture Trust Cum Mortgage Deed dated 12th June 2020 made between Neepa Real Estates Private Limited and Catalyst Trusteeship Limited and registered with the office of the Sub-Registrar of Assurance at Andheri - 4 under serial no. 1412 of 2020;
- (lxvii) Debenture Trust Cum Mortgage Deed dated 5th June 2020 made between Neepa Real Estates Private Limited and Catalyst Trusteeship Limited and registered with the office of the Sub-Registrar of Assurance at Andheri - 4 under serial no. 1407 of 2020;

16<sup>th</sup> December, 2021

Advocate



# SUNIL PRABHAKAR LAHANE

ADVOCATE, HIGH COURT, MUMBAI

1206, B-Wing, Dalamal Tower, Nariman Point, Mumbai 400 021 - Mob: 9892744138.  
Email: [advsunillahane@gmail.com](mailto:advsunillahane@gmail.com)

## ANNEXURE B

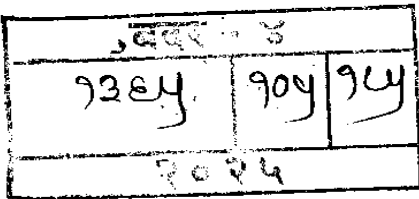
### ENCUMBRANCES

I have been informed that Neepa Real Estates Private Limited have created a charge/mortgage in respect of rights in the aforesaid Property in favour of Lenders as detailed below:-

Sr. No.	Particulars	Name of Company	Amount
1.	Junior Debenture Trust Cum Mortgage Deed dated 12 <sup>th</sup> June, 2020 registered with the office of the Sub-Registrar of Assurance at BDR-15 under serial No.1412 of 2020	Catalyst Trusteeship Limited	Rs. 174,82,000,000/-
2.	Senior Debenture Trust Cum Mortgage Deed dated 12 <sup>th</sup> June, 2020 registered with the office of the Sub-Registrar of Assurance at BDR-15 under serial No.1407 of 2020	Catalyst Trusteeship Limited	Rs.500,00,00,000/-

16<sup>th</sup> December, 2021

  
Advocate



# SUNIL PRABHAKAR LAHANE

ADVOCATE, HIGH COURT, MUMBAI

1206, B-Wing, Dalamal Tower, Nariman Point, Mumbai 400 021 - Mob: 9892744138.

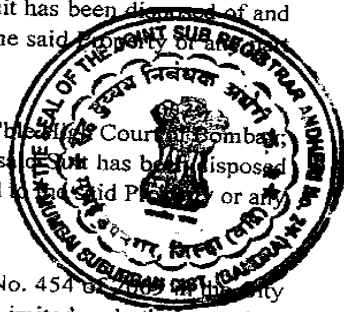
Email: [advsunillahane@gmail.com](mailto:advsunillahane@gmail.com)

## ANNEXURE C

### LITIGATIONS

I have been informed by Neepa Real Estates Private Limited that Borosil Glass Works Limited the predecessors in title of Neepa Real Estates Private Limited has filed the following Suits namely:

- a) Suit No. 625 of 1984 against one C. D. Thomas and one Das Hari, in the Hon'ble High Court of Bombay; I have been informed by Neepa Real Estates Private Limited that the said Suit has been disposed of and no order affecting the title of Neepa Real Estates Private Limited to the said Property or any part or portion thereof has been passed in the said Suit;
- b) Suit No. 1094 of 1984 against one Charles Monteiro in the Hon'ble High Court of Bombay; I have been informed by Neepa Real Estates Private Limited that the said Suit has been disposed of and no order affecting the title of Neepa Real Estates Private Limited to the said Property or any part or portion thereof has been passed in the said Suit;
- c) Suit No. 1095 of 1984 against one Sereppa Munjappa Shetty in the Hon'ble High Court of Bombay; I have been informed by Neepa Real Estates Private Limited that the said Suit has been disposed of and no order affecting the title of Neepa Real Estates Private Limited to the said Property or any part or portion thereof has been passed in the said Suit;
- d) Further, one Jawadali Mohammed Siraj filed a Suit being S. C. Suit No. 454 of 2014 in the City Civil Court at Dindoshi, Borivali against Borosil Glass Works Private Limited and others praying. I have been informed by Neepa Real Estates Private Limited by its letter dated 1st February, 2016 that the said Suit has been disposed of and no order affecting the title of Neepa Real Estates Private Limited to the said Property or any part or portion thereof has been passed in the said Suit;
- e) There is pending dispute Veeresh Ghatalia and Anr versus Neepa Real Estates and Ors. being Suit No. 899 of 2014 purportedly claiming rights in portion of the said Larger Land admeasuring 1422.12 sq. mtrs.
- f) I have been informed by Neepa Real Estates Private Limited by its letter dated 1st February, 2016 that the lands which are the subject matter of the Suits referred to hereinabove do not form a part of the said Property i.e. (CTS No. 345A/1).
- g) I have also been informed by Neepa Real Estates Private Limited of the following litigations:
  - (i) Suit No. 1307 of 2015 Placidus D'Mello Vs. Neepa Real Estates Private Limited in the City Civil Court.



*Plahane*

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# SUNIL PRABHAKAR LAHANE

ADVOCATE, HIGH COURT, MUMBAI

1206, B-Wing, Dalamal Tower, Nariman Point, Mumbai 400 021 - Mob: 9892744138.  
Email: [advsunillahane@gmail.com](mailto:advsunillahane@gmail.com)

- (ii) Suit No. 1407 of 2019 Aqeel Shaikh & 13 Ors Vs. Neepa Real Estates Private Limited & Ors in the High Court of Bombay.
- (iii) Suit No. 868 of 2019 Vasant Oasis (Veronica Rosabel Ebony) CHS Vs. Neepa Real Estates Private Limited & Ors in the High Court of Bombay .
- (iv) Suit No. 51 of 2021 Vasant Oasis (Ornella Tiffany Emerald) CHS Vs. Neepa Real Estates Private Limited & Ors in the High Court of Bombay.
- h) I have been informed by Neepa Real Estates Private Limited that no adverse orders have been passed in the aforesaid proceedings which affect the title of Neepa Real Estates Private Limited from to the said Property or any part or portion thereof.

16<sup>th</sup> December, 2021

  
Advocate



बंद - ४		
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**Annexure "H"**

The Debenture Trust Cum Mortgage Deed dated 05<sup>th</sup> June, 2020 executed between Neepa Real Estates Private Limited ("Company") and Catalyst Trusteeship Limited ("Debenture Trustee").

The Debenture Trust Cum Mortgage Deed dated 12<sup>th</sup> June, 2020 ("Debenture Trust Deed") executed between Neepa Real Estates Private Limited ("Company") and Catalyst Trusteeship Limited ("Debenture Trustee").



बंदर - ४		
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Note:-Generated Through eSearch  
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सूची क्र.2

दुय्यम निबंधक : अंधेरी 2 (अंधेरी)

दस्त क्रमांक : 8183/2010

नोंदणी :

Regn:63m

गावाचे नाव : मरोळ

(1) विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2) मोबदला	रु.8300000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 1
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	पालिकेचे नाव:इतर वर्णन :खुली जागा व बांधकामाचे क्षेत्र 74112.72 चौ मि , मौजे मरोळ, सिटीएस नं 246,337 -अ/1पार्ट, 337-अ/2पार्ट, 340, 341अ, 343अ, 344अ, 345 अ, 345/1 ते 55, 345/57 अ, 345/58अ/1, 345/59, 345/60 पार्ट, 345/61 अ ते 65, 345/69ते72, 348, 349,350,353,355अ,356 अ, 357,388 पार्ट, 401, 437 पार्ट, 438 पार्ट, 483 अ पार्ट, 466 पार्ट, 469 पार्ट, 657 पार्ट, सर्वे नं 32 अ , हिस्सा नं 6
(5) क्षेत्रफळ	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	नाव:-मे बोरोसील ग्लास र्वक्स लि चे ऑथो सिग्नेटरी राजेश चौधरी -- , मे बोरोसील ग्लास र्वक्स लि चे संचालक प्रदीप खेरुका -- ,
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	नाव:-निपा रियल इस्टेट प्रा लि चे ऑथो सिग्नेटरी अश्विन नटवरलाल शेठ -- , निपा रियल इस्टेट प्रा लि चे संचालक मनोज रेवालाल कोणी -- ,
(9) दस्तऐवज करून दिल्याचा दिनांक	27/08/2010
(10) दस्त नोंदणी केल्याचा दिनांक	27/08/2010
(11) अनुक्रमांक, खंड व पृष्ठ	8183/2010
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	415000000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000



<https://esearchigr.maharashtra.gov.in/testingesearch/HtmlReport.aspx>

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पावती

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नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 13554 दिनांक: 25/10/2024

गावाचे नाव: अंधेरी

दस्तावेजाचा अनुक्रमांक: वदर4-12412-2024

दस्तावेजाचा प्रकार : कुलमुखत्वारपत्र

सादर करणाऱ्याचे नाव: निपा रियल इस्टेट्स प्रा लि चे ऑथोराईज सिनेटरी धीरेंद्र ए शेठ

नोंदणी फी

₹. 100.00

दस्त हाताळणी फी

₹. 600.00

पृष्ठांची संख्या: 30

एकूण:

₹. 700.00

**DELIVERED**

आपणाम मूळ दस्त, अंवलेल प्रिट, मूची-२ अंदाजे  
6:40 PM ह्या वेळेस मिळेल.

वाजार मूल्य: ₹. 1/-

मोबदला ₹. 0/-

अंवलेल मुद्रांक शुल्क : ₹. 500/-

1) दयकाचा प्रकार: DHC रकम: ₹. 600/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1024106501958 दिनांक: 25/10/2024

विक्रेते नाव व पत्ता:

2) दयकाचा प्रकार: eChallan रकम: ₹. 100/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH008095004202425E दिनांक: 25/10/2024

विक्रेते नाव व पत्ता:

*Prasad*  
सह दुय्यम निबंधक, अंधेरी-२

सह दुय्यम निबंधक, अंधेरी क्र.-२,  
मुंबई उपनगर जिल्हा.



*Prasad*

**DELIVERED**

वदर - ४		
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इतर पावती

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Tuesday, 29 October 2024 2:34 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 13570 दिनांक: 29/10/2024

गावाचे नाव - अंधेरी

वस्तुऐवजाचा अनुक्रमांक: बबर4-12412-2024

दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: निपा रियल इस्टेट्स प्रा लि चे ऑथोराईज सिग्नेटरी धीरेंद्र ए शेठ  
वर्णन

दस्त हाताळणी फी

रु. 680.00

पृष्ठांची संख्या: 34

एकूण:

रु. 680.00

सह दुय्यम निवयनक, अंधेरी-2

1); देयकाचा प्रकार: DHC रक्कम: रु.680/-

डीडी/घनादेशा/पि ऑर्डर क्रमांक: 1024299100289 दिनांक: 29/10/2024

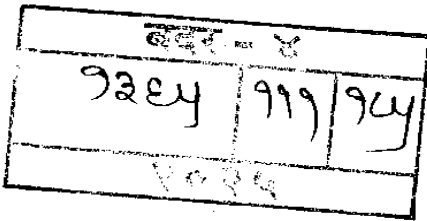
बँकेचे नाव व पत्ता:

सह. दुय्यम निवयनक, अंधेरी क्र.-१,

मुंबई उपनगर जिल्हा



10/29/2024

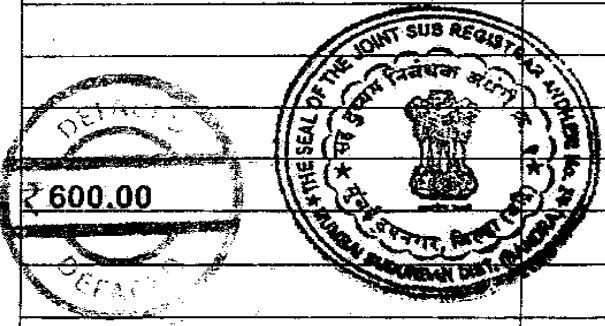
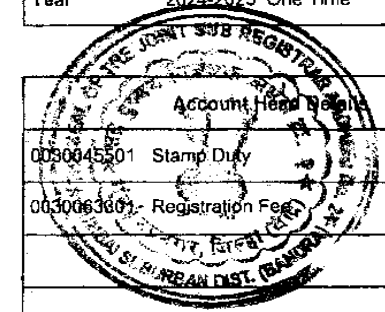




**CHALLAN**  
MTR Form Number-6



GRN	MH008095004202425E	BARCODE	[Barcode]		Date	11/09/2024-11:31:43	Form ID	48(f)
Department					Inspector General Of Registration			
Type of Payment					Stamp Duty Registration Fee			
Office Name					BDR4_JT SUB REGISTRAR ANDHERI 2			
Location					MUMBAI			
Year					2024-2025 One Time			
Payer Details					TAX ID / TAN (If Any) PAN No.(If Applicable) AHUPS1516Q Full Name DHIRENDRA A SHETH Flat/Block No. FLAT NO 1002. BUILDING NO 15. DANICA. Premises/Building VASANT OASIS			
Account Head Name					Amount In Rs.			
0030045501 Stamp Duty					500.00			
0030063001- Registration Fee					100.00			
Road/Street					ANDHERI EAST			
Area/Locality					MUMBAI			
Town/City/District								
PIN					4 0 0 0 5 9			
Remarks (If Any)					PAN2=AAGPT1565M~SecondPartyName=HITESH G THAKKAR-			
Amount In					Six Hundred Rupees Only			
Total					600.00			
Words								
Payment Details					PUNJAB NATIONAL BANK			
FOR USE IN RECEIVING BANK								
Cheque-DD Details					Bank CIN Ref. No 03006172024091100245 5173420391 Bank Date RBI Date 11/09/2024-11:33:23 12/09/2024 Name of Bank Bank-Branch PUNJAB NATIONAL BANK Name of Branch Scroll No. . Date 1. 12/09/2024			



Department ID: [Handwritten]  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 Signature Not Verified  
 2024

Digitally signed by D:\VIRTUAL  
 TREASURY OFFICE  
 Date: 2024.10.25 18:22:44 IST  
 Reason: GRAS Secure  
 Document  
 Location: India

Mobile No. : 8879996248  
 [Handwritten numbers and signature]

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-323-12412	0005729878202425	25/10/2024-18:21:16	IGR187	100.00

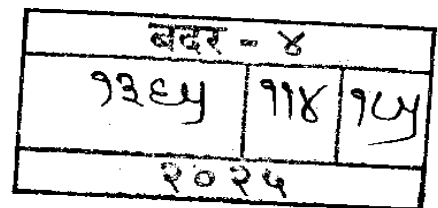
GRN : MH008095004202425E Amount : 600.00 Bank : PUNJAB NATIONAL BANK Date : 11/09/2024-11:31:43

2	(IS)-323-12412	0005729878202425	25/10/2024-18:21:16	IGR187	500.00
Total Defacement Amount					600.00

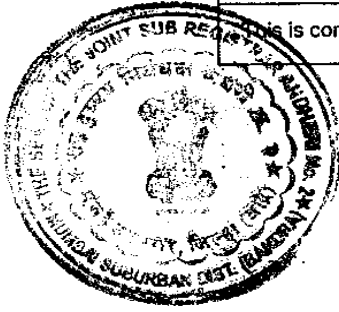


Signature Not Verified

Digitally signed by D. VIRTUAL  
TREASURY OFFICE 1  
Date: 2024.10.25 18:22:44 IST  
Reason: GRAS Secure  
Document  
Location India



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1024106501958	Date 10/10/2024
Received from DHC, Mobile number 9000000000, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Andheri 2 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name PUNB	Date 10/10/2024
Bank CIN 10004152024101001850	REF No. 5176879309
This is computer generated receipt, hence no signature is required.	



