

“FORTUNE

AVIRAHİ”

A PROJECT BY

M/s.FORTUNE CONSTRUCTIONS

OFFICE NO : 201 WING A

388/10052
Saturday, August 03, 2019
3:23 PM

पावती

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

पावती क्र.: 10876 दिनांक: 03/08/2019

गावाचे नाव: कान्हेरी

दस्तऐवजाचा अनुक्रमांक: बरल-5-10052-2019

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: हेरंब इंडस्ट्रीज लिमिटेड चे संचालक रघुराम के. शेट्टी

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 3400.00
पृष्ठांची संख्या: 170	

एकूण:	रु. 33400.00
-------	--------------

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
3:42 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु. 24107187.5/-

मोबदला रु. 29081000/-

भरलेले मुद्रांक शुल्क : रु. 1745000/-

सह दु. नि. का. बोर्नवली-5
सह दु. नि. का. बोर्नवली-5
मुंबई उपनगर जिल्हा

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004280301201920M दिनांक: 03/08/2019

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु. 1400/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0308201904097 दिनांक: 03/08/2019

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0308201904012 दिनांक: 03/08/2019

बँकेचे नाव व पत्ता:

Handwritten signature

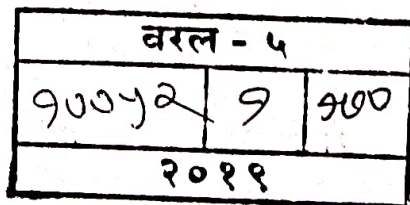
BORNALI-5

Delivery Date :-

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Transaction ID	201908031476	03 August 2019, 12:57:34 PM			
गणनाचे वर्ष	2019				
शहर	मुंबई(उपनगर)				
विभाग	85-कणेरी (बोरीवली)				
मूल्य विभाग	85/380भूभाग: स्वामी विवेकानंद रोडच्या पश्चिमेस व लोकमान्य टिळक रोडच्या दक्षिणेकडील या गावाचा सर्व भूभाग.				
नंबर / न. भू क्रमांक :	सि.टी.एस. नंबर#104				
क मूल्य दर तक्त्यानुसार मूल्यदर रु.	जमीन	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
0	निवासी सदनिका 99700	137500	179300	99700	चौरस मीटर
व क्षेत्राची माहिती					
काम क्षेत्र(Built Up)-	164.87चौरस मीटर	मिळकतीचा वापर-	कार्यालय/व्यावसायिक	मिळकतीचा प्रकार-	बांधीव
कामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर -	Rs.137500/-
वाहन धा-	आहे	मजला -	1st floor To 4th floor		
Type - Sale /Resale of built up Property constructed after circular dt.02/01/2018					
जला निहाय घट/वाढ = 100% apply to rate= Rs.137500/-					
सा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-बाजुसार टक्केवारी)+ खुल्या जमिनीचा दर) = (((137500-44400) * (100 / 100))+44400) = Rs.137500/-					
मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 137500 * 164.87 = Rs.22669625/-					
दस्त वाहन तळाचे क्षेत्र = 41.82चौरस मीटर दस्त वाहन तळाचे मूल्य = 41.82 * (137500 * 25/100) = Rs.1437562.5/-					
अंतिम मूल्य = मुख्य मिळकतीचे मूल्य +तळाघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त हालकनी = A + B + C + D + E + F + G + H + I = 22669625 + 0 + 0 + 0 + 1437562.5 + 0 + 0 + 0 + 0 = Rs.24107187.5/-					



Home Print



Handwritten signature

201907193

Valuation Report

2019

Details

Mumbai

मुंबई(उपनगर)

85-कणेरी (बोरीवली)

सि.टी.एस. नंबर

104

85/380भूभाग: स्वामी विवेकानंद रोडच्या पश्चिमेस व लोकमान्य टिळक रोडच्या दक्षिणेकडील या गावाचा सर्व भूभाग.

Mumbai subarbs

Built up land

Official Unit On Upper Floor

owner occupied

ails

Residence	Office	Shop	Industry	Unit
99700	137500	179300	99700	Square Meter

ails

164.87

चौ. मीटर

0 TO 2

1-आर सी सी

Type

ails

king area

41.82चौ. मीटर

Rate for cover parking

Rs.137500/-

nit On Upper Floor Details

ct / Township

No

Yes

1st floor To 4th floor

se Building

No

Details

plying depericiation

Rs.137500/-

Rs.137500/-

Rs.22669625/-

r parking

Rs.1437562/-

on cost

Rs.24107187/-



Home Print

वरल - ५		
१००५०	२	१००
२०१९		

CHALLAN
MTR Form Number-6

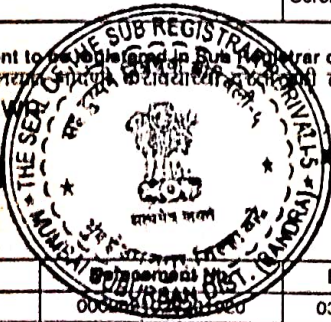


00301201020M	BARCODE	Date	22/07/2019-13:59:07	Form ID	25.2
Inspector General Of Registration		Payer Details			
Stamp Duty	Registration Fee	TAX ID (If Any)			
RL1_JT SUB REGISTRAR BORIVALI 1		PAN No.(If Applicable)	AAACH3787Q		
MUMBAI		Full Name	HERANBA INDUSTRIES LIMITED		
01D-2020 One Time		Flat/Block No.	OFFICE NO 201 SECOND FLOOR A WING		
Account Head Details	Amount In Rs.	Premises/Building	FORTUNE AVIRAHU BHATTWADI		
Stamp Duty	1745000.00	Road/Street	JAMBLI GALLI BORIVALI WEST		
Registration Fee	30000.00	Area/Locality	MUMBAI		
		Town/City/District			
		PIN	4 0 0 0 9 2		
		Remarks (If Any)	PAN2=AABFF2122M-SecondPartyName=FORTUNE CONSTRUCTIONS-CA=29081000-Marketval=24229000		
		Amount in Words	Seventeen Lakh Seventy Five Thousand Rupees Only		
		Amount in Words	17,75,000.00		
IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332019072416045 224683858	
		Bank Date	RBI Date	24/07/2019-18:00:29 25/07/2019	
		Bank-Branch	IDBI BANK		
		Scroll No. , Date	100 , 25/07/2019		

Challan is valid for document to be registered in this Registrar office only. Not valid for unregistered document. Mobile No. : 9819509964
 चालन केवल दस्तावेज का रजिस्ट्रार कार्यालय में ही दर्ज करने के लिए वैध है। अनजारी दस्तावेज के लिए नहीं वैध है। मोबाइल नं. 9819509964

Validity unknown

Digital signed
VIRTUAL FIRE
MUMBAI
03/08/2019
15:08:12
Bansal
D:\Programs
Location: India



90032 8 900
2019

	Defacement Date	Userid	Defacement Amount
88-10052	03/08/2019-15:22:52	IGR194	30000.00
88-10052	03/08/2019-15:22:52	IGR194	1745000.00
Total Defacement Amount			17,75,000.00

THIS AGREEMENT is made at Mumbai this 3rd day of Aug, 2019

①
M. M. S. V. S.
[Signature]

BETWEEN

PRATHAMESH SURESHCHANDRA BHATT, (2) UMESH JITENDRA PRASAD BHATT, (3) DEVANG SURESHCHANDRA BHATT, (4) JAI MAHESHCHANDRA BHATT, and (5) BHUSHAN PARIMAL BHATT, all of Mumbai, Indian inhabitants, residing at Bhatwadi, Ambli Galli, Borivali (West), Mumbai - 400 032, hereinafter collectively referred to as the "owners" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors and administrators) of the First Part

[Signature]

AND

B. FORTUNE CONSTRUCTIONS, a partnership firm registered under the provisions of the Indian Partnership Act, 1932, having its principal place of business at Narayan Mansion, 166A, Ambedkar Road, Dadar (East), Mumbai - 400 014, hereinafter referred to as the "developer" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the partner or partners for the time being of the said firm, the survivor or survivors of them, and the heirs, executors and administrator of the last surviving partner, and their assigns) of the Second Part

[Signature]

AND

IRANBA INDUSTRIES LIMITED, a company registered under the provisions of the Companies Act, 1956, THROUGH ITS DIRECTOR Mr. RAGHURAM K. SHETTY having its registered office at Plot no. 1504/1505/1506, Phase - III, GIDC, Vapi, dist - Valsad, pin code 396195, Gujarat. and its Head Office at 101/102, Kanchanganga, Factory Lane, Borivali (W), Mumbai - 400 092, hereinafter referred to as the "Purchaser" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors & permitted assigns) of the Third Part



बदल - 4		
90042	e	900
२०१९		

THIS AGREEMENT is made at Mumbai this 3rd day of Aug., 2019

BETWEEN

(1) PRATHAMESH SURESHCHANDRA BHATT, (2) UMESH JITENDRA PRASAD VYAS, (3) DEVANG SURESHCHANDRA BHATT, (4) JAI MAHESHCHANDRA BHATT, and (5) BHUSHAN PARIMAL BHATT, all of Mumbai, Indian inhabitants, residing at Bhatwadi, Jambli Galli, Borivali (West), Mumbai - 400 092, hereinafter collectively referred to as the "Owners" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors and administrators) of the First Part

AND

M/S. FORTUNE CONSTRUCTIONS, a partnership firm registered under the provisions of the Indian Partnership Act, 1932, having its principal place of business at Narayan Mansion, 166A, Dr. Ambedkar Road, Dadar (East), Mumbai - 400 014, hereinafter referred to as the "Developer" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the partner or partners for the time being of the said firm, the survivor or survivors of them, and the heirs, executors and administrator of the last surviving partner, and their assigns) of the Second Part

AND

HERANBA INDUSTRIES LIMITED, a company registered under the provisions of the Companies Act, 1956, THROUGH ITS DIRECTOR Mr. RAGHURAM K. SHETTY having its registered office at Plot no. 1504/1505/1506, Phase - III, GIDC, Vapi, dist - Valsad, pin code 396195, Gujarat. and its Head Office at 101/102, Kanchanganga, Factory Lane, Borivali (W), Mumbai - 400 092, hereinafter referred to as the "Purchaser" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors & permitted assigns) of the Third Part



बरल - ५		
१००५२	e	१००
२०१९		

V. M. Shah
[Signature]

[Signature]
[Signature]
[Signature]

[Signature]
[Signature]
[Signature]

WHEREAS:

- (i) Prior to 7th November 1935, one Ramkuwar Laxmidas Bhatt was the owner *inter alia* of all that piece or parcel of land bearing Final Plot No.75 (originally bearing Final Plot No.80) of TPS No. III Borivali and bearing CTS No. 104A of Village Borivali admeasuring 3980.90 square meters, and situate, lying and being at Bhattwadi, Jambli Galli, Borivali (West), Mumbai-400 092 (and more particularly described in the First Schedule hereunder written and shown on the Plan thereof annexed hereto and marked Annexure-1 and thereon shown surrounded by red-colour boundary line and hereinafter referred to as "the Larger Land"), together with the structures standing thereon;
- (ii) By and under the Indenture of Gift dated 7th November 1935 executed by and between the said Ramkuwar Laxmidas Bhatt of the one part and her daughter, Lilavati Bhatt of the other part and registered in the Office of the Sub-Registrar of Assurances at Bandra under Serial No.BND/1130 of 1935, the said Ramkuwar Laxmidas Bhatt transferred the LargerLand together with the structures standing thereon, by way of a gift, to the said Lilavati Bhatt, in the manner and upon the terms and conditions mentioned therein;
- (iii) The said Lilavati Laxmidas Bhatt passed away on or about 20th October 1982, having prior thereto made her Last Will and Testament dated 5th June 1974 (hereinafter referred to as "Lilavati's Will"), where under she *inter alia* appointed Sureshchandra Dahyabhai Bhatt as sole executor of Lilavati's Will;
- (iv) Under Lilavati's Will, the said Lilavati Laxmidas Bhatt bequeathed all her immovable and movable properties (including the LargerLand and the structures standing thereon) in favour of Sureshchandra Dahyabhai Bhatt, Maheshchandra Dahyabhai Bhatt and Usha Sureshchandra Bhatt, to be held by them as the (first) trustees of the trust created by her thereunder with the name "Mrs. Lilavati Laxmidas Family Trust" (hereinafter referred to as "the Trust"), for the benefit of the sons of –
 - (a) the said Sureshchandra Dahyabhai Bhatt(his sons being Owner No.1 i.e. the said Prathamesh Sureshchandra Bhatt, Owner No.2 i.e. the said Umesh Jitendra Prasad Vyas and Owner No.3 i.e. the said Devang Sureshchandra Bhatt),
 - (b) the said Maheshchandra Dahyabhai Bhatt (his son being Owner No.4 i.e. the said Maheshchandra Bhatt), and

बसल said Maheshchandra Bhatt)		
90042	90	900
२०१९		



- (c) Parimal Dahyabhai Bhatt (his son being Owner No.5 i.e. the said Bhushan Parimal Bhatt),
in equal share, with the Trust to come to an end on the last of the beneficiaries attaining the age of 18 years, whereupon the estate was to be distributed to the said beneficiaries in the manner specified therein;
-) The said existing structures comprised residential chawls, occupied partly by the Owners and their family members and various third persons who occupied the same on monthly tenancy basis (hereinafter collectively referred to as "**the Existing Buildings**"), and a private temple dedicated to Lord Shiva for private worship by the Owners and their families (and shown in purple colour wash on the said **Plan** of the Larger Land annexed hereto as Annexure-1 and hereinafter referred to as "**the Temple**");
- i) The said Sureshchandra Dahyabhai Bhatt passed away on 28th February 1985, and the said Maheshchandra Dahyabhai Bhatt passed away on 2nd March 1985;
- ii) In the circumstances and by and under the Indenture dated 23rd May 1988 executed by and between the said Usha Sureshchandra Bhatt of the one part and Mita Maheshchandra Bhatt and Mishrilal Jungarlal Oza of the other part, the said Usha Sureshchandra Bhatt, in her capacity as the sole surviving trustee of the Trust, *inter alia* appointed the Mita Maheshchandra Bhatt and Mishrilal Jhungarlal Oza as trustees of the Trust;
- iii) Thereafter by diverse mesne acts and assurances in the law and ultimately by and under the Development Agreement dated 10th May 2007 executed by and between the said Usha Sureshchandra Bhatt, Mita Maheshchandra Bhatt and Mishrilal Jhungarlal Oza (in their capacity as the trustees the Trust) of the first part, and the Owners (as confirming parties thereto) of the second part, and the Developer of the third part, and registered in the Office of the Joint Sub-Registrar of Assurances at Borivali No.3 under Serial No. BDR-5/3713 of 2007 (hereinafter referred to as "**the Development Agreement**"), the said Usha Sureshchandra Bhatt and Ors. (in their said capacity as the trustees the Trust), with the consent and confirmation of the Owners, granted the development rights in respect of the Larger Land and the Existing Buildings, in favour of the Developer in the manner and for the consideration, and upon the terms and conditions mentioned therein;
- x) In the meantime upon the application made by the Owner No.1 (i.e. the said Prathamesh Sureshchandra Bhatt) and the Owner No.3 (i.e. the said Devang Sureshchandra Bhatt) in that regard, the Hon'ble Bombay High Court by its order dated



[Handwritten signature]

[Handwritten signature]



वरल - ५		
१००५२	११	१६०
२०१९		

29th February 2012 passed in T. & I. J Petition No. 1070 of 2010, granted Letters of Administration (with a copy of Lilavati's Will annexed) to them;

(x) Pursuant thereto and by and under the Deed of Transfer dated 21st October 2013 executed by and between Owner No.1 and Owner No.3 (in their said capacity as the administrators of the estate of the late Lilavati Laxmidas Bhatt) of the first part, the said Usha Sureshchandra Bhatt, Mita Maheshchandra Bhatt and Mishrilal Jhungarlal Oza (in their said capacity as the trustees the Trust) of the second part and the Owners of the third part and registered in the Office of the Joint Sub-Registrar of Assurances at Borivali No.7 under Serial No. BRL-7/8604 of 2013, the Owner No.1 and Owner No.3 (in their said capacity as the administrators of the estate of the late Lilavati Laxmidas Bhatt) and the said Usha Sureshchandra Bhatt, Mita Maheshchandra Bhatt and Mishrilal Jhungarlal Oza (in their said capacity as the trustees the Trust), formally conveyed and transferred the Larger Land, the Existing Building and the Temple in favour of the Owners absolutely, in equal share, pursuant to the directions contained in Lilavati's Will (albeit subject to the development rights granted to the Developer as aforesaid), in the manner and upon the terms and conditions mentioned therein;

(xi) Thereafter by under the Supplemental Agreement dated 5th December 2013 executed by and between the Owners of first part, the said Usha Sureshchandra Bhatt, Mita Maheshchandra Bhatt and Mishrilal Jhungarlal Oza, (as confirming parties thereto) of the second part and the Developers of the third part and registered in the Office of the Joint Sub-Registrar of Assurances at Borivali No.5 under Serial No. BRL-5/10033 of 2013 (hereinafter referred to as "the Supplemental Agreement"), certain terms and conditions of the Development Agreement were modified as more particularly set out therein;

(xii) Simultaneously therewith, and by the Power of Attorney dated 5th December 2013 executed by the Owners and registered in the Office of the Joint Sub-Registrar of Assurances at Borivali No.5 under Serial No. BRL-5/10034 of 2013, the Owners have *inter alia* authorized Suketu H. Trivedi (being one of the partners of the Developer) to do all acts, deeds, matters and things in respect of the development of the Larger Land;

(xiii) In the circumstances, the Developer is entitled to develop the Larger Land and the Existing Buildings standing thereon;

90042	92	900
(xiv)	There was a road set back affecting a portion of the Larger Property, and pursuant to the same set-back area admeasuring 91 square metres has been handed over to the MCGM, and pursuant thereto and upon the application made by the Owners in that	

mg

MCM



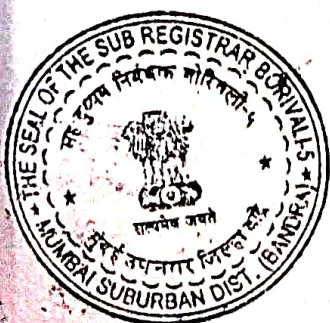
regard, the said road set-back area admeasuring 01 square metree has been formally sub-divided from the Larger Land and now bears Final Plot No.760, and the remaining portion of the Larger Land admeasuring 3880.00 square metree now bears Final Plot No.75A (and is more particularly described in the **Second Schedule** hereunder written and shown on the **Plan** thereof annexed hereto and marked **Annexure-2** and thereon shown surrounded by red-colour boundary line and hereinafter referred to as "**the said Land**");

The Developer has commenced the redevelopment of the said Land and the Existing Buildings, and the construction of a new building comprising of the Rehab Building (as defined below) and the said Building (as defined below) in a phase-wise manner, and in the first phase the Developer has demolished the Existing Buildings and has constructed two wings viz. Wings C and D each consisting of the common basement, and stilts and 7 upper floors, on the rear portion of the said Land (and shown in pink colour wash on the **Plan** of the said Land annexed hereto as Annexure-1 and hereinafter referred to as "**the Rehab Building**") and has handed-over the flats therein to all the erstwhile tenants of the Existing Buildings, as and by way of permanent alternate accommodation on what is popularly known as 'ownership basis', after obtaining the Occupation Certificate bearing No.CHE/A-3764-BP(WS)/AR dated 10th May 2010 in respect thereof, save and except for one tenant (details of whom are more particularly set out in clause 10.10 (b) below);

The Developer now proposes to construct three wings viz. Wing A abutting Jambli Galli consisting of the common basement, ground floor for Shops + 1st to 2nd floor for commercial offices + 3rd floor for parking + 4th to 21st residential upper floors (hereinafter referred to as "**the A-Wing**"), and Wing B consisting of the common basement, ground floor for (part) stilt+ (part) Services and 10 residential upper floors (and hereinafter referred to as "**the B-Wing**"); and F-Wing consisting of Ground + 7 upper floors either as an independent wing or as an extension of the Wing E (existing temple area), depending upon planning and/or design exigencies, at the discretion of the Developer (hereinafter for the sake of convenience referred to as "**the F-Wing**"),

(The A-Wing, the B-Wing and the F-Wing are hereinafter collectively referred to as "**the said Building**")

The said Building constructed/to be constructed on the said Land shall be known as "Fortune Avirahi", whereas the Rehab Building is known as "Om Fortune";



[Handwritten signature]

[Handwritten initials]

[Handwritten initials]



बदल - ५		
१००५२	१३	१००
२०१९		

(hereinafter referred to as the "Consideration") payable in the manner more particularly set out in the Fifth Schedule hereunder written, and upon the terms and conditions agreed between the Purchaser and the Developer as recorded herein;

(xiv) The Developer is entitled and enjoined upon to construct the A-Wing, B-Wing and F-Wing on the said Land in accordance with the recitals hereinabove;

The Owners and the Developer have *inter alia* mutually segregated and demarcated their respective premises (including car parking spaces) in the Building pursuant to which the Premises have, in addition to certain other premises, been allocated to the Developer's share.

(xv) Pursuant to the foregoing, the Developer has the sole and exclusive right to sell its said share of the premises in the Building to be constructed by the Developer on the said Land and to enter into agreement/s with the purchasers of such premises therein and to receive and appropriate to itself, the sale consideration in respect thereof;

(xvi) On demand from the Purchaser, the Developer has given inspection to the Purchaser of all the documents of title relating to the said Land and the plans, designs and specifications prepared by the Developer's Architects M/s. Tee Archand of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "RERA") and the Rules and Regulations made thereunder and the Purchaser is fully satisfied with the title of the Owners in respect of the said Land and the Developer's right to sell and allot the Premises;

(xvii) Authenticated copies of (i) the Title Certificate dated 23rd June, 2017 issued by M/s. Mannadiar & Co., Advocates & Solicitors, (ii) the Extract of Property Register Card in respect of the said Land, (iii) the IOD and the CC and (iv) the floor plan in respect of the Premises have been annexed hereto and marked as Annexures-3, 4, 5 (Colly) and 6 respectively;

(xviii) The authenticated copy of the plans of the layout as approved by the MCGM has been annexed hereto and marked as Annexure-7.

(xix) The authenticated copies of the plans of the layout as proposed by the Developer and according to which the construction of the Building and the open spaces are proposed to be provided for on the said project have been annexed hereto and marked as Annexure-8;

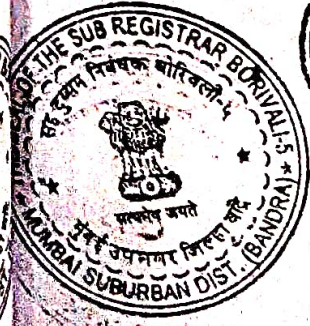


Handwritten signature

Handwritten signature

Handwritten signature

वरल - ५		
१००५२	१५	१७०
२०१९		



(xviii) The Developer has appointed M/s. Tee Arch as architects and Jay Shree Krishna Consulting Engineer as Structural Engineers for the preparation of the structural designs and drawings of the said Building and the Developer accepts the professional supervision of the architect and the structural engineers.