बदर - ४		
१३६५	११५	१५
२०२५		

बदर - ४		
१२४९२	३	६४
२०२४		

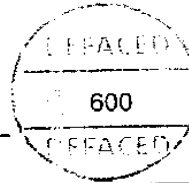


**D H C**  
 District Handing Charges  
 Mumbai Sub-urban District

**Receipt of Document Handling Charges**

PRN	1024106501958	Receipt Date	25/10/2024
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Received from DHC, Mobile number 9000000000, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered on Document No. 12412 dated 25/10/2024 at the Sub Registrar office Joint S.R. Andheri 2 of the District Mumbai Sub-urban District.



**Payment Details**

Bank Name	PUNB	Payment Date	10/10/2024
Bank CIN	10004152024101001850	REF No.	5176879309
Deface No	1024106501958D	Deface Date	25/10/2024



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

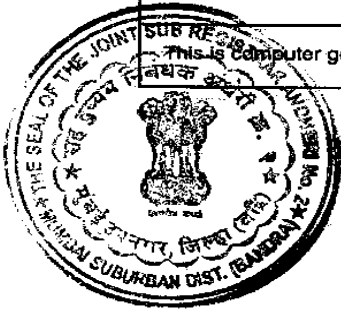


बंदर - ४		
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बंदर - ४		
१३६५	११६	१५
२०२५		



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1024299100289	Date 29/10/2024
Received from DHC, Mobile number 9000000000, an amount of Rs.680/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Andheri 2 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name PUNB	Date 29/10/2024
Bank CIN 10004152024102900265	REF No. 5179148755
This is computer generated receipt, hence no signature is required.	



बदर - ४		
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बदर - ४		
१२४१२	५	६४
२०२४		



D H C

Receipt of Document Handling Charges

PRN 1024299100289

Receipt Date 29/10/2024

Received from DHC, Mobile number 90000C0000, an amount of Rs.680/-, towards Document Handling Charges for the Document to be registered on Document No. 0 dated 29/10/2024 at the Sub Registrar office Joint S.R. Andheri 2 of the District Mumbai Sub-urban District.

EFFACED  
680  
EFFACED

Payment Details

Bank Name PUNB

Payment Date 29/10/2024

Bank CIN 10004152024102900265

REF No. 5179148

Deface No 1024299100289D

Deface Date 29/10/2024



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



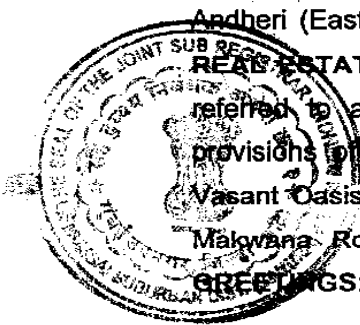
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बदर - ४  
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**SUBSTITUTED POWER OF ATTORNEY**

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, MR. DHIRENDRA A. SHETH, aged about 60 years, having my address at Flat No. 1002, Building No. 15, Danica, Makwana Road, Vasant Oasis, Marol, Andheri (East), Mumbai – 400 059, the Constituted Attorney of NEEPA REAL ESTATES PRIVATE LIMITED, (hereinafter for the sake of brevity referred to as the "Company") a Company incorporated under the provisions of Companies Act, 1956 and having its registered office at Vasant Oasis, Site Office, Upper Basement, CTS 345A/1 to 3, 345A 5, Makwana Road, Andheri (E) Mumbai City MH 400059 IN , SEND



GREETINGS:-

**WHEREAS:**

A. By virtue of a Power of Attorney dated 25<sup>th</sup> October, 2024, registered with the Sub-Registrar of Assurances at Andheri-2 under serial no. BDR-4/12400/24 of 2024 ("Power of Attorney") executed by the Company i.e. NEEPA REAL ESTATES PRIVATE LIMITED in my favour authorizing me to execute and admit execution of all documents i.e. Agreement for Sale, Cancellation Deed, Rectification Deed, Supplemental Deed, Undertaking, Declaration, Indemnity other related papers and documents ("Documents") as may be required to be executed with the prospective purchasers in relation to sale in respect of Flats / Shops / Office Premises / Commercial Premises / Garages / Parking Spaces and any other structure in the building/s constructed / to be constructed on all that piece and parcel of land bearing C.T.S. No. 345 A/1 at Borosil Plot, Off. Andheri Kurla Road, Marol, Andheri (East), Mumbai – 400 059 of Village Marol, Taluka Andheri, District Mumbai City and Mumbai

*AMUN*

बदर - ४		
१३६५	११६	१५५
२०२४		

*AMUN*

बदर - ४		
१२४१२	५	६४
२०२४		



Suburban, in all admeasuring 51459.3 square meters or thereabouts, (hereinafter referred to as the "Land" and is more particularly described in the Schedule thereunder and hereunder written). The Power of Attorney dated 25/10, 2024 is annexed herewith and marked as Annexure "A".

- B. Due to pressure of work, I am unable to appear before the Registrar of Assurances for admitting the execution of such Documents before the registration authority at Mumbai Suburban.
- C. In view of the same, I have decided to nominate and constitute and appoint some fit and proper person/s to represent me and act on my behalf for the purpose of admitting execution of the Documents i.e. Agreement for Sale and/or Sale Deed and/or Deed of Transfer and/or Cancellation Deed and/or Rectification Deed and/or Supplementary Deed and/or undertaking and/or Declaration and/or Indemnity and/or Deed of Modification and such sales related documents and appear before the Registrar/Sub-Registrar of Assurances at Mumbai and generally to do such acts on my behalf.
- D. Due to exigencies of work, I am not in a position to be personally present and register the documents and therefore, I am desirous of appointing (i) MR. HITESH G. THAKKAR, aged about 53 years, (ii) MR. HARESH G. THAKKAR, aged about 58 years, (iii) MR. ASHISH S. THAKKAR, aged about 40 years, (iv) MR. MUKESH P. THAKKAR, aged about 63 years & (v) MR. NILESH L. RAIKUNDALIA, aged about 42 years, all adults, Indian Inhabitants having address at 2<sup>nd</sup> Floor, D.S Galaxy, A – Wing, Opp. T Ward Office, Above Bank of Maharashtra, Lala Devidayal Road, Mulund (West), Mumbai – 400 080, as my true and lawful attorneys, in my name and on my behalf as hereunder appearing.



बदर - ४		
१२४९२	८	६४
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2

बदर - ४		
१३६५	१२०	१२५
२०२४		

RAIKUNDALIA



NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH that I, MR. DHIRENDRA A. SHETH, the Constituted Attorney, of NEEPA REAL ESTATES PRIVATE LIMITED, doth hereby nominate, constitute and appoint (i) MR. HITESH G. THAKKAR, aged about 53 years, (ii) MR. HARESH G. THAKKAR, aged about 58 years, (iii) MR. ASHISH S. THAKKAR, aged about 40 years, (iv) MR. MUKESH P. THAKKAR, aged about 63 years & (v) MR. NILESH L. RAIKUNDALIA, aged about 42 years, all adults Indian Inhabitants having address at 2<sup>nd</sup> Floor, D.S Galaxy, A – Wing, Opp. T Ward Office, Above Bank of Maharashtra, Lala Deshpande Road, Mulund (West), Mumbai – 400 080 (hereinafter referred to as "the said Attorneys") to be my true and lawful attorneys to do, jointly and / or severally, in my name and on my behalf to do and perform the following acts, deeds, matters and things:-

To represent lodge and to present for registration and to admit execution of all the Documents and other deeds execution on my name and on behalf of the Company before the Sub-Registrar of Assurances Andheri / Borivali / Bandra / Kurla / Mumbai or any registration authority for registration of the Documents and deeds and other instruments and to do all other acts, deeds, matters and things as may be necessary for effectuating and completing the registration thereof in accordance with law.

2. AND GENERALLY, to do all acts, deed, matters, things including completion of legal formalities whatsoever in relation to the aforesaid purposes as may be required.
3. AND I DO HEREBY AGREE TO RATIFY AND CONFIRM all the acts, deeds and things done by the said Attorneys shall be deemed to have been acts, deeds and things done by me personally and I agree to ratify and confirm all and whatsoever that my said

बदर - ४		
१३६५	१२९	१५
२०२४		

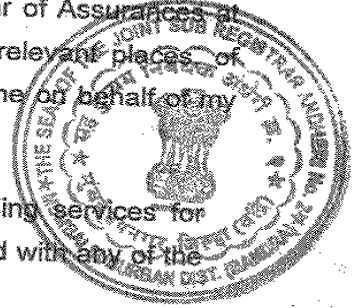
बदर - ४		
१२४९२	९	६४
२०२४		

पार्श्व



Attorneys shall lawfully do or cause to be done for me by virtue of this power hereby given.

4. AND this Substituted Power of Attorney is restricted only to admit the execution before the Registrar/Sub-Registrar of Assurances at Mumbai/Bandra/Kurla/Andheri or at any other relevant places of the deeds or Documents already executed by me on behalf of my company.
5. The said Attorneys are only consultants providing services for registration process and are in no way concerned with any of the administration of the said Company.



IN WITNESS WHEREOF I have set and subscribed my hands this 25<sup>th</sup> day of October, 2024 at Mumbai.

*Handwritten signature*

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

All that piece and parcel of land bearing C.T.S. No. 345/A/1 at Borosil Plot, Off. Andheri Kurla Road, Marol, Andheri (East), Mumbai – 400 059 of Village Marol, Taluka Andheri, District Mumbai City and Mumbai Suburban, in all admeasuring 51459.3 square meters or thereabouts.

*Handwritten signature*

बदर - ४		
१२४१२	१०	६४
२०२४		

बदर - ४		
१३६५	१२२	१५
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For Neepa Real Estates Private Limited

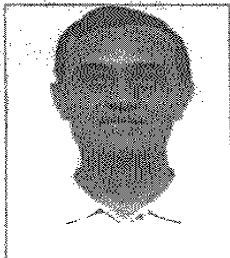
x *DASH* Authorized Signatory



**SIGNED AND DELIVERED**

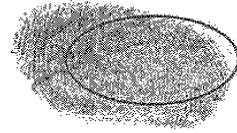
By the within named  
**MR. DHIRENDRA A. SHETH,**  
PAN: AHUP61516Q

The Constituted Attorney of  
**NEEPA REAL ESTATES PRIVATE LIMITED**  
PAN: AAACN1884C



In the presence of

1. *AS*
2. *AP*



बदर - ४		
१३६५	१२३	१५
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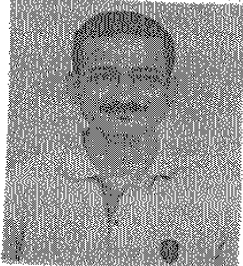
बदर - ४		
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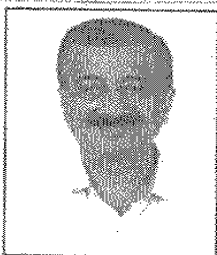
SIGNED AND ACCEPTED

By the within named said ATTORNEYS

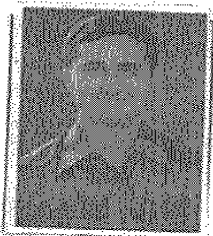
(1) MR. HITESH G. THAKKAR,



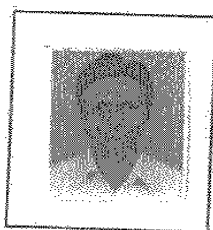
(2) MR. HARESH G. THAKKAR,



(3) MR. ASHISH S. THAKKAR,



(4) MR. MUKESH P. THAKKAR,



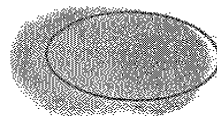
बदर - ४		
१२४१२	१२	३४
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x Hitesh G. Thakkar

x Hareesh G. Thakkar

x Ashish S. Thakkar

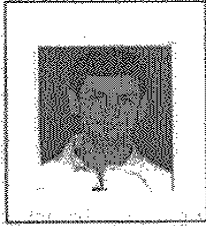
x Mukesh P. Thakkar



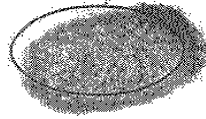
बदर - ४		
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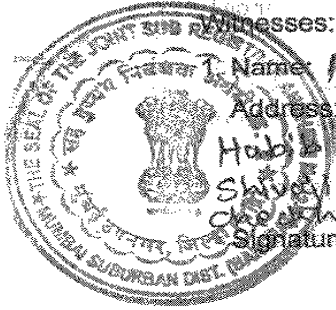
(5) MR. NILESH L. RAIKUNDALIA,



x *M. Raikundalia*

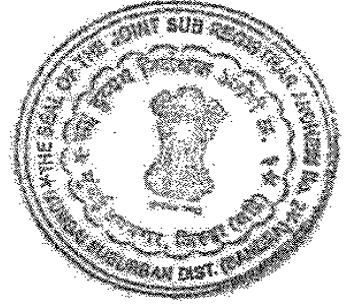


Witnesses:



1. Name: *Altaf Momin*  
Address: *206, 2nd Floor,*  
*Habitat Apartment,*  
*Shivajinagar mulund*  
*Chhatrapati Shivaji Maharaj*  
Signature: *AM*

2. Name: *Akash Patkar*  
Address: *B, Sita Sadan*  
*Chacol, Sahyadri nagar*  
*Bhandup (W) Mumbai - 400078*  
Signature: *AP*



बदर - ४		
१२६५	१२५	१५
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बदर - ४		
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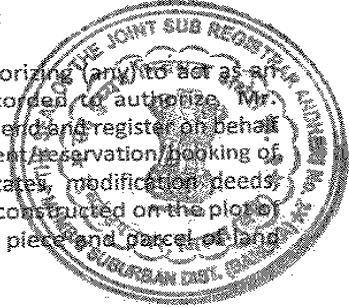
**SHETH CREATORS**  
Envisioning Landmarks

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF NEEPA REAL ESTATES PRIVATE LIMITED HELD ON 13<sup>th</sup> AUGUST 2024 AT THE REGISTERED OFFICE OF THE COMPANY AT VASANT OASIS, SITE OFFICE, UPPER BASEMENT, CTS 345A/1 TO 3, 345A 5, MAKWANA ROAD, ANDHERI EAST, MUMBAI 400059 AT 02.00 PM**

**AUTHORITY TO MR. DHIRENDRA SHETH**

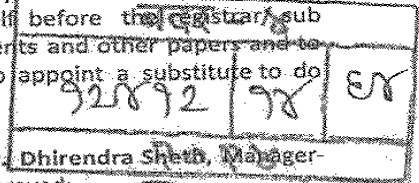
The Chairman informed the Board that the Company has decided to authorize Mr. Dhirendra Sheth, Manager CRM of the Company to sign, execute, alter, amend and register on behalf of the Company all the documents and agreements in respect of sale/allotment/reservation/booking of flat/unit/premises etc. including parking allotment, no objection certificates, modification deeds, rectification deeds, in respect of "VASANT OASIS" constructed / proposed to be constructed on the plot of land bearing CTS No.345A/1 of village Marol, Taluka Andheri on all the piece and parcel of land aggregately admeasuring 51,459.35sq. mt. After a brief discussion in the matter it was:

"RESOLVED THAT the Board of Directors in its meeting in respect of authorizing (any) to act as an authorised signatories, the consent of the Board be and is hereby accorded to authorize Mr. Dhirendra Sheth, Manager- CRM of the Company sign, execute, alter, amend and register on behalf of the Company all the documents and agreements in respect of sale/allotment/reservation/booking of flat/unit/premises etc. including parking allotment, no objection certificates, modification deeds, rectification deeds, in the "VASANT OASIS" constructed / proposed to be constructed on the plot of land bearing CTS No.345A/1 of village Marol, Taluka Andheri on all the piece and parcel of land aggregately admeasuring 51,459.35sq. mt.



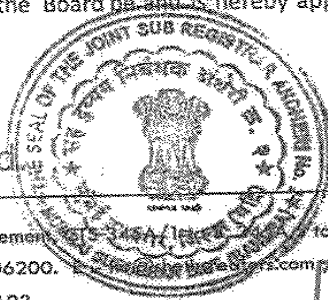
RESOLVED FURTHER THAT the consent of the Board be and is hereby accorded to execute a Power of Attorney in favor of Mr. Dhirendra Sheth, Manager -CRM of the Company, authorizing him to sign, execute, alter, amend and register on behalf of the Company all the documents and agreements in respect of sale/allotment/reservation/booking of flat/unit/premises etc, parking allotment, no objection certificates, modification deeds, rectification deeds etc. and all such related documents, in the "VASANT OASIS" constructed / proposed to be constructed on the plot of land bearing CTS No.345A/1 of village Marol, Taluka Andheri on all the piece and parcel of land aggregately admeasuring 51,459.35sq. mt.;

RESOLVED FURTHER THAT the consent of the Board be and is hereby accorded to authorize Mr. Dhirendra Sheth, Manager- CRM of the Company to present himself before the registrar/sub registrar or other govt. authorities to register the aforesaid agreements and other papers and to do all such acts things and deeds to undertake the registration or to appoint a substitute to do the same;

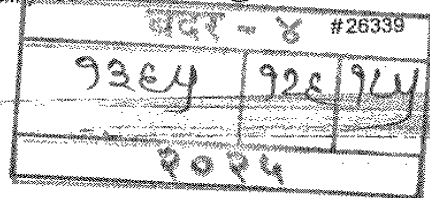


RESOLVED FURTHER THAT the draft power of attorney in favor of Mr. Dhirendra Sheth, Manager- CRM of the Company as placed before the Board be and is hereby approved;

**Neepa Real Estates Pvt. Ltd.**



Registered Office : Vasant Oasis, Site Office, Upper Basement, CTS 345A/1, Makwana Road, Marol, Andheri East, Mumbai 400059. T:- +91-22-29206200. [sales@shethcreators.com](mailto:sales@shethcreators.com) / Sales : [vasant oasis@shethcreators.com](mailto:vasant oasis@shethcreators.com)  
CIN No. : U45200MH1992PTC070103





# SHETH CREATORS

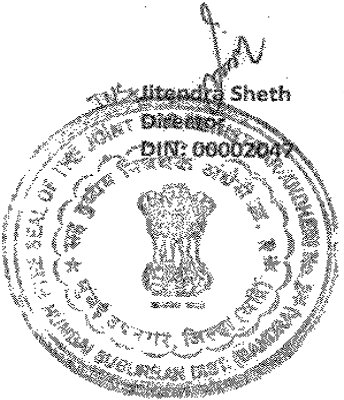
Envisioning Landmarks

RESOLVED FURTHER THAT Mr. Vallabh Sheth or Mr. Jitendra Sheth is hereby authorized to sign, execute and issue the above Power of Attorney on behalf of the Company and to sign and execute all such papers, documents, forms and to do and caused to be done all such acts, deeds and things as may be necessary and expedient for giving effect to the foregoing resolution on behalf of the Company;

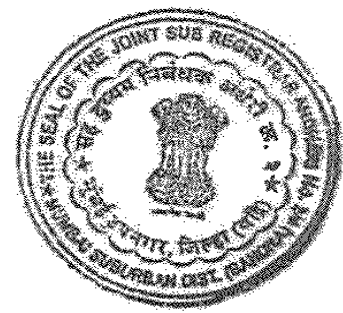
RESOLVED FURTHER THAT Mr. Dharendra Sheth, Manager- CRM have also been authorized to substitute the power to admit execution in favour of (1) Shri Hitesh G Thakkar, (2) Mr. Haresh. G. Thakkar, (3) Shri Ashish S. Thakkar, (4) Shri Mukesh P. Thakkar, (5) Nilesh L. Raikundalia;

RESOLVED FURTHER THAT a copy of the foregoing resolutions certified to be true by any Director of the Company be furnished to the concerned authorities and that they be requested to act thereupon."

Certified True Copy  
For Neepa Real Estates Private Limited



*Jitendra Sheth*  
Jitendra Sheth  
Director  
DIN:07424002



बदर - ४		
१३६५	१२७१	१५
२०२५		

बदर - ४		
१२४९२	१५	६४
२०२४		

**Neepa Real Estates Pvt. Ltd.**

Registered Office : Vasant Oasis, Site Office, Upper Basement, CTS 345A/1 to 3, 345A 5 to 6, Makwana Road, Marol, Andheri East, Mumbai 400059. T:- +91-22-29206200. E :- ho@shethcreators.com / Sales : vasamoasis@shethcreators.com  
CIN No. : U45200MH1992PTC070103 #26338

Receipt (pavti)

323/12400  
Friday, October 25, 2024  
5:48 PM

पावती

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

पावती क्र.: 13542 दिनांक: 25/10/2024

गानाचे नाव: अंधेरी  
दम्नगवजाचा अनुक्रमांक: बदर4-12400-2024  
दम्नगवजाचा प्रकार: कुलमुखत्यारपत्र

मादर कर्णान्याचे नाव: निपा रियल इस्टेट्स प्रा लि चे संचालक जितेंद्र एन शेठ

नोंदणी फी ₹. 100.00  
दम्न हाताळणी फी ₹. 600.00  
पृष्ठांची संख्या: 30

DELIVERED

एकूण: ₹. 700.00



गव दम्नम निवडक अंधेरी-2

बाजार मूल्य: ₹.0/-  
सोवदना ₹.0/-  
भरलेले मुद्रांक शुल्क: ₹. 500/-

सद. मुख्य निबंधक, अंधेरी क्र.-२,  
मुंबई उपनगर जिल्हा.

- 1) दयकाचा प्रकार: DHC रकम: ₹.600/-  
डीडी/घनादेश/पि ऑर्डर क्रमांक: 24109501756  
बँकेचे नाव व पत्ता:
- 2) दयकाचा प्रकार: eChallan रकम: ₹.100/-  
डीडी/घनादेश/पि ऑर्डर क्रमांक: MH008104636202425E दिनांक: 25/10/2024  
बँकेचे नाव व पत्ता:

बदर - ४		
१३६५	१२६	१५५
२०२४		

DELIVERED



बदर - ४		
१२४९२	१६	६४
२०२४		



**CHALLAN**  
**MTR Form Number-6**



GRN	MH008104636202425E	BARCODE	Date 11/09/2024-13:17:39		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)	AAACN1884C			
Office Name	BDR4...JT SUB REGISTRAR ANDHERI 2	Full Name	NEEPA REAL ESTATES PRIVATE LIMITED			
Location	MUMBAI	Flat/Block No.	VASANT OASIS			
Year	2024-2025 One Time	Premises/Building				
Account Head Details		Amount in Rs.	Road/Street	ANDHERI EAST		
0030045501	Stamp Duty	500.00	Area/Locality	MUMBAI		
0030083301	Registration Fee	100.00	Town/City/District			
			PIN	4	0	0
				0	5	9
Remarks (If Any)						
PAN2=AHUPS1516Q-SecondPartyName=DHIRENDRA A SHETH-						
Total		608.00	Amount In Words	Six Hundred Rupees Only		
Payment Details			FOR USE IN RECEIVING BANK			
Cheque Details			Bank CIN	Ref. No.	03006172024091100491	5173441227
Cheque No.			Bank Date	RBI Date	11/09/2024-13:18:54	Not Verified with RBI
Name of Bank			Bank-Branch		PUNJAB NATIONAL BANK	
Name of Branch			Scroll No. , Date		Not Verified with Scroll	

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 8879996248

सदर चलन क्वचन दृश्यन निबधन कार्यालयात नोंदणी करायच्या दस्तऐवाची लागू आहे. नोंदणी न करायच्या दस्तऐवाची सदर चलन नावू

9364	928	94
२०२४		

बदर - ४		
92800	७	३०
२०२४		

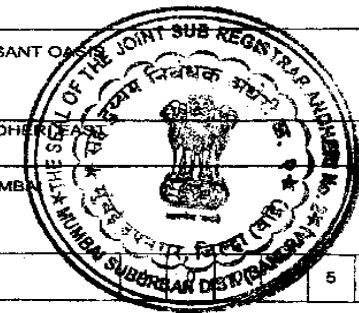
बदर - ४		
92892	१०	६४
२०२४		

**CHALLAN**  
MTR Form Number-6



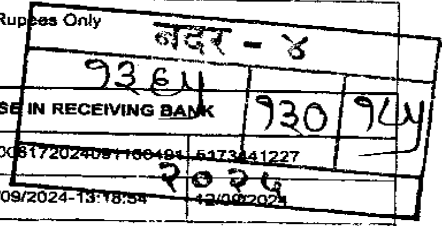
GRN MH008104636202425E | BARCODE [Barcode] | Date 11/09/2024-13:17:39 | Form ID 48(f)

Department Inspector General Of Registration		Payer Details	
Stamp Duty		TAX ID / TAN (If Any)	
Type of Payment Registration Fee		PAN No.(If Applicable)	AAACN1864C
Office Name BDR4 JT SUB REGISTRAR ANDHERI 2		Full Name	NEEPA REAL ESTATES PRIVATE LIMITED
Location MUMBAI		Flat/Block No.	VASANT OASIS
Year 2024-2025 One Time		Premises/Building	ANDHERI EAST
Account Head Details		Amount In Rs.	
0030045501	Stamp Duty	500.00	Road/Street
0030063301	Registration Fee	100.00	Area/Locality
			MUMBAI
			Town/City/District
			PIN
			5 9
Remarks (If Any)			
PAN2=AHUPS1516Q-SecondPartyName=DHIRENDRA A SHETH-			
600.00			

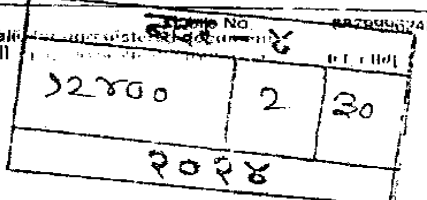


Total Amount In Six Hundred Rupees Only  
Words बंदर - ४

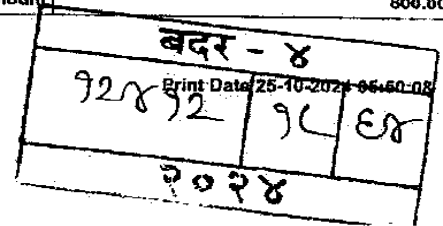
Payment Details PUNJAB NATIONAL BANK		FOR USE IN RECEIVING BANK	
Cheque/DD Details		Bank CIN	Ref. No
Cheque/DD No		03006172024097166494	5473441227
Name of Bank		Bank Date	RBI Date
Name of Branch		11/09/2024-13:18:54	12/09/2024
		Bank-Branch	PUNJAB NATIONAL BANK
		Scroll No. Date	1, 12/09/2024



Department ID: [ID]  
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for other purposes.  
Signature Not Verified  
Digitally signed by [Name], Virtual Treasurer Office, Date: 2024.09.11 13:18:54 IST, Document Location: India

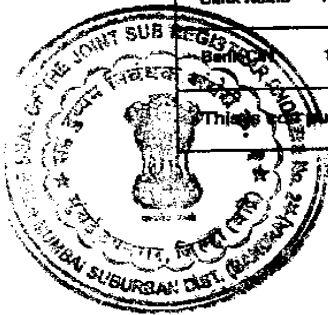


Sr. No.	Remarks	Defacement No	Defacement Date	Userid	Defacement Amount
1	(IS)-323-12400	0005727275202425	25/10/2024-17:48:20	IGR187	100.00
2	(IS)-323-12400	0005727275202425	25/10/2024-17:48:20	IGR187	500.00
Total Defacement Amount:					600.00





<b>Department of Stamp &amp; Registration, Maharashtra</b>	
<b>Receipt of Document Handling Charges</b>	
PRN 1024109601750	Date 10/10/2024
Received from DHC, Mobile number 9000000000, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Anchari 2 of the District Mumbai Sub-urban District.	
<b>Payment Details</b>	
Bank Name PUNB	Date 10/10/2024
10004152024101001648	REF No. 5178878124
This is a computer generated receipt, hence no signature is required.	



बंदर - ४		
१३६५	१३७	१५
२०२५		

बंदर - ४		
१२४१२	१९	६४
२०२४		

बंदर - ४		
१२४००	३	३०
२०२४		



**D H C**  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 1024109501750

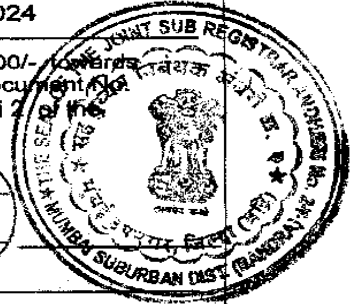
Receipt Date 25/10/2024

Received from DHC, Mobile number 9000000000, an amount of Rs.600/- towards Document Handling Charges for the Document to be registered on Document No. 12400 dated 25/10/2024 at the Sub Registrar office Joint S.R. Andheri District Mumbai Sub-urban District.

DE FACED

₹ 600

DE FACED



**Payment Details**

Bank Name PUNB

Payment Date 10/10/2024

Bank CIN 10004152024101001648

REF No. 5176878124

Deface No 1024109501750D

Deface Date 25/10/2024

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

बदर - ४		
१३६५	१३२	१५
२०२४		



बदर - ४		
१२४००	४	३०
२०२४		

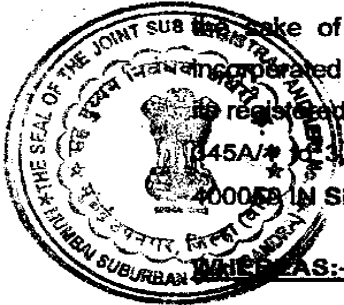
बदर - ४		
१२४९२	२०	६४





**POWER OF ATTORNEY**

**TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, NEEPA REAL ESTATES PRIVATE LIMITED** through its Directors (1) **MR. JITENDRA N. SHETH & (2) MR. VALLABH N. SHETH** (hereinafter for



purpose of brevity referred to as "**the Company**"), a Company incorporated under the provisions of Companies Act, 1956 and having its registered office at Vasant Oasis, Site Office, Upper Basement, CTS 145A/4, 345A 5, Makwana Road, Andheri (E) Mumbai City MH 400059 IN SEND GREETINGS:-

- A. By and under a Deed of Conveyance dated 27<sup>th</sup> August 2010 and registered with Sub-registrar of Assurances under Sr. No. BDR-4/8183/2010 made by and between Borosil Glass Works Limited as the Vendor and the Company *i.e.* Neepa Real Estates Pvt. Ltd. as the Purchaser, Borosil Glass Works Limited sold, transferred and conveyed the land together with building thereon more particularly stated in the schedule therein (hereinafter referred to as the "Land") to the Company *i.e.* Neepa Real Estates Pvt. Ltd.

बदर - ४		
१३६५	१३३	३५
२०२५		

The Company being owner of the Land, is in to development of varied buildings both residential and commercial comprising of Flats / Shops / Office Premises / Commercial Premises / Garages / Parking Spaces on the Land and as more particularly stated in the Schedule hereunder appearing (hereinafter referred to as the "Property").