(xix) Subject to what is mentioned in recital (xxi) and clause 1.5 below, the Developer has got the plans, specifications, elevations, sections and other details of the said Building duly approved and sanctioned from the Municipal Corporation of Greater Mumbai (hereinafter referred to as "the MCGM") and has obtained Intimation of Disapproval ("IOD") bearing No.CHE/A-3764/BP(WS)/AR dated 15/12/2005 and Amended IOD dated 26/06/2015 and dated 03/04/2018 and further Amended IOD bearing No. CHE/WSII/3764/BP(WS)/AR dated 16/02/2019;

(xx) The MCGM issued the Commencement Certificate bearing No.CHE/A-3764/BP(WS)/API/AR dated 28th November 2007 ("CC") upto the top of the common basement of the said Building on the terms and conditions set out therein. The MCGM issued its Revised Commencement Certificate bearing No CHE/A-3764/BP(WS)/AR/FCC/3/Amend dated 28/02/2019 and further endorsed on 05/04/2019 upto 7th floor in A-Wing and 3rd (part) floor in the B-Wing on the terms and conditions set out therein and the Developer shall obtain the balance approvals from various authorities from time to time, so as to obtain Occupation Certificate of the said Building;

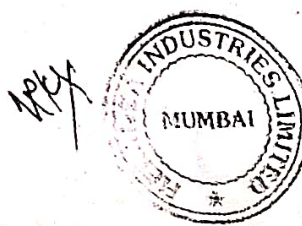
(xxi) While sanctioning the plans, the MCGM has laid down certain terms, conditions and restrictions which are to be observed and performed by the Developer while developing the said Land and upon due observance and performance of which only the Occupation Certificate in respect of the said Building shall be granted by the MCGM;

(xxii) The Developer has informed the Purchaser that at present, the plans have been sanctioned for 4,678.29 square meters of FSI in respect of the said Building (viz. for the ground floor and 21 upper floors in the A-Wing and for Stilt and 9 upper floors in the B-Wing), and common basement. The balance floors/F-Wing shall be constructed after obtaining sanction for the further floors/F-Wing (hereinafter referred to as "the Proposed Plans");

वरल - ५	
(xxiii) The Purchaser has	90042
the request of the	98
Purchaser being an	2015

approached the Developer to purchase and the Developer has at the request of the Purchaser agreed to sell to the Purchaser, on "ownership basis", the premises being an office in the A-Wing (and more particularly described in the Third Schedule hereunder written and hereinafter referred to as the "Premises") for the total consideration more particularly mentioned in the Fourth Schedule hereunder written

Handwritten signature and initials.



24. NO WAIVER:

No failure to exercise or delay in exercising or enforcing any right or remedy under this Agreement shall constitute a waiver thereof and no single or partial exercise or enforcement of any right or remedy under this Agreement shall preclude or restrict the further exercise or enforcement of any such right or remedy;

25. DISPUTE RESOLUTION:

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

26. GOVERNING LAW

26.1 That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Mumbai Courts shall have jurisdiction for this Agreement.

26.2 The Permanent Account Number of the Parties is more particularly mentioned hereunder :

PAN No. of the Owners

- (1) PRATHAMESH SURESHCHANDRA BHATT AFAPB1742H
- (2) UMESH JITENDRA PRASAD VYAS AAHPV6117E
- (3) DEVANG SURESHCHANDRA BHATT ATYPB5761C
- (4) JAI MAHESHCHANDRA BHATT AAOPB9293L
- (5) BHUSHAN PARIMAL BHATT ARXPB8677N

PAN No. of the Developer

M/S. FORTUNE CONSTRUCTIONS AABFF2122M

PAN No. of the Purchaser

Heranba Industries Limited AAACH3787Q

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

बरेल - ६		
१०००५२	१०	१००

THE FIRST SCHEDULE REFERRED TO ABOVE

(the Larger Land)

all the piece or parcel of land admeasuring 3,980.90 sq. mtrs. or thereabouts bearing Final Plot No.75 (originally bearing Final Plot No.80) of T.P. Scheme No.III, Borivali and bearing CTS No.104 A, of Village Borivali, situate in the Registration Sub-District of Borivali, District of Mumbai Suburban, and bounded as follows:

[Handwritten signature]

[Handwritten signature]



OR towards the North
OR towards the South
OR towards the East
OR towards the West

- : By Jamali Gelli,
- : By Final Plot No. 73,
- : By Final Plot No. 74, and
- : By Final Plot No. 82

THE SECOND SCHEDULE REFERRED TO ABOVE

(the said Land)

Part of the Larger Land admeasuring 3889.90 square metres bearing Final Plot No. 75 of
195 No. III Borivali and situate, lying and being at Bhattwadi, Jamali Gelli, Borivali (West),
Mumbai-400 092.

THE THIRD SCHEDULE REFERRED TO ABOVE

(the Premises)

Flat No. 201 on the SECOND floor in Wing A admeasuring 149.83 sq. mtrs. carpet area
(s. 1612.75 sq. ft. carpet area) in the proposed building to be constructed on the said Land
and particularly described in the Second Schedule hereinabove written, along with parking
nos. 34 (single parking) and 34 & 35 (stack parking).

THE FOURTH SCHEDULE REFERRED TO ABOVE

(the Consideration)

Consideration Rs. 2,90,81,000/- (Rupees Two Crore Ninety Lakh Eighty-one Thousand Only)
to Flat/Shop No. 201 on the Floor in Wing A having total carpet area admeasuring 149.83 sq.
mtrs (s. 1612.75 Sq. ft.).

THE FIFTH SCHEDULE REFERRED TO ABOVE

(the Payment)

Rs. 25,00,000/- (Rupees Twenty-five Lakh only) paid on or before execution of these
assents (receipt whereof the Developers hereby admits and acknowledges).

Rs. 80,00,000/- (Rupees Eighty Lakh Only) to be paid within 40 days of executing
these assents.

Y. M. Shah
[Signature]



बाल - 4		
90042	39	900
२०११		

- c. Rs. 80,00,000/- (Rupees Eighty Lakh Only) to be paid upon handing over the possession of the premises for fit-outs;
- d. Rs. 1,06,81,000/- (Rupees One Crore Five Lakh Eighty-one Thousand Only), being the balance consideration to be paid on handing over the final Possession after obtaining Occupation Certificate.

THE SIXTH SCHEDULE REFERRED TO ABOVE
(the Other Charges)

Sr. No.	Details	Amount in Rupees (Rs.)
(i)	Non-refundable legal charges	Rs. 15,000/-
(ii)	Non-refundable share money, entrance fees and society membership charges	Rs. 1,300/-
(iii)	Interest free non-refundable presently estimated deposits towards installation of utilities viz. water, electric meter and piped gas connection	Rs. 50,000/-
(iv)	Advance Building Maintenance Charges, Common Area Maintenance Charges and Municipal Taxes for a period of 24 months based on present estimation. (Non-refundable, non-adjustable, interest free security deposit)	Rs. 9,28,844/-
(v)	LUC taxes, Infrastructure & Development Charges	Rs. 6,45,100/-
(vi)	Formation and registration charges of the said Common Organization	Rs. 10,000/-
TOTAL		Rs. 16,50,344/-

[Handwritten signature]
V. M. Shok
WJ



वर्ग - 4		
90042	42	900
२०१९		

THE SEVENTH SCHEDULE REFERRED TO ABOVE
(description of common areas and facilities)

1. Entrance lobbies
2. Lift lobbies on each floor
3. Staircases
4. Lifts
5. Common passages
6. Podium
7. Basement
8. Overhead terrace
9. Compound
10. Backup generators
11. Common electric meter for common lights.
12. Overhead water tanks located above the top floor level of the building in the which the Premises is situated, means of access thereto
13. Drainage, storm water drain, electric sub-station if constructed, electrical poles, watch-man cabin, underground water tank (with pumping rooms and other pumping arrangement).

SIGNED AND DELIVERED BY THE)
 WITHIN NAMED "OWNERS")
 PRATHAMESH SURESHCHANDRABHATT)
 DEVANG SUESCHANDRA BHATT)
 JAI MAHESCHANDRA BHATT)
 BHUSHAN PARIMAL BHATT)
 UMESH JITENDRA PRASAD VYAS)
 Formerly, Umesh Sureschandra Bhatt)
 WITHIN NAMED "OWNERS")
 through their P.A.)
 KETU TRIVEDI)
 Partner of Fortune Constructions)
 in the presence of)
 K. Blawet)
 B.D. Pachhik)



For FORTUNE CONSTRUCTIONS

 Partner



बरल - ५		
१००५२	५३	१००
२०१९		

SIGNED AND DELIVERED BY THE
WITHINNNMED "DEVELOPER"
M/S. FORTUNE CONSTRUCTIONS
by the hands of its Authorized Partners
Mr. SUKETU TRIVEDI



For FORTUNE CONSTRUCTION
Suketu Trivedi

Mr. VIRENDRA M SHAH



For FORTUNE CONSTRUCTION
V. M. Shah

In the presence of..

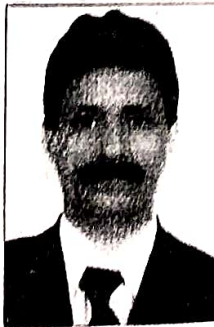
1. *K. B. Parvathi*
2. *B. D. Parvathi*

SIGNED AND DELIVERED BY THE
WITHINNNMED "PURCHASERS"
HERANBA INDUSTRIES LIMITED
PAN: AAACH3787Q

THROUGH ITS DIRECTOR
Mr. RAGHURAM K. SHETTY
(PAN: AMWPS0596B)