बदर - ४		
३२८००	५	३०
२०२४		

बदर - ४		
१२८१२	२९	३४
२०२४		

The Company is entitled to sell and dispose off the Property *i.e.* Flats / Shops / Office Premises / Commercial Premises / Garages / Parking Spaces and any other structure in the building/s constructed / to be constructed on the Land, to prospective

f

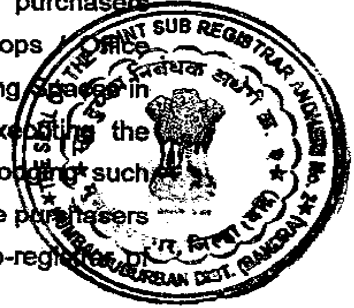
107

SATISH



purchasers of such Flats / Shops / Office Premises / Commercial Premises / Garages / Parking Spaces.

D. The Company is required from time to time to sign and execute Agreements and Documents with prospective purchasers towards the sale / lease / license of Flats / Shops / Premises / Commercial Premises / Garages / Parking Spaces in respect of the Property and for signing and executing the Agreements and Documents as required and to lodge such documents for the registration with such prospective purchasers before the office of the concerned Registrar / Sub-registrar of Assurances at Mumbai City / Mumbai Suburban.



E. Due to pressure of work, we are not able to appear before the Registrar of Assurances for admitting the execution of such Agreements/ Documents before the concerned Registrar / Sub-registrar of Assurances at Mumbai City / Mumbai Suburban .



The Company vide a Resolution dated 13<sup>th</sup> August 2024 which was unanimously passed in the meeting of the Board of Directors of **NEEPA REAL ESTATES PRIVATE LIMITED** has agreed to nominate, appoint and constitute Mr. Dharendra A. Sheth to represent us and to act on our behalf and to execute and admit execution of the Agreement for Sale, Cancellation, Rectification Deed, Supplemental Deed, Undertaking, Declaration, Indemnity and such related documents in respect of the Property and appear before the Registrar / Sub-registrar of Assurances at Mumbai City and Mumbai Suburban and generally to do all such acts on our behalf. The Board of Resolution dated 13<sup>th</sup> August 2024 authorizing Mr. Dharendra A. Sheth for the purpose is annexed herewith and marked as Annexure "A".

बंदर - ४		
१३८	१८	
२४		

बंदर - ४		
१२८९२	२२	६४
२०२४		

बंदर - ४		
१२८००	६	६०



**NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH**

that **NEEPA REAL ESTATES PRIVATE LIMITED** through its

Directors (1) **MR. JITENDRA N. SHETH & (2) MR. VALLABH N.**

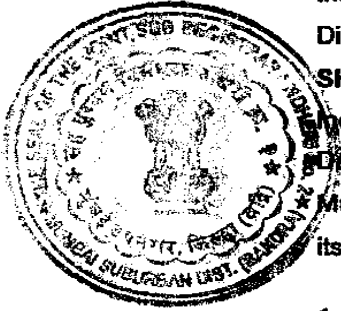
**SHETH** do hereby appoint Mr. Dharendra A. Sheth, an adult,

Indian Inhabitant, residing at Flat No. 1002, Building No. 15,

Danica, Makwana Road, Vasant Oasis, Marol, Andheri (East),

Mumbai – 400 059 to be its true and lawful attorney and to act in

its name and on its behalf for the following purpose:-



1. To sign and execute Allotment Letter, Agreement for Sale, Cancellation Deed, Rectification Deed, Supplemental Deed, Undertaking, Declaration, Indemnity other related papers and documents as may be required to be executed with the prospective purchasers in respect of the Property (all above "Documents")

2. To represent, lodge, admit, attest to register and to do such other acts as may be necessary for the registration of all above Documents in respect of the Property i.e. Flats / Shops / Office Premises / Commercial Premises / Garages / Parking Spaces in the building/s constructed / to be constructed on the Land, executed by our Attorney on our behalf as one of the party to the Documents before the Registrar / Sub-registrar of Assurances at Mumbai City / Mumbai Suburban.



बदर - ४		
१३६५	१३५	१५
२०२५		

3. To do all other acts, deed, matters and things that may be necessary or incidental to the execution and registration of Documents in regard to the sale of the Property i.e. Flats / Shops / Office Premises / Commercial Premises / Garages / Parking Spaces in the building/s constructed / to be constructed on the Land.

बदर - ४		
१२४१२	१३	४४
२०२४		

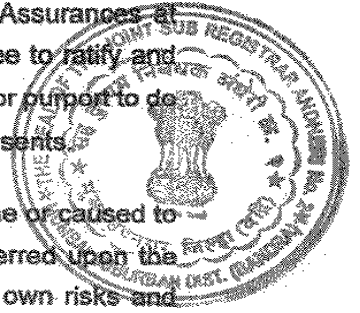
3

बदर - ४		
१२४००	०	३०

DARSH



4. We hereby grant unto our Attorney to give power and authority to appoint one or more substitute/s or delegates to do admit execution before Registrar / Sub-registrar of Assurances at Mumbai City / Mumbai Suburban and we agree to ratify and confirm all and whatever our Attorney shall do or purport to do or caused to be done by the virtue of these presents.
5. And that all acts, deed, matters and things done or caused to be done pursuant to the powers hereby conferred upon the attorney shall be done by the attorney at his own risks and costs.



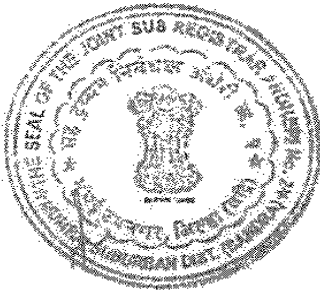
IN WITNESS WHEREOF we have hereunto set our hands at Mumbai this 25<sup>th</sup> day of October 2024

*Palhar*

THE SCHEDULE ABOVE REFERRED TO

(The Property)

All that piece and parcel of land bearing C.T.S. No. 345 A/1 at Borosil Plot, Off. Andheri Kurla Road, Marol, Andheri (East), Mumbai - 400 059 of Village Marol, Taluka Andheri, District Mumbai City and Mumbai Suburban, in all admeasuring 51459.3 square meters or thereabouts.

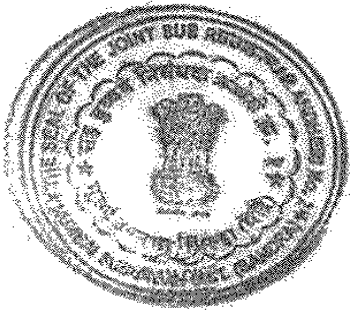


बदर - ४		
१३६५	१३६	१५
२०२५		

*Palhar*

बदर - ४		
५२७००	८	३०

बदर - ४		
१२४९२	२४	६४
२०२४		



SIGNED SEALED AND DELIVERED

By the within named

NEEPA REAL ESTATES PRIVATE LIMITED,

PAN: AAACN1884C

Through its Directors,

(1) MR. JITENDRA N. SHETH,



(2) MR. VALLABH N. SHETH,



In the presence of:

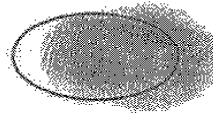
- 1.
- 2.

बदर - ४		
१३६५	१३७	१५
२०२५		

बदर - ४		
१२४९२	२५	६४
२०२४		

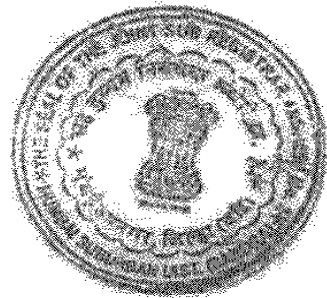
For Neepa Real Estates Private Limited

x Director



For Neepa Real Estates Private Limited

x Director



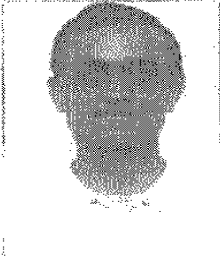
बदर - ४		
१२४००	९	२०
२०२४		

SIGNED AND DELIVERED

By the within named

MR. DHIRENDRA A. SHETH

PAN: AHUPS1516Q



In the presence of

- 1. Name: Attaf Momin  
Address: 206, 2nd Floor  
Hobib Apartment  
shivaji nagar mulundcheknaka  
Thane 400604  
Signature: *[Signature]*
- 2. Name: Akash Patkar  
Address: 8, Sita Sadan  
Chawl, Sahyadri  
nagar, Bhamburda (W)  
Mumbai - 400078  
Signature: *[Signature]*



For Neepa Real Estates Private Limited

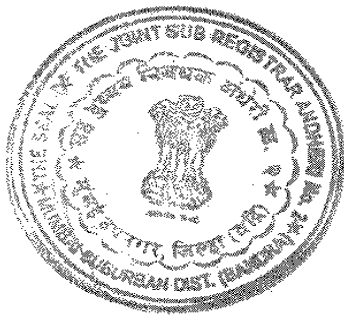
x *[Signature]*  
Authorized Signatory



बदर - ४		
9284	93494	
२०२४		

बदर - ४		
92800	30	20
२०२४		

बदर - ४		
92892	28	28
२०२४		



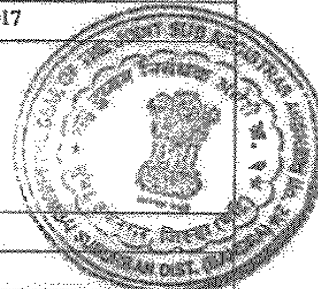
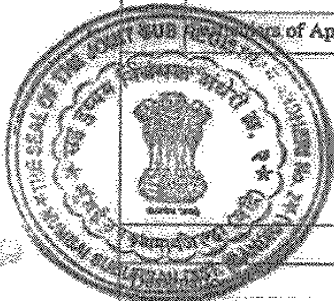
(Amended)

Government of India  
Form GST REG-06  
[See Rule 10(1)]

Registration Certificate

Registration Number :27AAACN1884C1ZN

1.	Legal Name	NEEPA REAL ESTATES PRIVATE LIMITED			
2.	Trade Name, if any	NEEPA REAL ESTATES PRIVATE LIMITED			
3.	Constitution of Business	Private Limited Company			
4.	Address of Principal Place of Business	Upper Basement, Site Office, Vasant Oasis, Makwana Road, Andheri East, Mumbai, Mumbai Suburban, Maharashtra, 400059			
5.	Date of Liability	01/07/2017			
6.	Date of Validity	From	01/07/2017	To	Not Applicable
7.	Type of Registration	Regular			



Name of Approving Authority		Centre Goods and Services Tax Act, 2017		
Name of the Officer		ANKUSH VISHNU KADAM		
Designation		Superintendent		
Jurisdictional Office		MUMBAI-LTU-534		
9. Date of issue of Certificate		01/09/2020		

Note: The registration certificate is required to be prominently displayed at all places of Business/Office(s) in the State.

बदर - ४		
१३६५	१३९	१५
२०२५		

This is a system generated digitally signed Registration Certificate issued based on the approval of application granted on 01/09/2020 by the jurisdictional authority.

बदर - ४		
१२४९२	२०	३४
२०२४		

बदर - ४		
१२५००	२०	३०
२०२४		

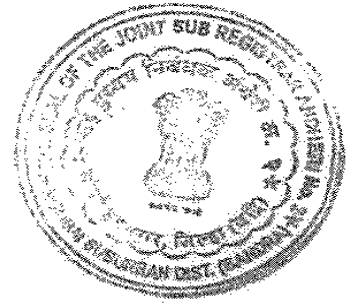
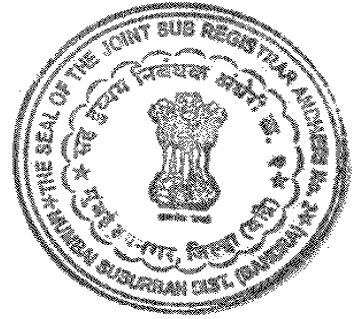


Annexure A

Details of Additional Place of Business(s)

GSTIN 27AAACN1884C1ZN  
 Legal Name NEEPA REAL ESTATES PRIVATE LIMITED  
 Trade Name, if any NHEPA RBAL ESTATES PRIVATE LIMITED

Total Number of Additional Places of Business(s) in the State 0



बदर - ४		
१३६५	१४०	१५
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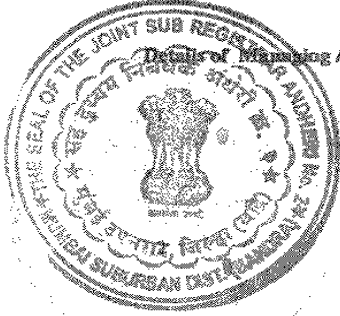
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बदर - ४		
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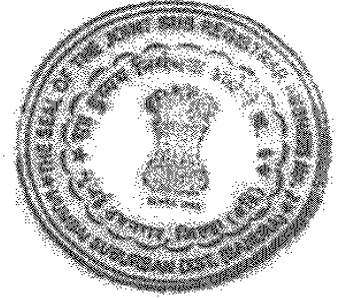
GSTIN 27AAACN1884C1ZN  
 Legal Name NEEPA REAL ESTATES PRIVATE LIMITED  
 Trade Name, if any NEEPA REAL ESTATES PRIVATE LIMITED



Details of Managing / Whole-time Directors and Key Managerial Persons

Name	Jitendra Natwarlal Sheth
Designation/Status	Director
Resident of State	Maharashtra
Name	Vallabh NATAVARLAL Sheth
Designation/Status	Director
Resident of State	Maharashtra
Name	MEHUL GIRISH SHETH
Designation/Status	DIRECTOR
Resident of State	Gujarat

3



बदर - ४		
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बदर - ४		
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**SHETH CREATORS**  
Envisioning Landmarks

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF NEEPA REAL ESTATES PRIVATE LIMITED HELD ON 13<sup>th</sup> AUGUST 2024 AT THE REGISTERED OFFICE OF THE COMPANY AT VASANT OASIS, SITE OFFICE, UPPER BASEMENT, CTS 345A/1 TO 3, MAKWANA ROAD, ANDHERI EAST, MUMBAI 400059 AT 02.00 PM**

**AUTHORITY TO MR. DHIRENDRA SHETH**

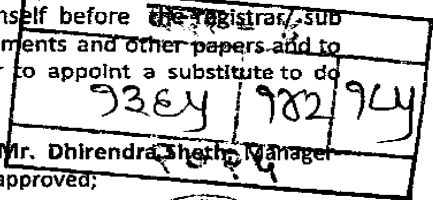
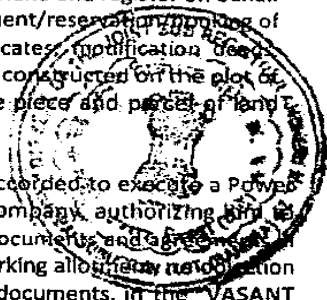
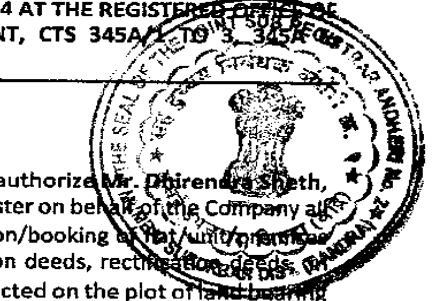
The Chairman informed the Board that the Company has decided to authorize Mr. Dharendra Sheth, Manager CRM of the Company to sign, execute, alter, amend and register on behalf of the Company all the documents and agreements in respect of sale/allotment/reservation/booking of flat/unit/premises etc. including parking allotment, no objection certificates, modification deeds, rectification deeds, in the "VASANT OASIS" constructed / proposed to be constructed on the plot of land bearing CTS No.345A/1 of village Marol, Taluka Andheri on all the piece and parcel of land aggregately admeasuring 51,459.35sq. mt. After a brief discussion in the matter it was:

**"RESOLVED THAT** the Board of Directors in its meeting in respect of authorizing (any) to act as an authorised signatories, the consent of the Board be and is hereby accorded to authorize Mr. Dharendra Sheth, Manager- CRM of the Company sign, execute, alter, amend and register on behalf of the Company all the documents and agreements in respect of sale/allotment/reservation/booking of flat/unit/premises etc. including parking allotment, no objection certificates, modification deeds, rectification deeds, in the "VASANT OASIS" constructed / proposed to be constructed on the plot of land bearing CTS No.345A/1 of village Marol, Taluka Andheri on all the piece and parcel of land aggregately admeasuring 51,459.35sq. mt.

**RESOLVED FURTHER THAT** the consent of the Board be and is hereby accorded to execute a Power of Attorney in favor of Mr. Dharendra Sheth, Manager -CRM of the Company, authorizing him to sign, execute, alter, amend and register on behalf of the Company all the documents and agreements in respect of sale/allotment/reservation/booking of flat/unit/premises etc, parking allotment, no objection certificates, modification deeds, rectification deeds etc. and all such related documents, in the "VASANT OASIS" constructed / proposed to be constructed on the plot of land bearing CTS No.345A/1 of village Marol, Taluka Andheri on all the piece and parcel of land aggregately admeasuring 51,459.35sq. mt.;

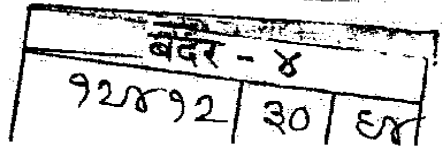
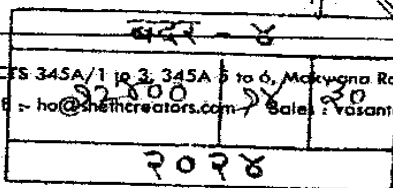
**RESOLVED FURTHER THAT** the consent of the Board be and is hereby accorded to authorize Mr. Dharendra Sheth, Manager- CRM of the Company to present himself before the registrar, sub registrar or other govt. authorities to register the aforesaid agreements and other papers and to do all such acts things and deeds to undertake the registration or to appoint a substitute to do the same;

**RESOLVED FURTHER THAT** the draft power of attorney in favor of Mr. Dharendra Sheth, Manager CRM of the Company as placed before the Board be and is hereby approved;



**Neepa Real Estates Pvt. Ltd.**

Vasant Oasis, Site Office, Upper Basement, CTS 345A/1 to 3, 345A/5 to 6, Makwana Road, Marol, Andheri East, Mumbai 400059. T:- +91-22-29206200. E:- ho@shethcreators.com Sales: vasantoasis@shethcreators.com  
CIN No. : U45200MH1992PTC070103 #26335






**SHETH CREATORS**  
Envisioning Landmarks

**RESOLVED FURTHER THAT** Mr. Vallabh Sheth or Mr. Jitendra Sheth is hereby authorized to sign, execute and issue the above Power of Attorney on behalf of the Company and to sign and execute all such papers, documents, forms and to do and caused to be done all such acts, deeds and things as may be necessary and expedient for giving effect to the foregoing resolution on behalf of the Company;

**RESOLVED FURTHER THAT** Mr. Dharendra Sheth, Manager- CRM have also been authorized to substitute the power to admit execution in favour of (1) Shri Hitesh G Thakkar, (2) Mr. Haresh. G. Thakkar, (3) Shri Ashish S. Thakkar, (4) Shri Mukesh P. Thakkar, (5) Nilesh L. Raikundalla;

**RESOLVED FURTHER THAT** a copy of the foregoing resolutions certified to be true by any Director of the Company be furnished to the concerned authorities and that they be requested to act thereupon."

Certified True Copy  
For Neepa Real Estates Private Limited

  
Jitendra Sheth  
Director  
DIN: 00002047

  
Mehul Sheth  
Director  
DIN:07424002



बदर - ४		
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बदर - ४		
१२४००	१५	३०
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**Neepa Real Estates Pvt. Ltd.**

Registered Office : Vasant Oasis, Site Office, Upper Basement, CTS 345A/1 to 3, 345A 5 to 6, Makwana Road, Marol, Andheri East, Mumbai 400059. T:- +91-22-29206200. E:- ho@shethcreators.com / Sales : vasantaoasis@shethcreators.com

#26336

बदर - ४		
१३६५	१९८३	१५५
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आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

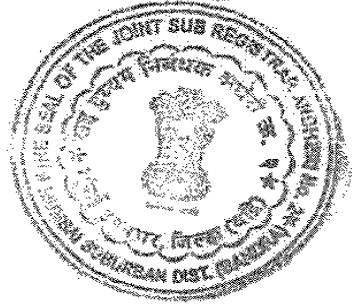
NEEPA REAL ESTATES PRIVATE  
LIMITED

22/12/1992

For Official Use Only

AAACN1884C

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बदर - ४		
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बदर - ४		
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बदर - ४		
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भारतीय विभाग  
 भारतीय सरकार  
 INTERIOR DEPARTMENT  
 GOVERNMENT OF INDIA  
 आदेशिका



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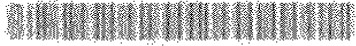


भारतीय विशिष्ट संकेत अधिकारण  
**भारत सरकार**  
 Unique Identification Authority of India  
 Government of India

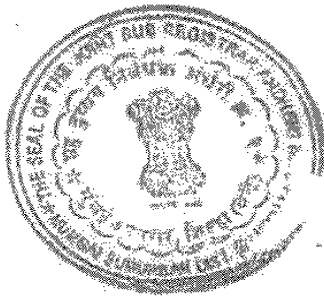
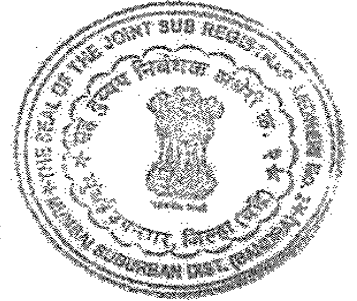
संदर्भक्रमांक / Enrollment No 1207/28063/01222

To,  
 जितेंद्र नटरंगराव शेठ  
 Jitendra Natharaj Sheth  
 S/O. Natharaj Gatachand Sheth  
 Plot No. 7, Nathar Hakesh CHS, JVPL Scheme  
 Road No. 5  
 Near: Jumanaba, School Wadga (West)  
 Mumbai  
 Vilepar (West), Mumbai, Mumbai  
 Maharashtra 400056  
 8821138418

Ref: 11D / 14L / 17D001 / 170187 / P



SH668051949FT



आपला आधार क्रमांक / Your Aadhaar No. :

**4743 9567 6300**

आधार - सामान्य माणसाचा अधिकार



भारत सरकार  
 Government of India

जितेंद्र नटरंगराव शेठ  
 Jitendra Natharaj Sheth  
 जन्म तारीख / DOB 07/04/1953  
 पुरुष / Male

4743-9567-6300

आधार - सामान्य माणसाचा अधिकार

बदर - ४		
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बदर - ४		
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आयकर विभाग  
INCOME TAX DEPARTMENT

DHIRENDRA AMRITLAL SHETH

AMRITLAL GALALCHAND SHETH

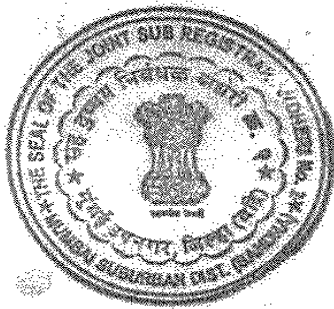
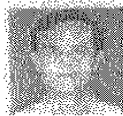
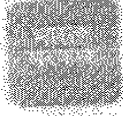
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भारत सरकार  
GOVT. OF INDIA



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बंदर - ४		
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**आधार**

Government of India

पंजीकन क्रम/ Enrolment No.: 0647/01531/79735

To  
 Shri. Anand Dada  
 Dharendra Anand Sheth  
 1002, Building No.15, Dandia  
 Malabar Road  
 Vasant Circle  
 Marol, Andheri East  
 Mumbai  
 Mumbai Suburban Maharashtra - 400058  
 8879953399

आधारपत्र / Your Aadhaar No. :  
**8469 7698 7491**  
 VID : 9169 8771 3574 2816

मेरा आधार, मेरी पहचान

**आधार**

Government of India

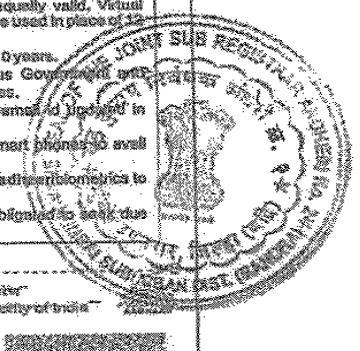
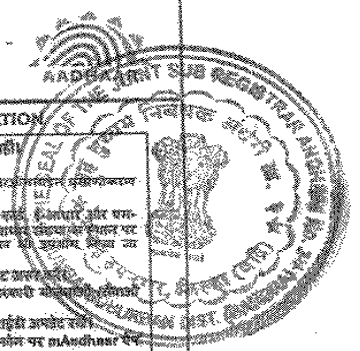
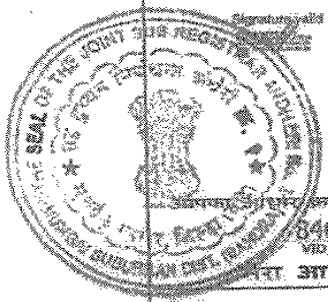
**सूचना / INFORMATION**

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- आधार निष्पक्ष और सुरक्षित है।
- सुरक्षित आधार को सार्वजनिक स्थानों पर प्रयोग करने से बचना।
- आधार के सभी रूप जैसे आधार पत्र, पीपीटी कार्ड, ई-आधार और एम-आधार समान रूप से मान्य हैं। 12 अंकों की आधार संख्या के स्थान पर अस्थायी (नकल) आधार पहचान (VID) का भी उपयोग किया जा सकता है।
- 10 साल में कम से कम एक बार आधार अपडेट करना आवश्यक है।
- आधार अपडेट के लिए आवश्यक और वैध-संबंधी जानकारी के आधार पर आवश्यक नोट्स का अध्ययन करें।
- आधार में अपना मोबाइल नंबर और ई-मेल आईडी अपडेट करें।
- आधार संख्या का सार प्रदर्शक के लिए सफाई पर mAadhaar ऐप प्रदान किए गए हैं।
- आधार/आधारपत्र को संरक्षित रखने की विधियां का उपयोग सुरक्षा सुनिश्चित करने के लिए करें।
- आधार (यात्रा नंबर) अपने सभी संस्थाओं से उचित समझौते से के लिए मान्य किया गया है।

- Aadhaar is a proof of identity, not of citizenship.**
- Aadhaar is unique and secure.**
- Verify identity using secure QR code/offline XML/online authentication.**
- All forms of Aadhaar like Aadhaar letter, PVC Cards, eAadhaar and mAadhaar are equally valid. Virtual Aadhaar Identity (VID) can also be used in place of digit/Aadhaar number.**
- Update Aadhaar atleast once in 10 years.**
- Aadhaar helps you avail various Government and Non-Government benefits/services.**
- Keep your mobile number and email updated in Aadhaar.**
- Download mAadhaar app on smart phones to avail Aadhaar Services.**
- Use the feature of lock/unlock Aadhaar from mobile to ensure security.**
- Entities seeking Aadhaar are obligated to seek this consent.**

आधारपत्र / Your Aadhaar No. :  
**8469 7698 7491**  
 VID : 9169 8771 3574 2816

मेरा आधार, मेरी पहचान



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बतौर - ४		
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आयकर विभाग  
INCOME TAX DEPARTMENT



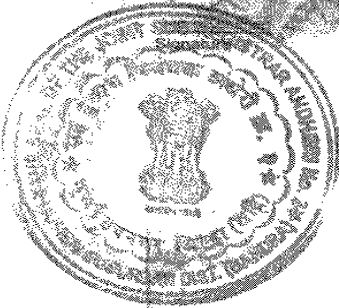
भारत सरकार  
GOVT. OF INDIA

VALLABH NATWARLAL SHETH  
NATWARLAL GALACHAND SHETH



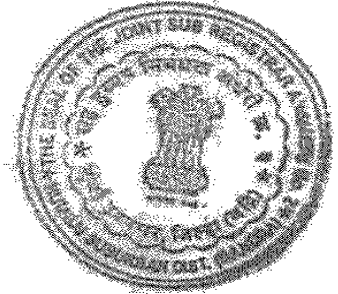
04/06/1989

Parliament Account Number  
AAOPSB191C



If this card is lost/found, kindly inform/return to:  
The Club, Section 11, Club Bungalow,  
New Ground - 420 414.

यदि यह कार्ड खोया/पुनः प्राप्त हो, कृपया सूचित/वापस करें।  
पता: न्यू ग्राउंड - 420 414



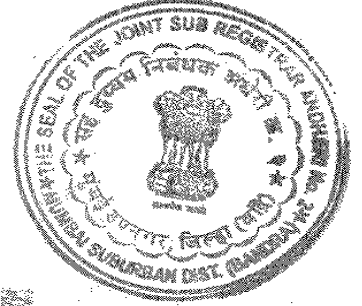
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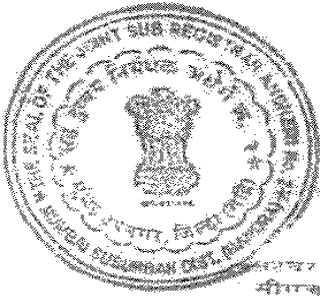


भासा सखार  
 वल्लभ मलखरलाल शेट  
 Vallabh Matvarlal Sheth  
 जन्म तारीख/ DOB: 04/05/1969  
 पल्ल / MALE



3273 2633 7030

माझे आधार, माझी ओळख



भासातीय विशाल पहचान सांगकरण  
 भारतीय निकास विभाग, नया दिल्ली

पता:

पल्ल वल्लभ मलखरलाल शेट  
 मीमाखामन, ईस्ट ऑड वल्ल  
 गेट नं-1, जमनाबाई शाळा  
 वल्ल, जे वल्ल पी.डी. वल्ल  
 वल्ले पार्ल वल्ल, मंबई, मंबई  
 महाराष्ट्र - 400056

Address:

पल्ल वल्ल नं-7, हाकरा वल्ल, नया  
 and वल्ल वल्ल नं-1, नया जमनाबा  
 वल्ल, J V P D, जमनाबा वल्ल  
 वल्ल, Mumbai, महाराष्ट्र,  
 महाराष्ट्र - 400056



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MERA AADHAAR, MERI PEHACHAN

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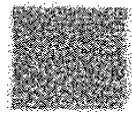
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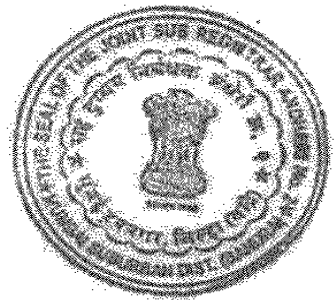
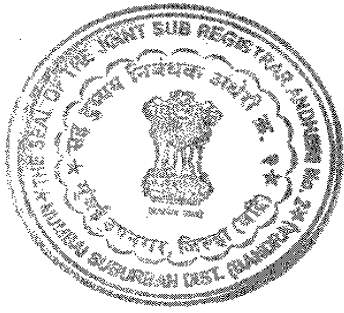
विकास सुदेश ठाकरे

विकास सुदेश ठाकरे  
Vikas Suresh Thakkar  
जनन वर्ष / Year of Birth 1987  
पुरुष / Male



6313 8318 0180

आधार - सामान्य माणसाचा अधिकार



आधार प्राधिकरण  
AUTHORITY OF INDIA

पत्ता S/O सुदेश ठाकरे, ए/१४, नं ५,  
अनु सो-अप डो मो वि, गोवर्धन  
मार्ग, लक्ष्मी मंगल मार्ग, मुमुक्षु भवन, मुंबई  
महाराष्ट्र, ४०००६०