in the presence of

1. *K. B. Parvathi*
2. *B. D. Parvathi*

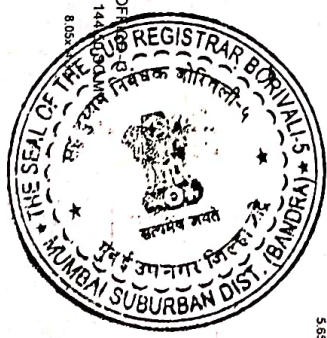
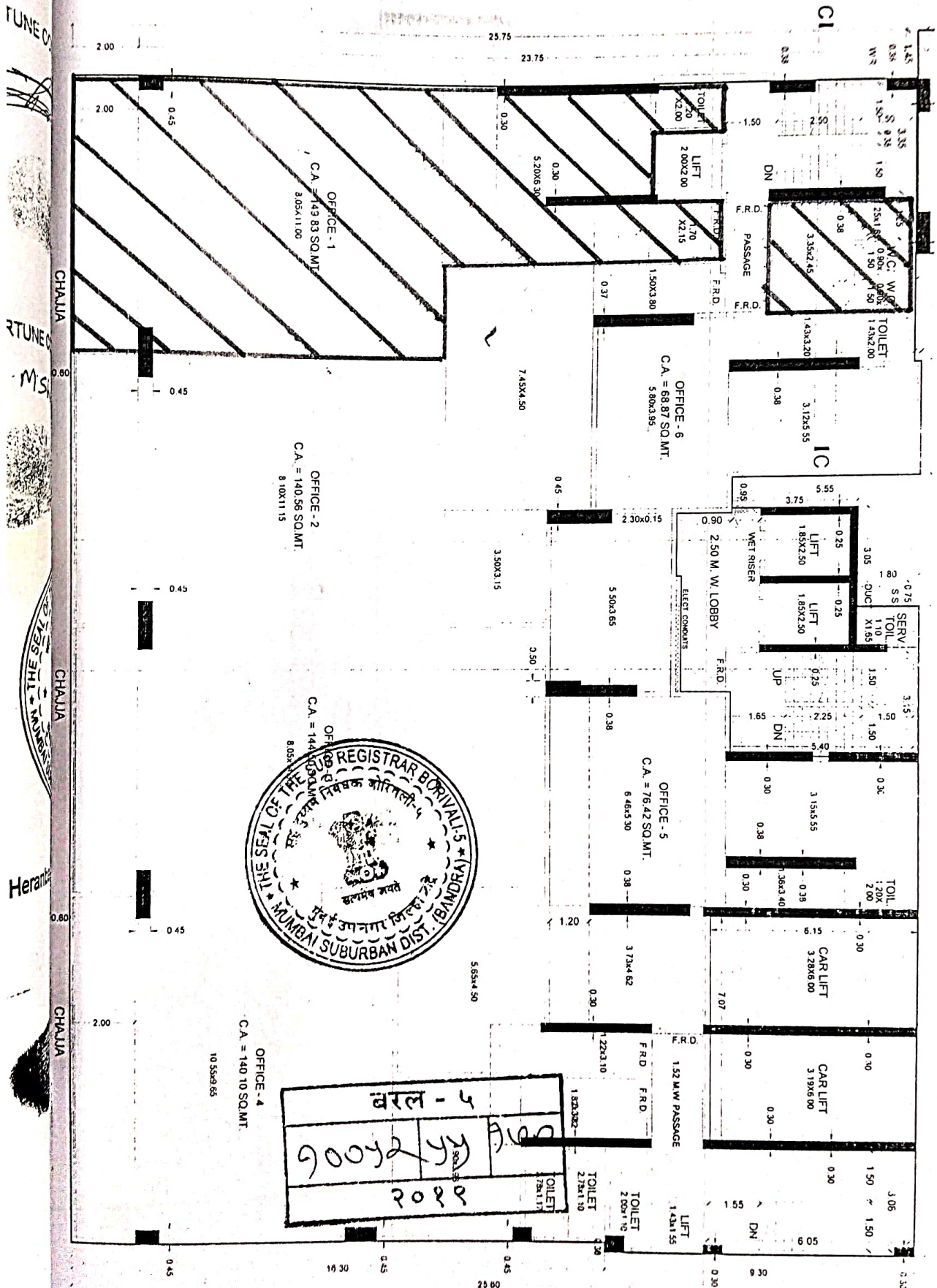


For Heranba Industries
R. K. Shetty



बल - 4		
90042	JK	900
२०१९		

Annexure 6



बॉयल - 4
 9000244
 2019

Heranba Industries Limited

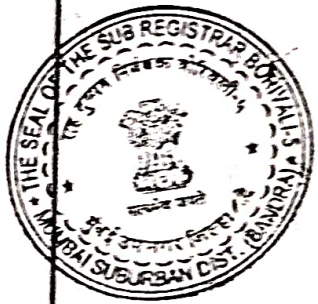
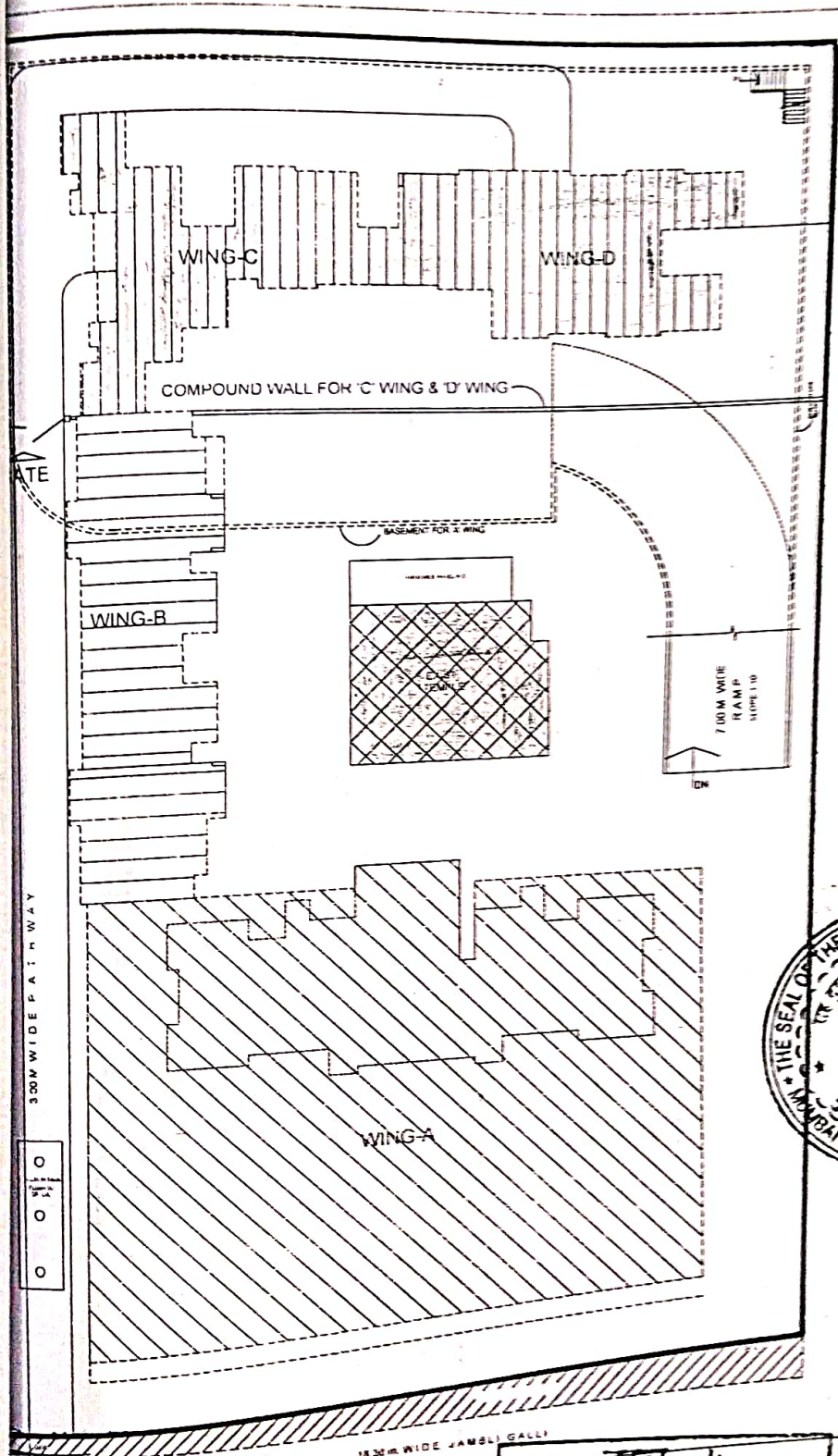
[Signature]

Director

For FORTUNE CONSTRUCTIONS

[Signature]

Partner



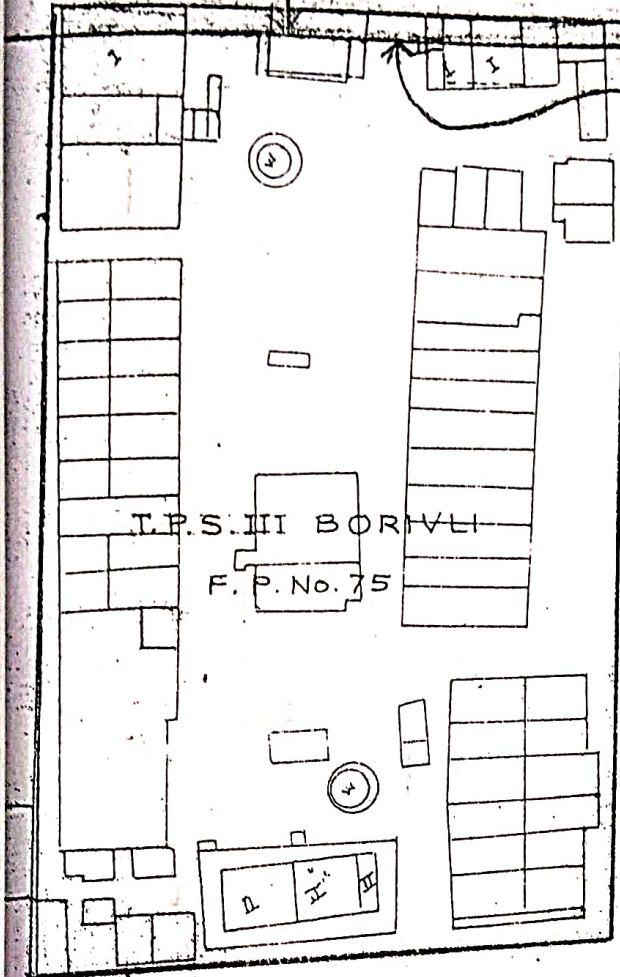
वरल - ५
 १००५२ ५६ १७०
 २०१९

18-30 MT

60'-0"

JAMBULI GULLY

PROPOSED TENTATIVE REGULAR LINE
SUBJECT TO DEMARCATION ON SITE
(C.E. & P.C. / E.E. T. PLN. DEPT)



74

73



BLOCK PLAN
SCALE: 1:500

बरल - ५		
१००५२	५६	१५००
२०११		

Annex 5

MUNICIPAL CORPORATION OF GREATER MUMBAI

CHE/WSII/3764/BP(WS)/AR

Office of the Dy.Ch.Eng.(Bldg.Prop) - W. S/II, 2nd Floor 'C' Wing, Municipal Office Bldg, 90 Road, Near Sanskruti Complex, Thakur Complex, Kandivali (East), Mumbai - 400 101

To, Shri. Tarun H. Motta Teearch, 9 Square Building, Ramdas Sutrale Marg, Borivali (W), Mumbai - 400 092	To, Suketu H. Trivedi M/s Fortune Constructions 6, Narayan Mansion 1st floor Dr, Ambedkar Road Dadar (East) Mumbai - 400 014
--	---

Sub : Proposed Bldg. on plot bearing FP No. 75 CTS no. 104 Of TPS-III Borivali at Jambli Gully, Borivali (W).