Address: S/O Suresh Thakkar,  
A/14, FLAT NO 5, ANU  
CHSL, GOVARDHAN  
NAGAR, L B S MARG, Mulund  
(West), Mumbai (Sub Urban),  
Maharashtra, 400060

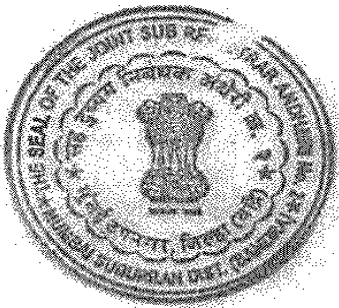
1947 1800 182 1947 <http://udhaar.gov.in> [www.uidai.gov.in](http://www.uidai.gov.in) P.D. Box No 1947, Deegkhana-200 041

बदल - ४		
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बदल - ४		
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१२४००	२३	३०
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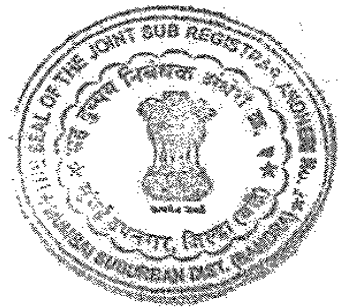


ಬದರ		
9364	943	944
2024		

ಬದರ - 8		
92800	24	80
2024		

ಬದರ - 8		
92892	89	88
2024		

GENERAL INFORMATION



बदर - ४		
१३६५	१५४१५	
२०२५		

बदर - ४		
१२४१२	४२	६४
२०२४		

बदर - ४		
१२४००	२१	३०
२०२४		



बदर - ४		
१३६५	१५५	१५
२०२५		



बदर - ४		
१२४००	२५	३०
२०२४		

बदर - ४		
१२४९२	४३	६४
२०२४		

323/12400

शुक्रवार, 25 अक्टूबर 2024 5:49 म.नं

दस्ता पोषवारा भाग-1

बदर

दस्ता क्रमांक: 12400/2024

दस्ता क्रमांक: बदर 4 /12400/2024

बाजार मूल्य: ₹. 00/-

मावदला: ₹. 00/-

भरलेले मुद्रांक शुल्क: ₹.500/-

दु. नि. नं. दु. नि. बदर 4 वरि कार्यालय

घाबती: 13542

पावती दिनांक: 25/10/2024

अ. क्र. 12400 वर दि.25-10-2024

सादरकारणाचे नाव: निपा रिजल इस्टेट्स प्रा लि चे संचालक जितेंद्र एन शेठ

गेजी 5:46 म.नं. वा. हजर केला.

नोंदणी फी

₹. 100.00

दस्ता हानाळणी फी

₹. 600.00

पेशाची मर्यादा: 30

एकूण: 700.00

दस्ता हजर करणेबाबत मंत्री:



सद. दस्ता निहाय अंमल क्र.-२,  
मुंबई उपनगर जिल्हा

सद. दस्ता निहाय अंमल क्र.-२,  
मुंबई उपनगर जिल्हा

दस्ताचा प्रकार: कुलमुख्यालय

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

शिक्का क्र. 1 25 / 10 / 2024 05 : 46 : 46 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 25 / 10 / 2024 05 : 47 : 33 PM ची वेळ: (फी)

बदर - ४		
92800	00	30
२०२४		

प्रतिज्ञापत्र

बदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत अमलेच्या वस्तुनिष्ठतेने नोंदणीत दाखल केलेला आहे. दस्तातील संपूर्ण संज्ञाकार विभादक व्यक्ती, सादरीदार व साक्षी यांच्या नावांचा कागदपत्रांतील सत्यता तपासली आहे. दस्ताची सत्यता, वैधता कायदेशीर बाबींसाठी दस्त विभादक व कडुनीदारक हे संज्ञाकारांचे जबाबदाऱ्या आहेत.

सादरीदार  
जितेंद्र शेठ

दस्ता  
साक्षी देणारे



बदर - ४		
9364	948	964
२०२४		

बदर - ४		
92892	४४	६४
२०२४		





दम्न गोपवाग भाग-2

बदर 4  
दम्न क्रमांक: 12400/2024

दम्न क्रमांक :बदर4/12400/2024  
दम्नाचा प्रकार :-कुलमुख्यापव

अनु क्र. पक्षकाराचे नाव व पत्ता  
1 नाव:श्रीरंग ग शेट  
पत्ता:प्लॉट नं: फ्लेट नं 1002 , साळा नं: -, इमारतीचे नाव:  
विश्वीय नं 15, इलिका, वसंत श्रेणमिड, चर्चक नं: अंधेरी (पूर्व),  
मुंबई, रोड नं: सकवान रोड,मरोळ, महाराष्ट्र, MUMBAI.  
पिन संख्या:AHUPS1518Q

पक्षकाराचा प्रकार  
गर्वर अंश अर्जाती  
होम्लर  
वय :-60  
स्वाक्षरी:-



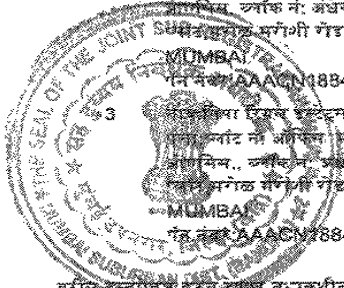
2 नाव:विद्या रिगल इन्स्टिट्युट प्रा लि चे मंचालक जिनेंद्र गन शेट  
पत्ता:प्लॉट नं: ऑफिस, साळा नं: -, इमारतीचे नाव: वसंत  
श्रेणमिड, चर्चक नं: अंधेरी पूर्व,मुंबई , रोड नं: कोणेमिड  
मरोळ,मरोळ मरोळ रोड,ऑफ मिलिटरी रोड,मरोळ, महाराष्ट्र,  
MUMBAI.  
पिन संख्या:AAACN1884C

कुलमुख्याप देणार  
वय :-61  
स्वाक्षरी:-



3 नाव:विद्या रिगल इन्स्टिट्युट प्रा लि चे मंचालक कल्पभ गन शेट  
पत्ता:प्लॉट नं: ऑफिस, साळा नं: -, इमारतीचे नाव: वसंत  
श्रेणमिड, चर्चक नं: अंधेरी पूर्व,मुंबई , रोड नं: कोणेमिड  
मरोळ,मरोळ मरोळ रोड,ऑफ मिलिटरी रोड,मरोळ, महाराष्ट्र,  
MUMBAI.  
पिन संख्या:AAACN1884C

कुलमुख्याप देणार  
वय :-55  
स्वाक्षरी:-

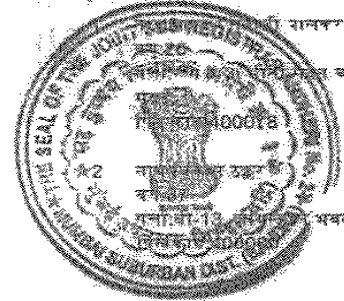
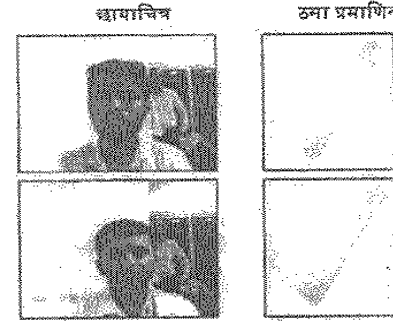


वर्गिकृत व प्रमाणित इत्यादी न्यायाधीन कुलमुख्यापव चा दम्न संदर्ज करण दिव्याचे कबुल करतान.  
शिका क्र.3 ची वेळ: 25 / 10 / 2024 05 : 51 : 03 PM

आळख:-  
आधीच दम्न अने तिथेरीत करतान की ने दम्नदेवज करण देणा-यामां व्यक्तीस: आळखतात, व त्यांची आळख पटवितान

अनु क्र. पक्षकाराचे नाव व पत्ता  
नाम:श्रीरंग ग शेट  
पत्ता:प्लॉट नं: फ्लेट नं 1002 , साळा नं: -, इमारतीचे नाव:  
विश्वीय नं 15, इलिका, वसंत श्रेणमिड, चर्चक नं: अंधेरी (पूर्व),  
मुंबई, रोड नं: सकवान रोड,मरोळ, महाराष्ट्र, MUMBAI.  
पिन संख्या:AHUPS1518Q

पक्षकाराचा प्रकार  
गर्वर अंश अर्जाती  
होम्लर  
वय :-60  
स्वाक्षरी:-



शिका क्र.4 ची वेळ: 25 / 10 / 2024 05 : 51 : 54 PM

श्री. दत्त त्रिपाठी, शिका क्र.-२,  
मुंबई उपनगर जिल्हा

बदर - ४  
92800      2e      20  
२०२४

Payment Details

sr.	Purchaser Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	NNEPA REAL ESTATES PRIVATE LIMITED	84 EX	MH008104636202425E	500.00	SD	0005727275202425	25/10/2024
2	NNEPA REAL ESTATES PRIVATE LIMITED	DHC	24109501750	600	RF	1024109501750D	25/10/2024
3	NNEPA REAL ESTATES PRIVATE LIMITED	84 EX	MH008104636202425E	100	RF	0005727275202425	25/10/2024

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

12400 /2024

Know Your Rights as Registrants

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

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

बदर - ४		
१२४००	३०	२०
२०२४		

प्रमाणित करकेत सेते सं, वा ३० घने आहें.  
 दस्तावेजे एकूण  
 पुस्तक क्र. ४/बदर-४/क्रमांक १२४००/२०२४  
 वर नोंदला, दिनांक : २५ / १० / २०२४



*Amal*  
 सह. दुय्यम निबंधक, अंधेरी  
 मुंबई उपनगर जिल्हा



बदर - ४		
१२४१२	४६	६४
२०२४		

बदर - ४		
१३६५	१५८	१५५
२०२५		



## घोषणापत्र

मी निपा रियल इस्टेट्स प्रा लि चे कुलमुखत्यार धीरेंद्र ए शेट याद्वारे घोषित करतो की, दुय्यम निबंधक अंधेरी-2 यांचे कार्यालयात कुलमुखत्यारपत्र या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. निपा रियल इस्टेट्स प्रा लि चे संचालक जितेंद्र एन शेट व वल्लभ एन शेट यांनी दि. 25/10/2024 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे / निष्पादित करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यापत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनि 1968 चे कलम 82 अन्वये शिक्षेस मी पात्र राहिन चाची मला जाणीव आहे.

दिनांक :25/10/2024



*[Signature]*  
कुलमुखत्यारपत्रधारकाचे नाव  
व सही

बदर - ४		
१३६५	१५६१	१५
२०२५		

बदर - ४		
१२४९२	४०	६४
२०२४		


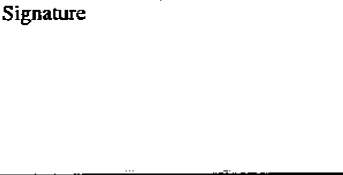


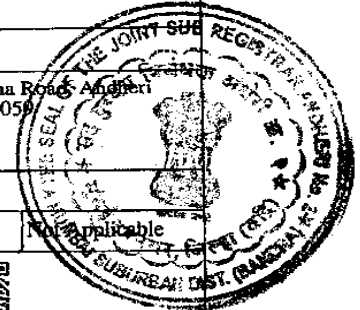
(Amended)

Government of India  
Form GST REG-06  
[See Rule 10(1)]

Registration Certificate

Registration Number :27AAACN1884C1ZN

1.	Legal Name	NEEPA REAL ESTATES PRIVATE LIMITED		
2.	Trade Name, if any	NEEPA REAL ESTATES PRIVATE LIMITED		
3.	Constitution of Business	Private Limited Company		
4.	Address of Principal Place of Business	Upper Basement, Site Office, Vasant Oasis, Makwana Road, Andheri East, Mumbai, Mumbai Suburban, Maharashtra, 400059		
5.	Date of Liability	01/07/2017		
6.	Date of Validity	From	01/07/2017	To
7.	Type of Registration	Regular		
8.	Particulars of Approving Authority	Centre Goods and Services Tax Act, 2017		
Signature				
				
Name		ANKUSH VISHNU KADAM		
Designation		Superintendent		
Jurisdictional Office		MUMBAI-LTU-534		
9. Date of issue of Certificate		01/09/2020		
Note: The registration certificate is required to be prominently displayed at all places of Business/Office(s) in the State.				



This is a system generated digitally signed Registration Certificate issued based on the approval of application granted on 01/09/2020 by the jurisdictional authority.

बदर - ४
१३६५
१९०१५
२०२५

बदर - ४
१२४१२
४६६४
२०२४



Details of Additional Place of Business(s)

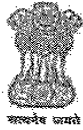
GSTIN 27AAACN1884C1ZN  
 Legal Name NEEPA REAL ESTATES PRIVATE LIMITED  
 Trade Name, if any NEEPA REAL ESTATES PRIVATE LIMITED

Total Number of Additional Places of Business(s) in the State 0






बदर - ४		
१३६५	१६१	१५
२०२५		

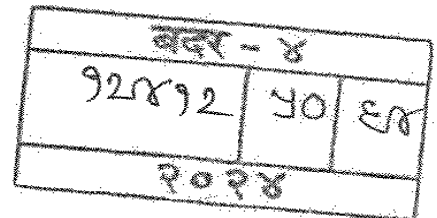
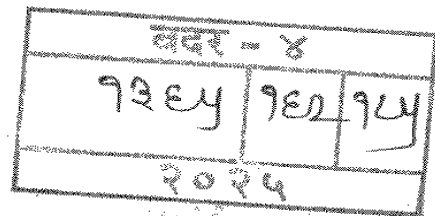
बदर - ४		
१२४९२	४८	६४
२०२४		



GSTIN 27AAACN1884C1ZN  
 Legal Name NEEPA REAL ESTATES PRIVATE LIMITED  
 Trade Name, if any NEEPA REAL ESTATES PRIVATE LIMITED

Details of Managing / Whole-time Directors and Key Managerial Persons

1		Name	Jitendra Natwarlal Sheth
		Designation/Status	Director
		Resident of State	Maharashtra
2		Name	Vallabh NATAVARLAL Sheth
		Designation/Status	Director
		Resident of State	Maharashtra
3		Name	MEHUL GIRISH SHETH
		Designation/Status	DIRECTOR
		Resident of State	Gujarat



आयकर विभाग  
 INCOME TAX DEPARTMENT  
 NEERA REAL ESTATES PRIVATE LIMITED  
 22/12/1992  
 भारत सरकार  
 GOVT OF INDIA  
 AAACH1804C



बदर - ४		
१३६५	१६३	१८५
२०२५		

बदर - ४		
१२४१२	५१	६४
२०२४		

लायकर विभाग  
INCOME TAX DEPARTMENT

DHIRENDRA AMRITLAL SHETH  
AMRITLAL GALALCHAND SHETH

19/08/1984

Permanent Account Number  
AHUPS1516Q

*Sheth*  
Signature

भारत सरकार  
GOVT. OF INDIA







बदर - ४		
१३६५	१६४	१५
२०२५		


बदर - ४		
१२४१२	५२	६४
२०२४		





आयकर विभाग  
 INCOME TAX DEPARTMENT  
 HITESH GOVINDJI THAKKAR  
 GOVINDJI RAMJI THAKKAR  
 14/03/1971  
 Permanent Account Number  
 AAGPT1503M  



आयकर विभाग  
 INCOME TAX DEPARTMENT  
 NILESH LAXMIKANT BAIKUNDALIA  
 LAXMIKANT HIRJI BAIKUNDALIA  
 07/06/1982  
 Permanent Account Number  
 AEVPH2850M  



आयकर विभाग  
 INCOME TAX DEPARTMENT  
 SHIHE SURESH KANT  
 SURESH PRAMOD DASHIBHARAI  
 10/12/1981  
 Permanent Account Number  
 AAGPT1503M  