Gentlemen,

There is no objection to carry out the work as per amended plans submitted by you vide your letter under reference subject to the following conditions;

1. That all the conditions mentioned in the IOD dt.15/12/2005 shall be complied with.
2. That the revised R.C.C. drawings and calculation shall be submitted.
3. That all the payments shall be made.
4. That the C.C. shall be re-endorsed.
5. That the plans showing proposed changes shall be submitted.
6. That the Extra water and Sewerage charges shall be paid.
7. Revised H.E. NOC shall be obtained.
8. That the condition in the notification issued by GOM u/s 154(1) of MR & TP act 1966 u/no. TPS-1816/CR-443/16/RP Directives/UD-13 dt. 13.04.2017.
9. That dry and wet waste shall be separated and the wet garbage generated in the building shall be treated separately as the same plot by the residents/occupants of the building in jurisdiction of MCGM. The necessary condition in the sale agreement to that effect shall be incorporated by the developer/owner.
10. That the Self declaration form as per circular No. CHE/0024/GEN dated 02/04/2016 shall be submitted.
11. That the adequate safeguards should be employed for preventing dispersal of (dust) particles/ particles through the Air (or even otherwise) & adequate record shall be maintained & uploaded for every single trip for disposal of



बल - ५		
१००५२	७६	१७०
२०१९		

- C&D waste, at the time of loading the C&D waste in vehicle, after loading the C&D waste in the vehicle ring the hauling.
12. That all the conditions in the NOC from SWM department u/no. SWM/001979/2018/R/C/WSH dt. 15 Oct 2018 obtained online to transport & deposit / dump / level the C & D Waste at only designated unloading site shall be complied with.
 13. That the construction site & landfill site shall be inspected by the Licensed Architect/ Licensed Engineer, the compliance report thereof shall be uploaded, any breach in respect of the same will entail the cancellation of the building permission or the IOD & the work will be liable to be stopped immediately.
 14. That the construction is being permitted with a condition that the debris shall be deposited on pre-identified site with due consent / NOC of the land owner.
 15. That the probable quantity of C&D Waste should be indicated in advance prior to commencement of work & in case the quantity is within 20 MT for small generators, the C&D Waste shall be disposed off in accordance with the 'debris on call system', details thereof shall be submitted to that effect.
 16. That C&D Waste of large scale above 20 MT shall be disposed off as per Waste management plan approved online & as per Construction and Demolition Waste Management Rules 2016.
 17. That in the event the consent given by the disposal site owner /authority is revoked for any reasons, and/ or in the event the time limit during which disposal site was available gets expired, the relevant construction activity shall be stopped & show cause notice shall be given & till such time Waste Management Plan/ Debris Management plan is amended to provide the new site for dumping of C&D Waste and got approved online, construction work shall not be recommenced.
 18. That the valid Bank Guarantee of Rs. 25,00,000/- shall be furnished solely for the purpose of ensuring compliance of the conditions in the Waste Management Plan/ Debris Management Plan approved by SWM department of MCGM, till grant of full Occupation Certificate.
 19. That any officer of MCGM/ Monitoring Committee shall be entitled to inspect the record of grant of IOD, visit & inspect landfill sites, as well as MCGM Officers/ Monitoring Committee shall be entitled to bring to the

बरल - ५		
90042	UV	900
२०१९		



Copy of MCGM on 16/10/2018 dt. the 15/10/2018

SEAL/R/C



ing
no.
to
ted
sed
be
of
ted
ris
nd
nce
for
ith
per
nd
is
ich
ity
ste
ew
rk
ely
ste
nt
to
as,
he

notice of MCGM any breach in the IOD conditions. The order passed by MCGM on the reported breaches shall be final & binding.
20. That all the conditions in the orders of Hon'ble Supreme Court of India dated 15.03.2018 in the case of Dumping Ground should be complied with.

Yours Faithfully,

AGANNA
SHIRAM
GAHVANE
S.E.B.P. R/C

Navnath
S
Ghadge
A.E.B.P. R/C

Vinod
Kondiram
Kekan
Digitally signed by
Vinod Kondiram
Kekan
Date: 2019.02.16
18:41:58 +05'30'

Executive Engineer (Bldg. Prop.)
(WS-II) R-Ward.

ANDRA
PRASH



बरल - ५		
१००५२	०८	१००
२०१९		

Amendment 5

C - 3



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966
No CHE/A-3764/BP(WS)/AR/FCC/3/Amend

COMMENCEMENT CERTIFICATE

SHRI SUKETU H. TRIVEDI PARTNER OF M/S
FORTUNE CONSTRUCTIONS
KARAYAN MANSION 1ST FLOOR 166-A DR.
BEDEKAR ROAD DADAR (E) MUMBAI- 400014

With reference to your application No. CHE/A-3764/BP(WS)/AR/FCC/3/Amend Dated. 22 Jun 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. (New) dated 22 Jun 2018 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building Development work of on plot No. 1 C.T.S. No. 104 Division / Village / Town Planning Scheme No. KANHERI situated at JAMBLI GULLY Road / Street in R/C Ward Ward .

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

1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.

2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.

3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.

4. This permission does not entitle you to develop land which does not vest in you.

5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.

6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-

a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.

b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.

c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.

7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

8. The Municipal Commissioner has appointed Shri. Assistant Engineer (B.P.) R2 Paresh Panchal Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.



बल - ५		
१००५२	७२	१००
२०१९		

This CC is valid upto 27/2/2020

Issue On : 28 Feb 2019

Valid Upto : 27 Feb 2020

Application Number :

CHE/A-3764/BP(WS)/AR - FCC 1

Remark :

Approved By
Assistant Engineer (B.P.) R2 Paresi
Assistant Engineer (BP)

Issue On : 05 Apr 2019

Valid Upto : 29 Aug 2019

Application Number :

CHE/A-3764/BP(WS)/AR/FCC/3/Amend

Remark :

F.C.C. is granted to building comprising Wing A Consisting of Basement + Ground Floor for Shops + 1st floor for commercial office + 3rd floor for parking + 4th to 7th residential floors and Wing B consisting of + Gr Floor for (pt) Still + (pt) Services + 1st to 3rd (pt.) upper residential floors as per last approved am dated 16.2.19

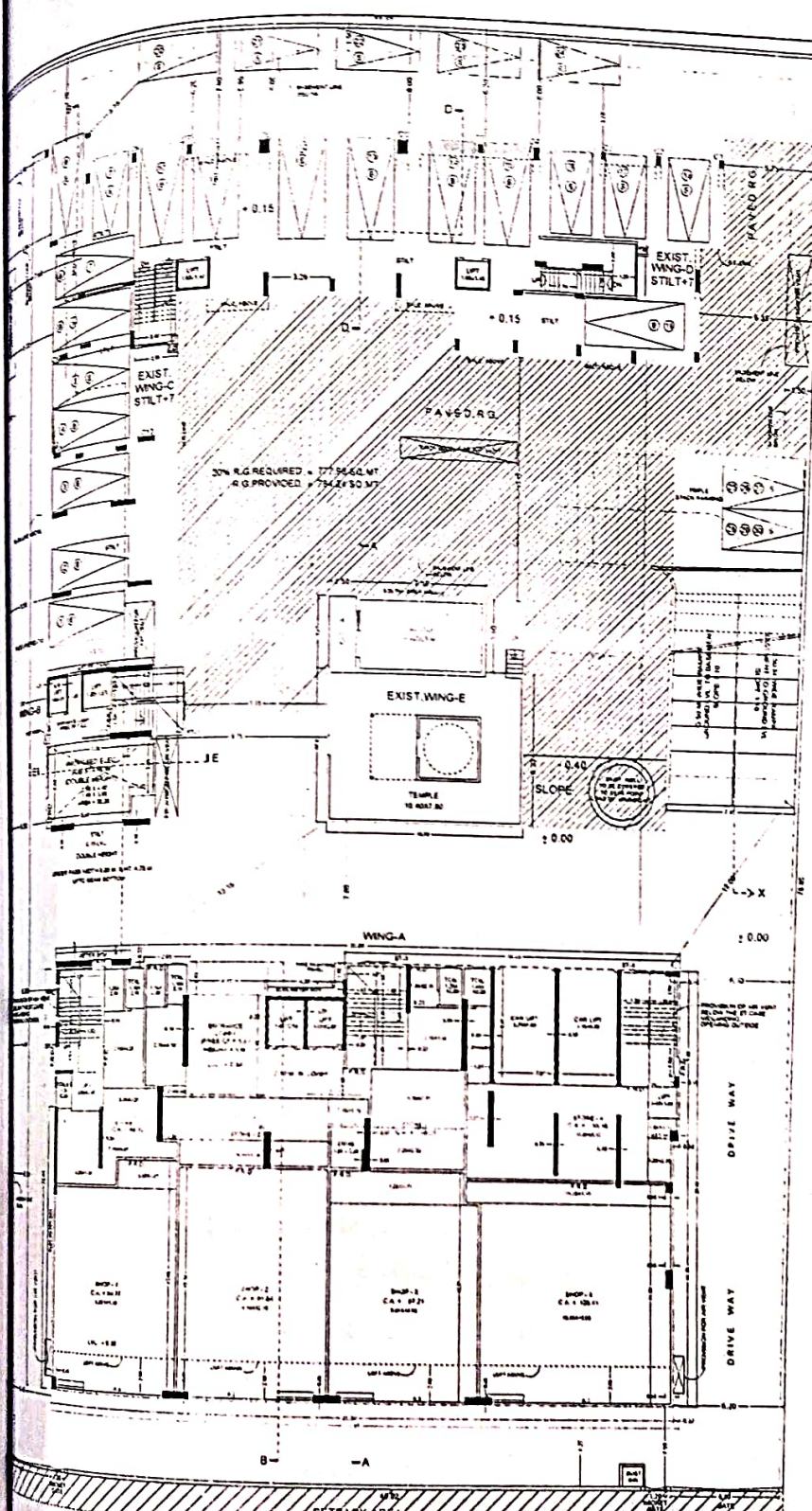
बरल - ५	
१००५२	२०१००
२०१९	



Name: Panchal Paresi
Suryakant
Designation: Assistant
Engineer
Organization: Municipal
Corporation of Greater
Date: 05-Apr-2019

CHE/A-3764/BP(WS)/AR/FCC/3/Amend

Page 2 of 3 On 05-Apr-2019



GROUND FLOOR PLAN

COLUMN AREA CALCULATION
EXIST. WING-C & D ONCE COUNTED BY E.I.

NO.	SIZE	AREA	NO.	SIZE	AREA
1	2.00 x 2.00	4.00	11	2.00 x 2.00	4.00
2	2.00 x 2.00	4.00	12	2.00 x 2.00	4.00
3	2.00 x 2.00	4.00	13	2.00 x 2.00	4.00
4	2.00 x 2.00	4.00	14	2.00 x 2.00	4.00
5	2.00 x 2.00	4.00	15	2.00 x 2.00	4.00
6	2.00 x 2.00	4.00	16	2.00 x 2.00	4.00
7	2.00 x 2.00	4.00	17	2.00 x 2.00	4.00
8	2.00 x 2.00	4.00	18	2.00 x 2.00	4.00
9	2.00 x 2.00	4.00	19	2.00 x 2.00	4.00
10	2.00 x 2.00	4.00	20	2.00 x 2.00	4.00
TOTAL COLUMN AREA		80.00			

CARPET AREA STATEMENT
GROUND FLOOR (SHOP + PROP. WING - A)

NO.	AREA	TOTAL AREA
1	SHOP 1	36.77
2	SHOP 2	38.34
3	SHOP 3	37.21
4	SHOP 4	42.41
TOTAL CARPET AREA		154.73

CARPET AREA STATEMENT
GROUND FLOOR (STORE + PROP. WING - A)

NO.	AREA	TOTAL AREA
1	STORE 1	41.41
2	STORE 2	36.34
3	STORE 3	41.25
4	STORE 4	38.14
TOTAL CARPET AREA		157.14

30% R.G. REQUIRED = 177.56 SQ. MT
R.G. PROVIDED = 73.42 SQ. MT



Approved by the authority for the construction of the building and for the extension of the existing structure.
 APPROVED SUBJECT TO THE CONDITIONS SPECIFIED IN THE APPROVAL LETTER NO. 18/15/25-05/30
Vinod Kondiram Kekan Digitally signed by Vinod Kondiram Kekan
 Date: 2019.02.16 18:35:25 +05'30'

EXECUTIVE ENGINEER
 MUNICIPAL CORPORATION, BELGAUM
 Navrat h 5 Ghadge
 Tarun H Motta
 Suket h Himmat h Trivedi

PROFORMA B

CONTENTS OF SHEET
 GROUND FLOOR PLAN

DESCRIPTION OF THE PROPERTY
 A/C NO. 18/15/25-05/30
 18/15/25-05/30

NAME AND ADDRESS OF THE TOWNSHIP
 BELGAUM MUNICIPAL CORPORATION
 BELGAUM

NAME AND ADDRESS OF THE SUB-REGISTRAR
 BELGAUM SUB-REGISTRAR OFFICE
 BELGAUM

NAME AND ADDRESS OF THE CHAIRMAN
 BELGAUM MUNICIPAL CORPORATION
 BELGAUM

NAME AND ADDRESS OF LICENCED SURVEYOR
TEEARCH
 18/15/25-05/30

GROUND FLOOR PLAN

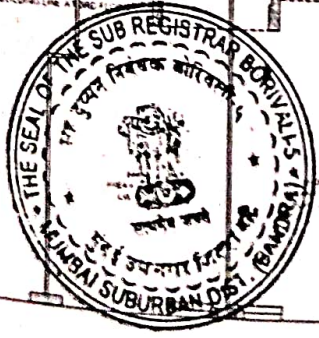
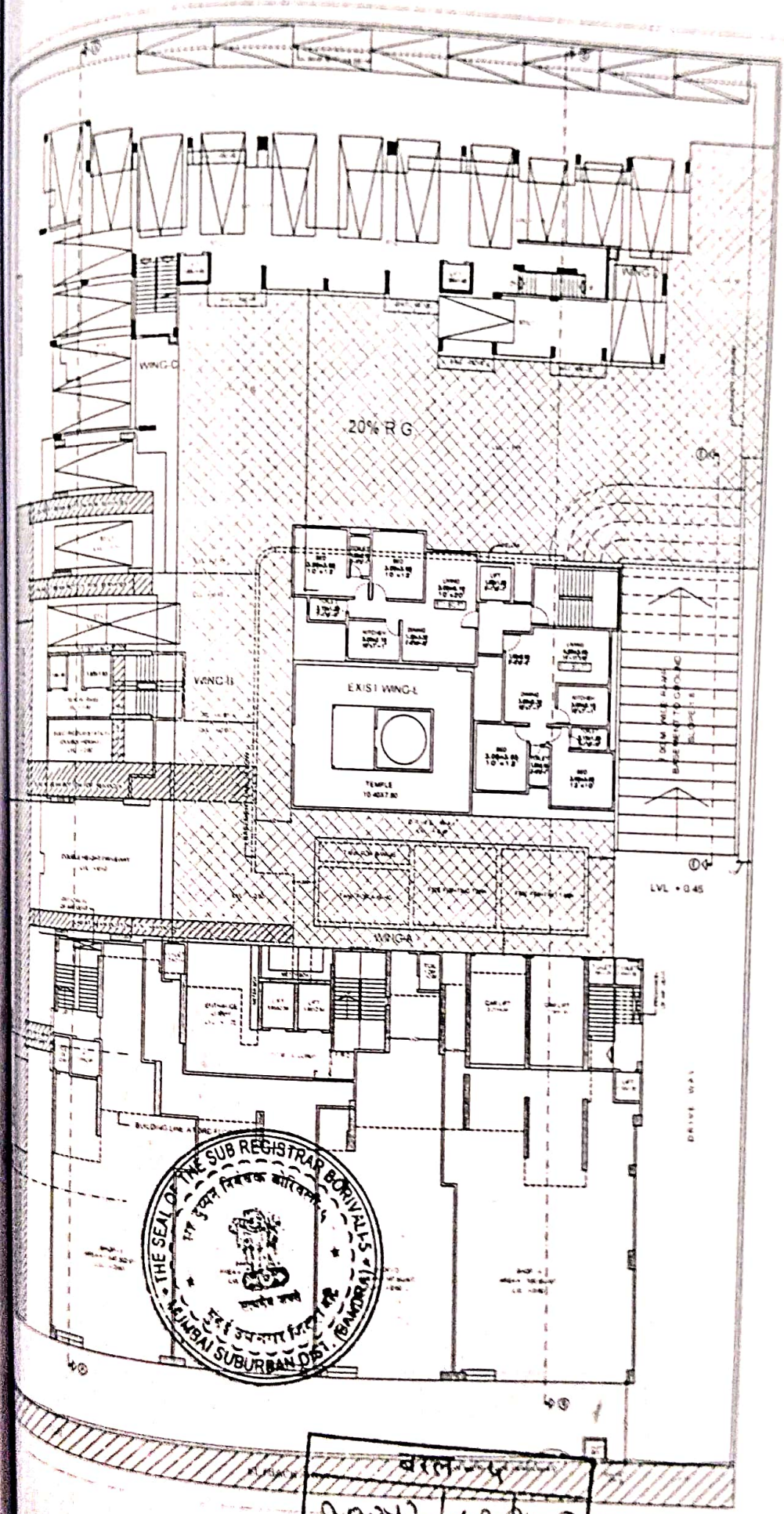
18.30 m WIDE JAMBALI GALLI

PARKING AT GROUND LEVEL - 11 NOS
 (NO. 2) 10.00 x 3.00
 (NO. 9) 10.00 x 3.00
 TOTAL PARKING PROVIDED - 11 NOS



बल - 4
 90042 12 900
 . 2019

20% R G



बाल-५
 १००५२ ८३१००
 २०११



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
PR1800004496
Project Fortune Avrehi Wing A, Plot Bearing / CTS / Survey / Final Plot No. 75A at Borivali, Borivali, Mumbai
Suburban, 400092.

1. Fortune Constructions having its registered office / principal place of business at Tehsil. Ward F North District
Mumbai City, Pin 400014

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 09/08/2017 and ending with 31/12/2021 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: 8/9/2017 2:32:25 PM

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

09/08/2017
Mumbai

बरल - 4
90092 / 28 / 900
२०१९



Annexure C-1

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 :
P51800004496

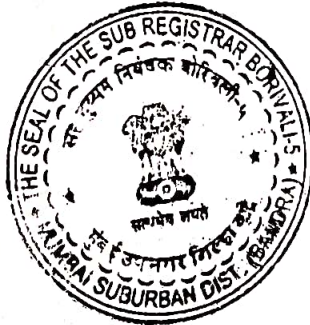
Project: Fortune Avirahi Wing A, Plot Bearing / CTS / Survey / Final Plot No.:75A at Borivali, Borivali, Mumbai Suburban, 400092;

1. Fortune Constructions having its registered office / principal place of business at Tehsil: Ward FNorth, District: Mumbai City, Pin: 400014.
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 09/08/2017 and ending with 31/12/2021 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



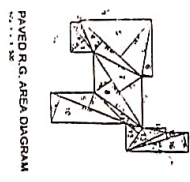
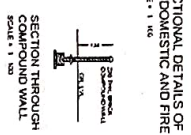
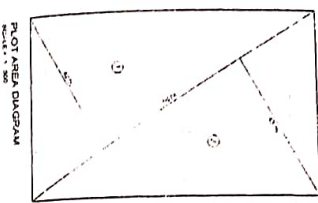
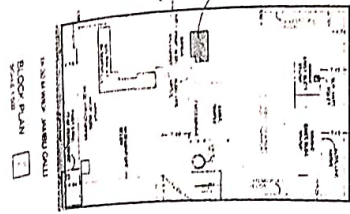
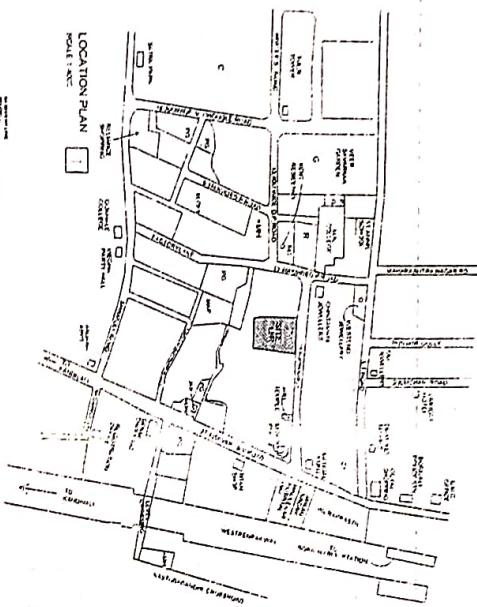
Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date: 8/9/2017 2:32:25 PM

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

Dated: 09/08/2017
Place: Mumbai

ब्रल - 4		
90032	28	900
२०१९		

Approved To



PILOT AREA CALCULATION

1	Plot Area	1234.56
2	Setback Area	123.45
3	Net Area	1111.11

SET BACK AREA CALCULATION

1	Front Setback	10	1234.56	1234.56
2	Rear Setback	10	1234.56	1234.56
3	Side Setback	10	1234.56	1234.56
4	Total Setback Area			3703.68

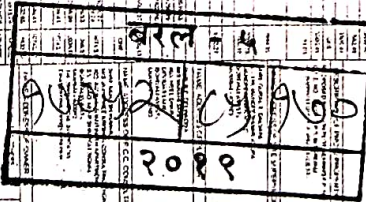
20% R.G. AREA CALCULATION (PAVED)