आयकर विभाग  
 INCOME TAX DEPARTMENT  
 HARESH GOVINDJI THAKKAR  
 GOVINDJI RAMJI THAKKAR  
 15/08/1987  
 Permanent Account Number  
 AAGPT1084L  





*As per*  
*only purpose of registration*



बंदर - ४		
१३६५	१६६	१५
२०२५		

बंदर - ४		
१२४१२	५४	६४
२०२४		

**विश्व गणेश ठाकर**  
**World Ganesh Thacker**  
 जन्म तारीख/DOB: 14/01/1971  
 पुरुष / MALE  
 4086 3085 0072

आधार - मातृ आधार, मातो बाळु  
*H. Thacker*

**विश्व गणेश ठाकर**  
**World Ganesh Thacker**  
 पत्ता: 202, 201 Floor, Park Road, Near Telephone Exchange, Mulund West, Maharashtra - 400080

**मिहिर लखनकर रावठुकर**  
**Mihir Lakshankar Rawthekar**  
 जन्म तारीख/DOB: 07/08/1962  
 पुरुष / MALE  
 7802 3412 8316

आधार - मातृ आधार, मातो बाळु

**मिहिर लखनकर रावठुकर**  
**Mihir Lakshankar Rawthekar**  
 पत्ता: 201/73 Vinayak Avenue, Near Telephone Exchange, Mulund West, Maharashtra - 400080



**अशोक सुरेश ठाकर**  
**Ashok Suresh Thacker**  
 जन्म तारीख/DOB: 1981  
 पुरुष / Male  
 5215 0210 0078

आधार - सामान्य मागसाचा अधिकारी

**अशोक सुरेश ठाकर**  
**Ashok Suresh Thacker**  
 पत्ता: 202 Suresh Thacker Building No. A-14, Flat No. 2, 3rd Floor, Govardhan Nagar, L.D. J. Marg, Mulund West, Maharashtra, 400080



**हरेश गणेश ठाकर**  
**Harsh Ganesh Thacker**  
 जन्म तारीख/DOB: 15/08/1986  
 पुरुष / MALE  
 5389 8502 7470

**हरेश गणेश ठाकर**  
**Harsh Ganesh Thacker**  
 पत्ता: 22 Mound Padmashee, CHS 2nd Floor, M.G. Road, Mulund (West), Mumbai Sub Urban, Maharashtra - 400080

बंदर - ४

93EY	9E0	9Y
२०२५		

*Harsh. G. Thacker*

बंदर - ४

92X92	YY	EX
२०२४		

आयकर विभाग  
INCOME TAX DEPARTMENT



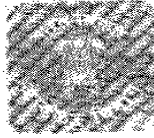
भारत  
GOVT. OF INDIA

MUKESH PREMJI THAKKAR  
PREMJI CHAPSI THAKKAR

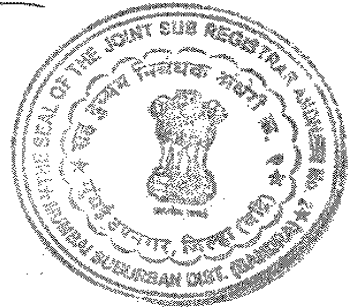
20/05/1961  
Permanent Account Number

AFRPT9418H

Signature



02/01/2011



बंदर - ४		
१३६५	१६६१५	
२०२५		

बंदर - ४		
१२४१२	५६	६४
२०२४		

भारत सरकार  
Government of India

श्री प्रेमजी ठाकर  
Mukesh Premji Thakkar  
प्रा. सं. 5178/DOB: 21/06/1961  
पुं. MALE

3712 8025 7283

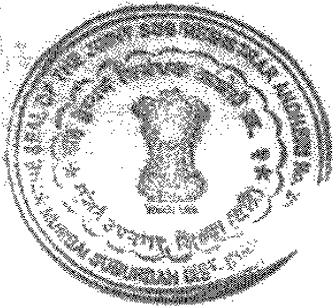
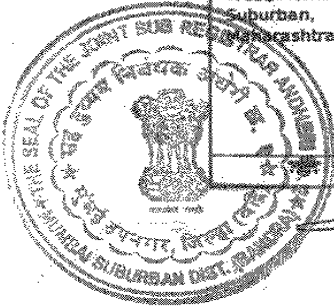
साक्षी अंकित, साक्षी ओळख

भारतीय विधिक अधिकार प्राधिकरण  
Bharatiya Adhikar Authority of India

Address: S/O Premji C Thakkar, 204, Building No A-13, Veena Nagar No 2 C H S L, L B S Marg, Mulund West, Mumbai, Mumbai Suburban, Maharashtra - 400080

पता: वेना नगर, 204, बिल्डिंग नो ए-13, वीणा नगर नो 2 सी एच एस एल, एल बी एस मार्ग, मुलुंड वेस्ट, मुंबई, मुंबई उपनगर, महाराष्ट्र - 400080

3712 8025 7283



बदल - ४

१३६५	१६६	१५
२०२५		

बदल - ४

१२४१२	५०	६४
२०२४		



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

नोंदणी क्रमांक : Enrolment No.: 1104/20164/08928

To,

Akash Netaji Palkar

आकाश नेताजी पालकर

S/O Netaji Palkar

behind jjamata school r n 3 sita sadan chawl,sambhaji  
 marg,sahyadri nagar.

Bhandup West S.O

Mumbai

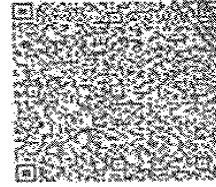
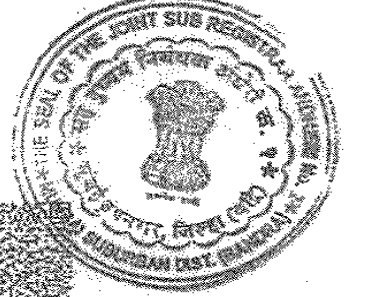
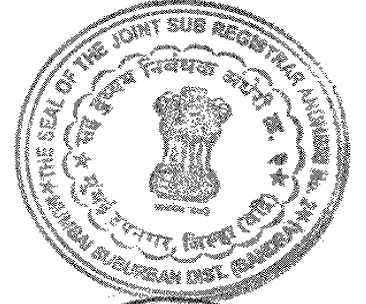
Maharashtra 400078

27/10/2011



UC 01694011 1 IN

Ref No.:412B3E9X-1694011



आपला आधार क्रमांक / Your Aadhaar No. बदर - ४

**7504 6353 8231**

आधार - सामान्य माणसाचा अधिकार

9384	90094
२०२५	



भारत सरकार  
 GOVERNMENT OF INDIA

आकाश नेताजी पालकर  
 Akash Netaji Palkar

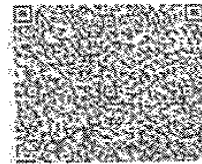


जन्म वर्ष / Year of Birth : 1998  
 पुरुष / Male

7504 6353 8231

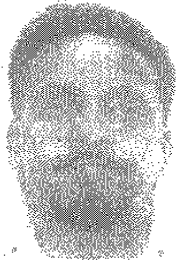


बदर - ४	
92892	44 EX
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भारत सरकार  
GOVERNMENT OF INDIA

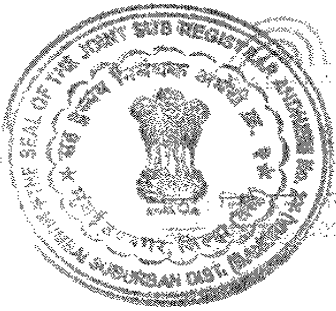


अल्लाफ अमीर मोमीन  
Allaf Amir Momin  
जन्म वर्ष / Year of Birth : 1962  
पुरुष / Male

9433 7831 7220



आधार - सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



Address: OPP Mid-Town, 206/2nd Floor, near. Kori Shree, 1st  
Checknaka, Thane, Maharashtra, 400600

Aadhaar - Samanya Maansacha Adhikaar

बदल - ४		
१३६५	१०१	१५
२०२५		

बदल - ४		
१२४१२	५९	६४
२०२४		



323/12412

शुक्रवार, 25 ऑक्टोबर 2024 6:21 म.न.

दस्तावेजांचा भाग-1

बदर 4

दस्तावेज क्रमांक: 12412/2024

दस्तावेज क्रमांक: बदर 4 /12412/2024

वाजारा मूल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. बदर 4 चांचे कार्यालय

पावनी: 13554

पावनी दिनांक: 25/10/2024

अ. क्र. 12412 वर दि.25-10-2024

माध्यमकारणाचे नाव: तिपा रियल इस्टेट्स प्रा लि चे ऑबोराईज सिग्रेटरी  
धरिंद ए शेठ

गेजी 6:19 म.नं. वा. दृजग केला.

नोंदणी फी रु. 100.00

दस्तावेजांसाठी फी रु. 600.00

मुद्रांकी संख्या: 30

दस्तावेज करणाऱ्याची सही:

*Handwritten signature*  
सह. मुख्य निबंधक, अतिरिक्त क्र.-२,  
मुंबई उपनगर जिल्हा



सह. मुख्य निबंधक, अतिरिक्त क्र.-२,  
मुंबई उपनगर जिल्हा

दस्तावेजाचा प्रकार: कुलमुबन्यारपत्र

मुद्रांक शुल्क: (48-ड) जेव्हा त्यामुळे एकापेक्षा अधिक व्यक्तींना संयुक्तपणे किंवा अलगअलगपणे एका किंवा एकापेक्षा अधिक संव्यवहारांन किंवा मरमहा काम चालविण्याचा प्राधिकार मिळऊन अंमल येवढा

शिक्का क्र. 1 25 / 10 / 2024 06 : 19 : 31 PM ची वेळ: (मादगीकरण)

शिक्का क्र. 2 25 / 10 / 2024 06 : 20 : 32 PM ची वेळ: (फी)

बदर - ४		
92892	६०	६४
२०२४		

प्रतिज्ञापत्र

सदर दस्तावेजात हा नोंदणी क्रमांक १३५५४ अंतर्गत आसलेल्या तरतुदीनुसार नोंदणीत सादल केलेल्या अर्जा व त्यास लागू असलेल्या विन्यायक व्यक्ती, बाबीवार व सादल केलेल्या दस्तऐवजांची सत्यता, वैधता व संपूर्णपणे जबाबदार राहिल्याचे

*Handwritten signature*  
सिद्धू देवारे

*Handwritten signature*  
सिद्धू देवारे  
Harsh G. Thakkar

सदर दस्तावेजाचे कॉपी मुद्रांकी रु. फी रु. ६६०/-  
सावली क्र. १३५५४/२५ दि. २५/१०/२०२४  
समुल करण्यात आली.

*Handwritten signature*  
सह. मुख्य निबंधक, अतिरिक्त क्र.-२

*Handwritten signature*  
Atmakar  
D. Kulkarni

बदर - ४		
9384	902	94
२०२४		





Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	DHIRENDRA A SHETH	eChallan	03006172024091100245	MH008095004202425E	500.00	SD	0005729878202425	25/10/2024
2		DHC		1024108501958	600	RF	1024106501958D	25/10/2024
3	DHIRENDRA A SHETH	eChallan		MH008095004202425E	100	RF	0005729878202425	25/10/2024

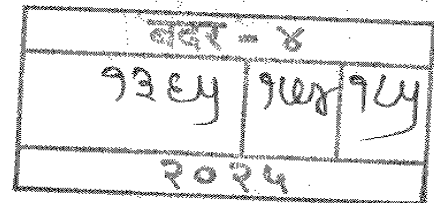
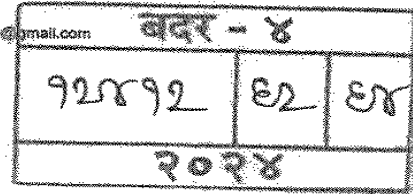
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

12412 /2024

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दम्न गोपबारा भाग-2

बदर 4  
दम्न क्रमांक: 12412/2024

28/10/2024 5 57:24 PM

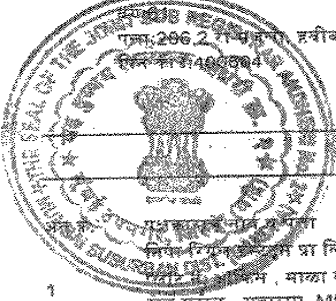
दम्न क्रमांक : बदर 4/12412/2024  
दम्नाचा प्रकार :- कुलमुखन्यासपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्वयाचित्र	दम्ना प्रमाणित
1	नाव: आशिष एम उद्धर पत्ता: प्लॉट नं: ऑफिस, माळा नं: 2 ग मजला, इमारतीचे नाव: डी एम सॅलेक्मी, ए विंग, ब्लॉक नं: मुलुंड (पश्चिम), मुंबई, रोड नं: टी वॉर्ड ऑफिस समोर, बँक ऑफ महाराष्ट्राच्या वर, लाला देवीदयाल रोड, महाराष्ट्र, मुम्बई. पिन नंबर: ADRPT4650K	पोवर ऑफ अटॉर्नी होल्डर वय :- 40 व्यावृत्ति:-		
2	नाव: निवेश एम रायकुंडलिया पत्ता: प्लॉट नं: ऑफिस, माळा नं: 2 ग मजला, इमारतीचे नाव: डी एम सॅलेक्मी, ए विंग, ब्लॉक नं: मुलुंड (पश्चिम), मुंबई, रोड नं: टी वॉर्ड ऑफिस समोर, बँक ऑफ महाराष्ट्राच्या वर, लाला देवीदयाल रोड, महाराष्ट्र, मुम्बई. पिन नंबर: AEVPR2853M	पोवर ऑफ अटॉर्नी होल्डर वय :- 42 व्यावृत्ति:-		

दरीन दम्नोवज कम्न देणार नथाकथीत कुलमुखन्यासपत्र चा दम्न गोवज कम्न दिल्याचे कवुन करतान.  
शिवका क्र.3 ची वेळ: 28 / 10 / 2024 05 : 55 : 36 PM

ओळख:-  
खान्नील इमाम अचे निवेदीत करतान की ने दम्नोवज कम्न देणा-पानां व्यक्तीश: ओळखतान, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	द्वयाचित्र	दम्ना प्रमाणित
1	नाव: आकाश नेताजी पायकर वय: 26 पत्ता: कम नं 3, नीता मदन चाळ, मंभाजी मार्ग, महाराष्ट्री नगर, भांडुप पश्चिम, मुंबई, पिन कोड: 400078		
2	नाव: आबाफ अमीर मोमीन पत्ता: 206 2 ग मजला इबीव अपार्टमेंट, शिवाजी नगर, मुलुंड चेक नाका, ठाणे, मुंबई. पिन कोड: 400004		



खान्नील पक्षकाराची कवुनी उपलब्ध आहे.