1	Plot Area	1234.56	246.91
2	Setback Area	123.45	24.69
3	Net Area	1111.11	223.82
4	20% R.G. Area		44.76

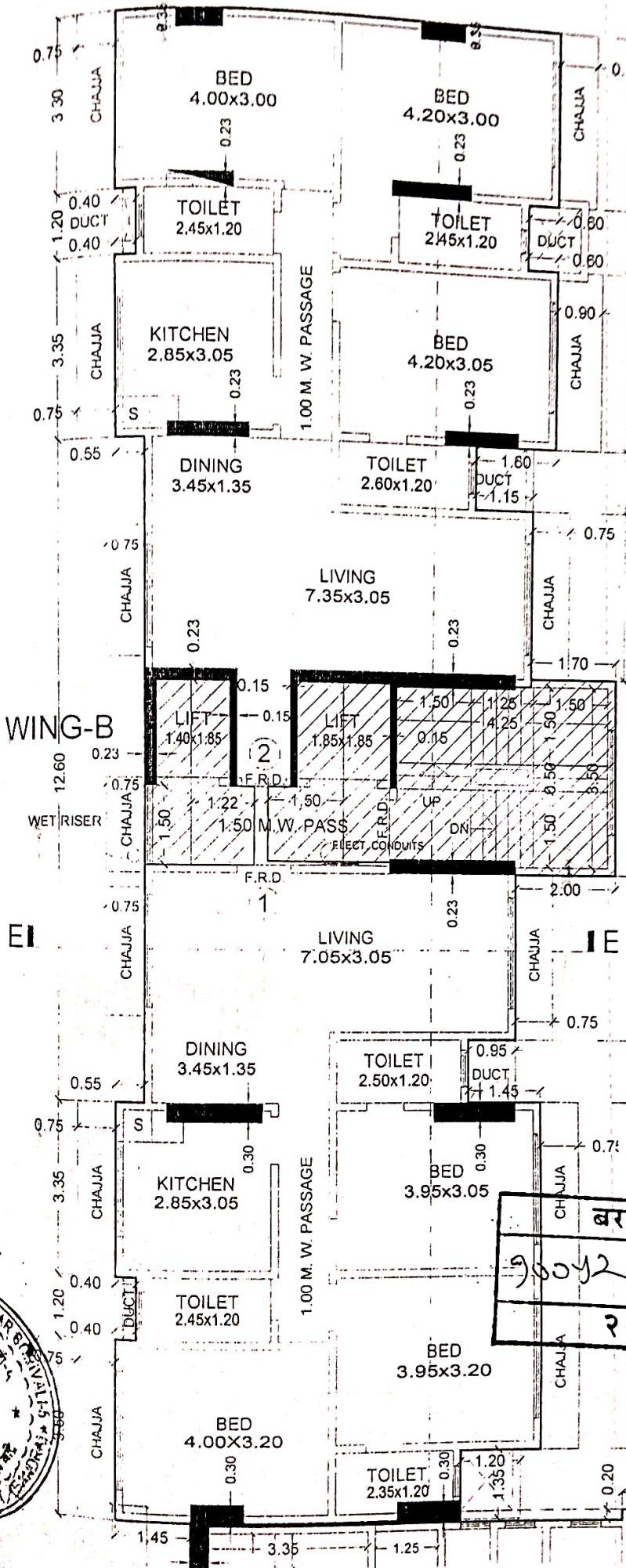
SETBACK AREA DIAGRAM



1	NAME OF THE APPLICANT	PROJOMAH, M.
2	ADDRESS OF THE APPLICANT	
3	NAME OF THE PROPERTY	
4	ADDRESS OF THE PROPERTY	
5	TYPE OF DEVELOPMENT	
6	DATE OF APPLICATION	
7	NAME OF THE ARCHITECT	
8	ADDRESS OF THE ARCHITECT	
9	NAME OF THE ENGINEER	
10	ADDRESS OF THE ENGINEER	
11	NAME OF THE SURVEYOR	
12	ADDRESS OF THE SURVEYOR	
13	NAME OF THE NOTARY	
14	ADDRESS OF THE NOTARY	
15	NAME OF THE WITNESS	
16	ADDRESS OF THE WITNESS	
17	NAME OF THE DEVELOPER	
18	ADDRESS OF THE DEVELOPER	
19	NAME OF THE CONSULTANT	
20	ADDRESS OF THE CONSULTANT	
21	NAME OF THE APPROVER	
22	ADDRESS OF THE APPROVER	
23	NAME OF THE REVIEWER	
24	ADDRESS OF THE REVIEWER	
25	NAME OF THE CHIEF OFFICER	
26	ADDRESS OF THE CHIEF OFFICER	
27	NAME OF THE DEPUTY CHIEF OFFICER	
28	ADDRESS OF THE DEPUTY CHIEF OFFICER	
29	NAME OF THE ASSISTANT CHIEF OFFICER	
30	ADDRESS OF THE ASSISTANT CHIEF OFFICER	
31	NAME OF THE SUPERVISOR	
32	ADDRESS OF THE SUPERVISOR	
33	NAME OF THE CLERK	
34	ADDRESS OF THE CLERK	
35	NAME OF THE OFFICER IN CHARGE	
36	ADDRESS OF THE OFFICER IN CHARGE	
37	NAME OF THE CHIEF OF POLICE	
38	ADDRESS OF THE CHIEF OF POLICE	
39	NAME OF THE CHIEF OF FIRE	
40	ADDRESS OF THE CHIEF OF FIRE	
41	NAME OF THE CHIEF OF HEALTH	
42	ADDRESS OF THE CHIEF OF HEALTH	
43	NAME OF THE CHIEF OF EDUCATION	
44	ADDRESS OF THE CHIEF OF EDUCATION	
45	NAME OF THE CHIEF OF SOCIAL SERVICES	
46	ADDRESS OF THE CHIEF OF SOCIAL SERVICES	
47	NAME OF THE CHIEF OF ENVIRONMENT	
48	ADDRESS OF THE CHIEF OF ENVIRONMENT	
49	NAME OF THE CHIEF OF TRANSPORT	
50	ADDRESS OF THE CHIEF OF TRANSPORT	
51	NAME OF THE CHIEF OF TOURISM	
52	ADDRESS OF THE CHIEF OF TOURISM	
53	NAME OF THE CHIEF OF CULTURE	
54	ADDRESS OF THE CHIEF OF CULTURE	
55	NAME OF THE CHIEF OF SPORTS	
56	ADDRESS OF THE CHIEF OF SPORTS	
57	NAME OF THE CHIEF OF RECREATION	
58	ADDRESS OF THE CHIEF OF RECREATION	
59	NAME OF THE CHIEF OF ARTS	
60	ADDRESS OF THE CHIEF OF ARTS	
61	NAME OF THE CHIEF OF SCIENCE	
62	ADDRESS OF THE CHIEF OF SCIENCE	
63	NAME OF THE CHIEF OF TECHNOLOGY	
64	ADDRESS OF THE CHIEF OF TECHNOLOGY	
65	NAME OF THE CHIEF OF INNOVATION	
66	ADDRESS OF THE CHIEF OF INNOVATION	
67	NAME OF THE CHIEF OF ENTREPRENEURSHIP	
68	ADDRESS OF THE CHIEF OF ENTREPRENEURSHIP	
69	NAME OF THE CHIEF OF LEADERSHIP	
70	ADDRESS OF THE CHIEF OF LEADERSHIP	
71	NAME OF THE CHIEF OF COMMUNITY DEVELOPMENT	
72	ADDRESS OF THE CHIEF OF COMMUNITY DEVELOPMENT	
73	NAME OF THE CHIEF OF SOCIAL ENTREPRENEURSHIP	
74	ADDRESS OF THE CHIEF OF SOCIAL ENTREPRENEURSHIP	
75	NAME OF THE CHIEF OF IMPACT INVESTING	
76	ADDRESS OF THE CHIEF OF IMPACT INVESTING	
77	NAME OF THE CHIEF OF SOCIAL IMPACT	
78	ADDRESS OF THE CHIEF OF SOCIAL IMPACT	
79	NAME OF THE CHIEF OF SOCIAL RESPONSIBILITY	
80	ADDRESS OF THE CHIEF OF SOCIAL RESPONSIBILITY	
81	NAME OF THE CHIEF OF SOCIAL INCLUSION	
82	ADDRESS OF THE CHIEF OF SOCIAL INCLUSION	
83	NAME OF THE CHIEF OF SOCIAL JUSTICE	
84	ADDRESS OF THE CHIEF OF SOCIAL JUSTICE	
85	NAME OF THE CHIEF OF SOCIAL EQUITY	
86	ADDRESS OF THE CHIEF OF SOCIAL EQUITY	
87	NAME OF THE CHIEF OF SOCIAL MOBILITY	
88	ADDRESS OF THE CHIEF OF SOCIAL MOBILITY	
89	NAME OF THE CHIEF OF SOCIAL INEQUALITY	
90	ADDRESS OF THE CHIEF OF SOCIAL INEQUALITY	
91	NAME OF THE CHIEF OF SOCIAL DISPARITY	
92	ADDRESS OF THE CHIEF OF SOCIAL DISPARITY	
93	NAME OF THE CHIEF OF SOCIAL GINI	
94	ADDRESS OF THE CHIEF OF SOCIAL GINI	
95	NAME OF THE CHIEF OF SOCIAL POVERTY	
96	ADDRESS OF THE CHIEF OF SOCIAL POVERTY	
97	NAME OF THE CHIEF OF SOCIAL WEALTH	
98	ADDRESS OF THE CHIEF OF SOCIAL WEALTH	
99	NAME OF THE CHIEF OF SOCIAL INEQUALITY	
100	ADDRESS OF THE CHIEF OF SOCIAL INEQUALITY	