1	नाव: अशोक गणेश प्रसाद पत्ता: प्लॉट नं: ऑफिस, माळा नं: 2 ग मजला, इमारतीचे नाव: डी एम सॅलेक्मी, ए विंग, ब्लॉक नं: मुलुंड (पश्चिम), मुंबई, रोड नं: टी वॉर्ड ऑफिस समोर, बँक ऑफ महाराष्ट्राच्या वर, लाला देवीदयाल रोड, महाराष्ट्र, मुम्बई. पिन नंबर: AAGPT1565M		
2	नाव: अशोक गणेश प्रसाद पत्ता: प्लॉट नं: ऑफिस, माळा नं: 2 ग मजला, इमारतीचे नाव: डी एम सॅलेक्मी, ए विंग, ब्लॉक नं: मुलुंड (पश्चिम), मुंबई, रोड नं: टी वॉर्ड ऑफिस समोर, बँक ऑफ महाराष्ट्राच्या वर, लाला देवीदयाल रोड, महाराष्ट्र, मुम्बई. पिन नंबर: AAGPT1565M		

बदर क्र. 4  
दम्न क्रमांक: 12412/2024  
शिवका क्र. 4 ची वेळ: 28 / 10 / 2024 05 : 56 : 21 PM

शिवका क्र.4 ची वेळ: 28 / 10 / 2024 05 : 56 : 21 PM

सह-सुवामनिवेदीचे अधिकारी क्र.-२,  
मुंबई उपनगर जिल्हा



बदर - ४  
१२४१२ - ६३ - ६४  
२०२४

## Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	DHIRENDRA A SHETH	eChallan	03006172024091100245	MH008095004202425E	500.00	SD	0005729878202425	25/10/2024
2		DHC		1024106501958	600	RF	1024106501958D	25/10/2024
3	DHIRENDRA A SHETH	eChallan		MH008095004202425E	100	RF	0005729878202425	25/10/2024

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

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12412 /2024

बदर - ४		
१२४१२	ए४	ए४
२०२४		



प्रमाणित करणेत को की, वा

दस्तावजे एकूण

पुस्तक क्र. १/बदर-४/क्रमांक १२४१२/२०२४

वर नोंदला, दिनांक : २८/१०/२०२४

सह. दुय्यम निबंधक, अंबेरी क्र. - २,  
मुंबई उपनगर जिल्हा,



बदर - ४		
१३६५	१०६	१५
२०२५		

## घोषणापत्र

मी हितेश जी ठक्कर यादवारे घोषित करतो की, दुस्यम निबंधक अंधरी-2 यांचे कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे.

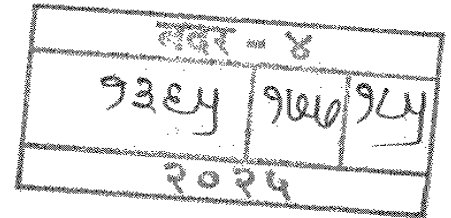
निपा रियल इस्टेट्स प्रा लि चे प्राधीकृत व्यक्ती धीरेंद्र ए शेट यांना दि.

25/10/2024 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे / निष्पादित करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यापत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम, 1908 चे कलम 82 अन्वये शिर्षक मी पात्र राहीन याची मला जाणीव आहे.

दिनांक : 31/01/2025



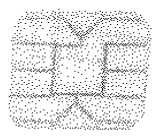
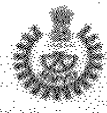
H. U. Thakker  
कुलमुखत्यारपत्रधारकाचे नाव  
व सही





THE UNION OF INDIA  
**MAHARASHTRA STATE MOTOR DRIVING LICENCE**

DL No : MH03 20090012082 DOI : 11-02-2009  
 Valid Till : 16-10-2030 (NT)



03-11-2020  
 AUTHORISATION TO DRIVE FOLLOWING CLASS  
 OF VEHICLES THROUGHOUT INDIA  
 COV DCI  
 LMV 11-02-2009  
 MCWG 11-02-2009

FORM 7  
 RULE 16 (2)

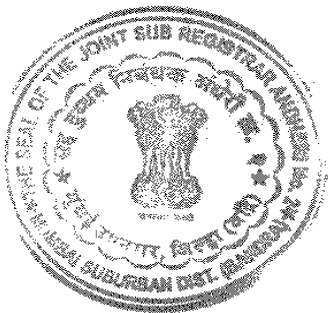


DOB : 14-01-1971 BG : O+

Name : HITESH THAKKAR  
 S/O/W of : GOVINDJI THAKKAR  
 Add : B-2002, 20TH FLOOR, PARK ROYALE, M.M.M.ROAD,  
 NEAR TELEPHONE EXCHANGE, MULUND(W),  
 GREATER MUMBAI, MUMBAI SUBURBAN

PIN : 400080  
 Signature & ID Of   
 Issuing Authority : MH03

  
 Signature/Thumb  
 Impression of Holder



कार - ४		
९३६५	९०६५	९५
२०२५		

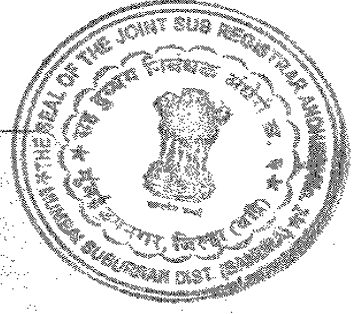
**आयकर विभाग**  
 INCOME TAX DEPARTMENT

**भारत सरकार**  
 GOVT. OF INDIA

NEEPA REAL ESTATES PRIVATE LIMITED

22/12/1982

AAACN1864C



(Faint, mostly illegible text, likely a receipt or acknowledgment slip)

बंदर - ४		
१३६५	१६६१५	
२०२५		

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

**भारत सरकार**  
**GOVT OF INDIA**

**स्थायी खाता संख्या कार्ड**  
**Permanent Account Number Card**  
**BBXPS1560G**

**नाम / Name**  
**ROHINI PRASADNA SHETTY**

**पिता के नाम / Father's Name**  
**JAGANNATH NITTA SHETTY**

**जन्म तिथि / Date of Birth**  
**05/10/1990**

**हस्ताक्षर / Signature**



खदर - ४		
१३६५	१८०	१८५
२०२५		





**भारत सरकार**  
**Unique Identification Authority of India**  
**Government of India**

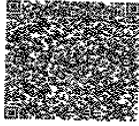
नोंदविण्याचा क्रमांक / Enrollment No 1216/01151/13798

To,  
 प्रसन्न जया शेट्टी  
 Prasanna Jaya Shetty  
 S/O Jaya Shetty  
 Near Custom Colony, Marol Military Road C 604, Nikita  
 Apartment, Bamandaya Pada  
 Saki Naka  
 Mumbai  
 Maharashtra 400072  
 9620916626

Ref: 103 / 27B / 151790 / 151879 / P



UE100744355IN



आपला आधार क्रमांक / Your Aadhaar No. :

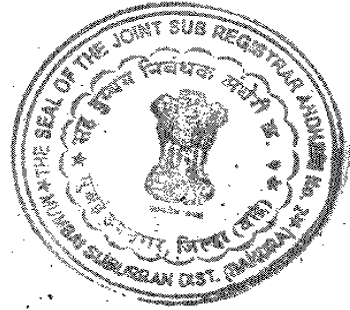
**9350 8146 7706**

आधार — सामान्य माणसाचा अधिकार

भारत सरकार  
 GOVERNMENT OF INDIA

प्रसन्न जया शेट्टी  
 Prasanna Jaya Shetty  
 जन्म वर्ष / Year of Birth : 1975  
 पुरुष / Male

**9350 8146 7706**



आधार — सामान्य माणसाचा अधिकार

वर्ष = ४		
१३६५	१८१	१८५
२०२५		



संघीय लोकसंख्या आयोग  
National Population Authority of India



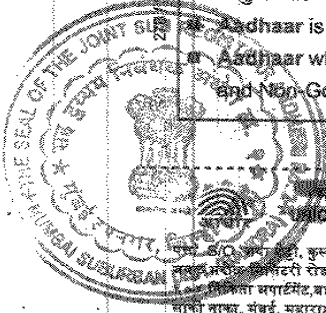
## सूचना

- आधार ओळखीचे प्रमाण आहे, नागरीकत्वाचे नाही.
- ओळखीचे प्रमाण ऑनलाईन अधिप्रमाणा द्वारे प्राप्त करा.

## INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- आधार देशभरात मान्य आहे.
- आधार भविष्यात सरकारी व खाजगी सेवांचे फायदे मिळविण्यास उपयुक्त आहे.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



61780

ज.स.ओ. जया शेट्टी, कुल्च्य कॉलोनी  
कस्टम कॉलोनी, मारोल रोड, सी  
ए.एम.ए.एम. अपार्टमेंट, बामंदया पेडा, साकी  
नाका, मुंबई, महाराष्ट्र, 400072

Address: S/O Jaya Shetty, Near  
Custom Colony, Marol Military  
Road, C 604, Nikita  
Apartment, Bamandaya Peda, Saki  
Naka, Mumbai, Maharashtra,  
400072

1947  
1800 180 1947



help@uidai.gov.in

www.uidai.gov.in


P.O. Box No. 1947,  
Bangalore-560 001

बंदर - ४		
१३६५	१०२	१५५
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भारत सरकार  
Government of India

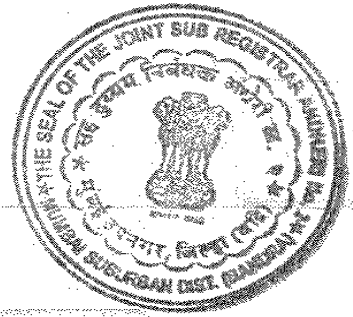
Issue Date: 06/10/2012



संदीप बाबूभाई शाह  
Sandip Babubhai Shah  
जन्म तारीख / DOB: 30/04/1967  
पुंस / Male

9754 7240 4404

माझे आधार, माझी ओळख



भारत सरकार  
UIDAI  
Unique Identification Authority of India




Print Date: 26/08/2023

पता संदीप बाबूभाई शाह, ४२०३, लोथा प्रिम्स, ए जॉर्ज रोड,  
मेट रुक, ऑप कॅम्प हॉस्पिटल, पारेल, मुंबई, महाराष्ट्र, ४०००१२

Address: Sandip Babubhai Shah, 4203,  
Lotha Primo, E Georges Road, Near ITC, Opp  
KEM Hospital, Parel, Mumbai, Mumbai City,  
Maharashtra, 400012



9754 7240 4404

☎ 1947
✉ [help@uidai.gov.in](mailto:help@uidai.gov.in)
🌐 [www.uidai.gov.in](http://www.uidai.gov.in)

खतर - ४		
९३६५	९८३	९८५
२०२५		

323/1365

शुक्रवार, 31 जानेवारी 2025 4:32 म.नं.

दस्त गोषवारा भाग-1

बदर 4

दस्त क्रमांक: 1365/2025

दस्त क्रमांक: बदर 4 /1365/2025

बाजार मूल्य: रु. 1,42,26,310/-

मोबदला: रु. 1,81,59,750/-

भरलेले मुद्रांक शुल्क: रु.9,08,000/-

मुद्रांक शुल्क साफी असल्याम तपशिल :-

1) Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women : Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women - Corporations Area

दु. नि. सह. दु. नि. बदर 4 चांचे कार्यालयात

पावती: 1506

पावती दिनांक: 31/01/2025

अ. क्र. 1365 वर दि.31-01-2025

सादरकरणाचाचे नाव: रोहिणी प्रसन्ना शेटी

रोजी 4:29 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 3700.00

पृष्ठांची संख्या: 185

एकुण: 33700.00

दस्त हजर करणाऱ्याची मही:

सह. मुख्य निबंधक, असेपी क्र.-२,  
मुंबई उपनगर जिल्हासह. मुख्य निबंधक, असेपी क्र.-२,  
मुंबई उपनगर जिल्हा

दस्ताचा प्रकार: करारनामा

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

शिक्रा क्र. 1 31 / 01 / 2025 04 : 29 : 00 PM ची वेळ: (सादरीकरण)

शिक्रा क्र. 2 31 / 01 / 2025 04 : 30 : 02 PM ची वेळ: (फी)

## प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणीस दाखल केलेला आहे. दस्तऐवजात संपूर्ण मजदूर निष्पादक व्यक्ती, साक्षीदार व सोदत जोडलेल्या कामाच्या प्रतींची तपसूद तपाराली आहे. दस्ताची सत्यता, वैधता कायदेशीर कार्यालयीन दस्त निष्पादक व कबुलीदारक हे संपूर्णपणे जबाबदार राहिलेले.

*[Signature]*  
लिहून देणारे

*[Signature]*  
लिहून घेणारे

बदर - ४		
१३६५	१०४	१०५
२०२५		

दस्त गोपवारा भाग-2







बदर 4

दस्त क्रमांक: 1365/2025

31/01/2025 4 33:56 PM

दस्त क्रमांक :बदर4/1365/2025



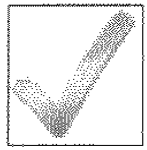


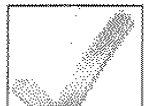
दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:रोहिणी प्रमन्ना शेट्टी पत्ता:फ्लॉट नं: फ्लॉट नं मी -604 , माळा नं: -, इमारतीचे नाव: निकिना मीएचएम, ब्लॉक नं: अंधेरी पूर्व, मुंबई, रोड नं: वामनदया पाडा, मिलिटरी रोडच्या शेवटी , महाराष्ट्र, MUMBAI. पिन नंबर:BBXPS1560G	लिहून देणार वय :-41 स्वाक्षरी: 		
2	नाव:निपा रियल इस्टेट्स प्रा लि तर्फे संचालक तर्फे प्राधीकृत व्यक्ती धीरेंद्र ए शेट तर्फे कबुली जवाबासाठी कु मु म्हणून हितेश जी ठडकर पत्ता:फ्लॉट नं: ऑफिस , माळा नं: -, इमारतीचे नाव: विल्डींग नं 18,पी2 लेवल,कमर्शियल ऑफिस शांण,वसंत ओएसिस,, ब्लॉक नं: मंगेळ, अंधेरी पूर्व, मुंबई, रोड नं: मकवाना रोड, जे वी नगर, महाराष्ट्र, MUMBAI. पिन नंबर:AAACN1884C	लिहून देणार वय :-63 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तयाकडील करारनामा चा दस्त एवज करून दिल्याचे कबुल करतात.  
शिक्षा क्र.3 ची वेळ:31 / 01 / 2025 04 : 31 : 31 PM

ओळख:-

खालील इमम असे निवेदीन करताना की ते दस्तऐवज करून देणा-यातां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:संचीप बाबुभाई शाह वय:57 पत्ता:4203, लोढा प्रिमो, आयटीसी जवळ, केईएम हॉस्पिटलच्या समोर, मुंबई पिन कोड:400012	स्वाक्षरी 		
2	नाव:प्रमन्ना जय शेट्टी वय:49 पत्ता:भी 604, निकिना अपार्टमेंट, वामनदया पाडा, साकी माका, मुंबई पिन कोड:400072	स्वाक्षरी 		

शिक्षा क्र.4 ची वेळ:31 / 01 / 2025 04 : 32 : 02 PM

सद. दुय्यम निबंधक, अंधेरी क्र.-२,  
मुंबई उपनगर जिल्हा

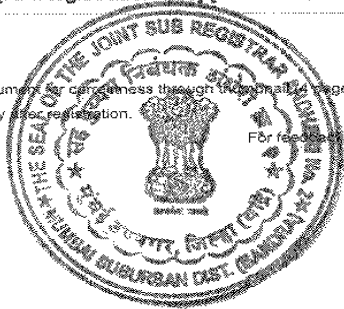
Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ROHINI PRASANNA SHETTY	eChallan	69103332025012915659	MH015204760202425E	908000.00	SD	0008504250202425	31/01/2025
2		DHC		0125298619650	1700	RF	0125298619650D	31/01/2025
3		DHC		0125292919507	2000	RF	0125292919507D	31/01/2025
4	ROHINI PRASANNA SHETTY	eChallan		MH015204760202425E	30000	RF	0008504250202425	31/01/2025

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

- Verify Scanned Documents for correctness through the challan pages on a side) printout after scanning
- Get print immediately after registration.

For feedback, please write to us at feedback@...



प्रमाणित करण्यात येते की, या

दस्तामध्ये एकूण

पुस्तक क्र. १/ बदर-४/

क्रमांक : १३६५/२०२५

१३६५

१३६५

१३६५

१३६५

1365 /2025

सद. दुय्यम निबंधक, अंधेरी क्र.- २,  
मुंबई उपनगर जिल्हा,