Annexure II

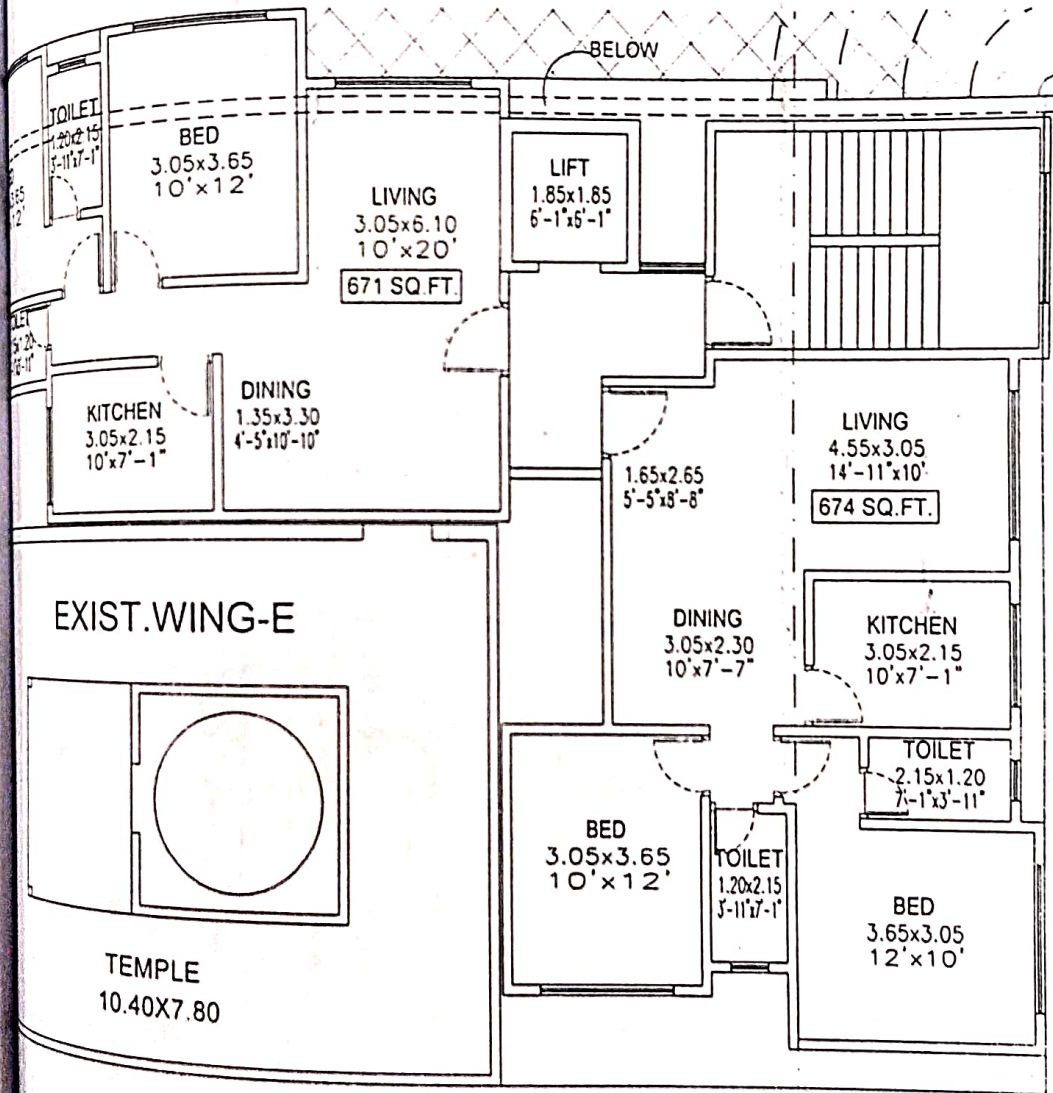


बरल - 4		
90042	CE	900
२०१९		

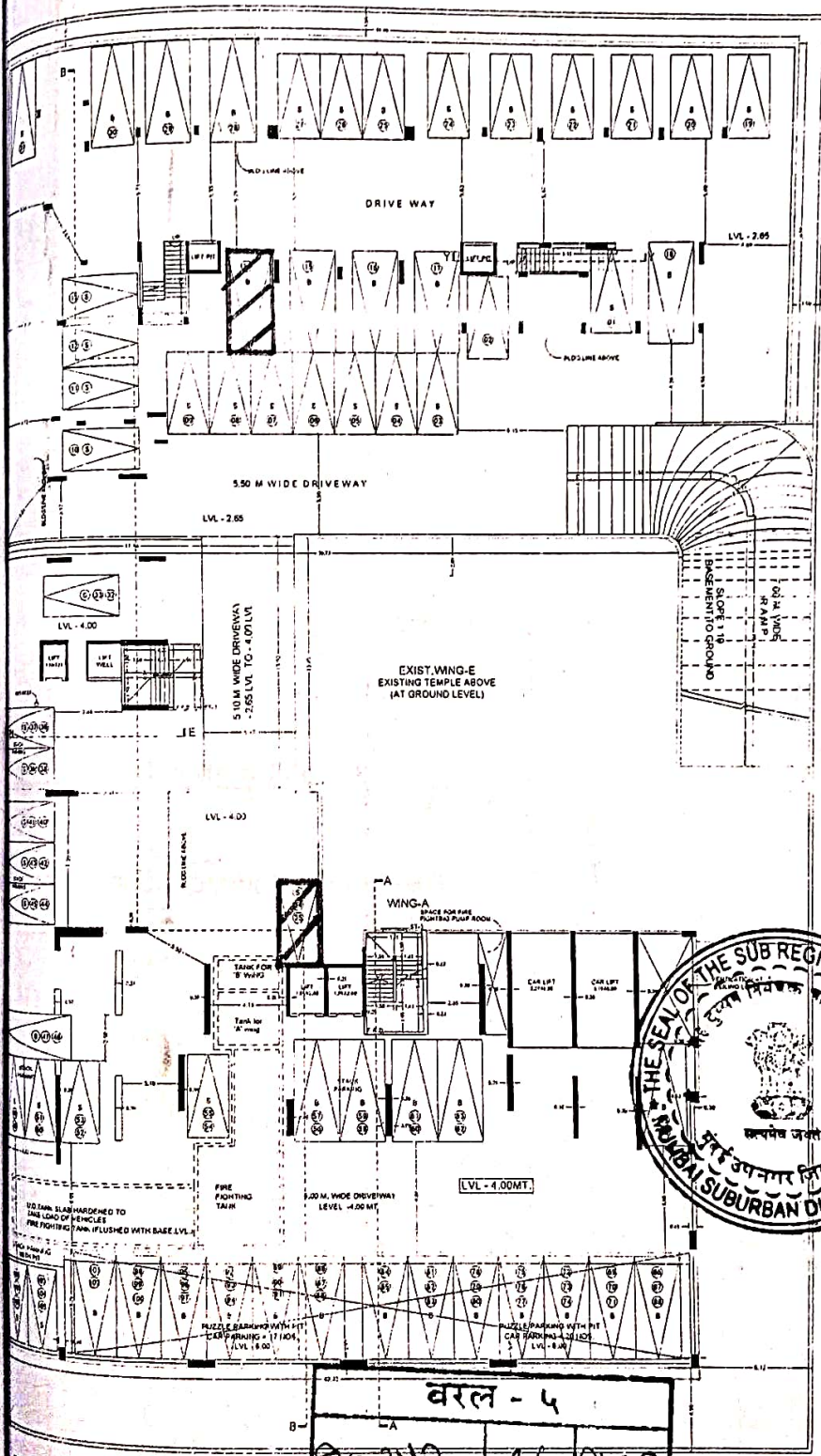


Durum 11

PROPOSED WING F

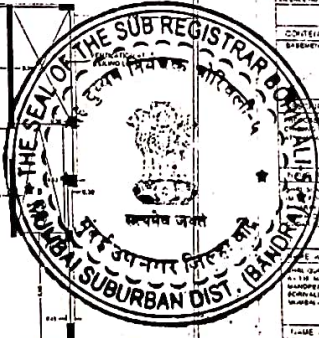


बरेल - ५		
१००५२	८०	१००
२०१९		

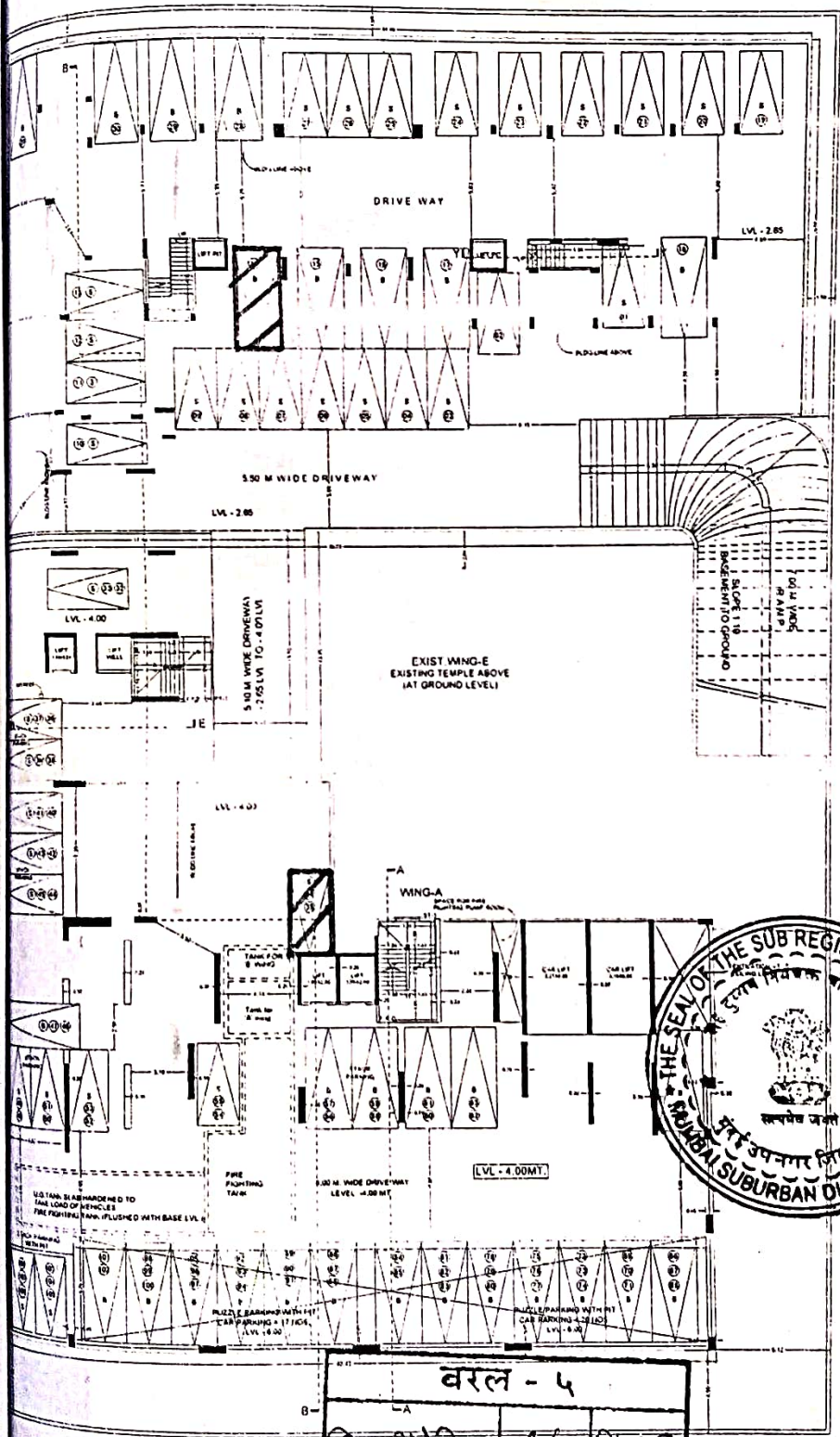


BASEMENT PLAN

वरल - 4	
90042	12900
NO PARKING PROVIDED	NO PARKING PROVIDED
SMALL PARKING PROVIDED	SMALL PARKING PROVIDED
TOTAL PARKING PROVIDED	TOTAL PARKING PROVIDED
208	108

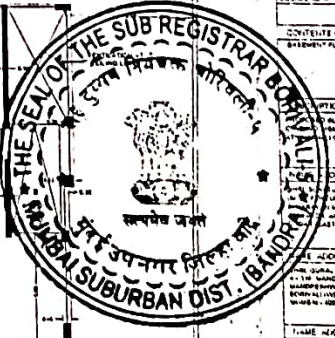


Digitally signed by Vinod Kondiram Kekan Date: 2019.02.16 18:34:55 +05'30' EXECUTIVE ENGINEER BUILDING DEPARTMENT, P. WARD	
Navrati S Ghadge ARCHITECT	Suketu Himmatbhai Trivedi ARCHITECT
PROFORMA 'B'	
NAME AND ADDRESS OF THE PROPRIETOR NAME AND ADDRESS OF THE ARCHITECT NAME AND ADDRESS OF THE CONSULTANT ARCHITECT NAME AND ADDRESS OF THE PULLER NAME AND ADDRESS OF THE CONTRACTOR NAME AND ADDRESS OF THE SURVEYOR	
THESE ARE THE DETAILS OF THE PROPOSED WORK TO BE DONE IN THE PLOT BEARING P. NO. 12 OF THE SURVEY OF P. W. DISTRICT OF BANDRA SUBURBAN DISTRICT, MUMBAI	
THESE ARE THE DETAILS OF THE PROPOSED WORK TO BE DONE IN THE PLOT BEARING P. NO. 12 OF THE SURVEY OF P. W. DISTRICT OF BANDRA SUBURBAN DISTRICT, MUMBAI	
THESE ARE THE DETAILS OF THE PROPOSED WORK TO BE DONE IN THE PLOT BEARING P. NO. 12 OF THE SURVEY OF P. W. DISTRICT OF BANDRA SUBURBAN DISTRICT, MUMBAI	
THESE ARE THE DETAILS OF THE PROPOSED WORK TO BE DONE IN THE PLOT BEARING P. NO. 12 OF THE SURVEY OF P. W. DISTRICT OF BANDRA SUBURBAN DISTRICT, MUMBAI	
THESE ARE THE DETAILS OF THE PROPOSED WORK TO BE DONE IN THE PLOT BEARING P. NO. 12 OF THE SURVEY OF P. W. DISTRICT OF BANDRA SUBURBAN DISTRICT, MUMBAI	



Digitally signed by
Vinod Kondiram Kekam
 Date: 2019.02.16
 18:34:55 +05'30'
 EXECUTIVE ENGINEER
 MUNICIPAL CORPORATION, BANGALORE

NAME OF THE PROPERTY	Novathi S Ghadge
NAME OF THE APPLICANT	Suketu Himmatbhai Trivedi



PROFORMA B

NAME AND ADDRESS OF THE OWNER

NAME AND ADDRESS OF THE ARCHITECT

NAME AND ADDRESS OF THE LOCAL AUTHORITY

TEARSEARCH

NO. OF SHEETS: 11

NO. OF PAGES: 11

NO. OF DRAWINGS: 11

NO. OF PLANS: 11

NO. OF SECTIONS: 11

NO. OF DETAILS: 11

NO. OF ELEVATIONS: 11

NO. OF ENDS: 11

NO. OF OTHERS: 11

NO. OF TOTAL: 11

वरल - ५

90042/11/900

2019

NO. OF SHEETS	11	NO. OF PAGES	11
NO. OF DRAWINGS	11	NO. OF PLANS	11
NO. OF SECTIONS	11	NO. OF DETAILS	11
NO. OF ELEVATIONS	11	NO. OF ENDS	11
NO. OF OTHERS	11	NO. OF TOTAL	11

BASEMENT PLAN

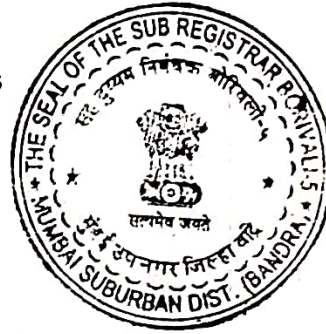
List of Amenities

General Amenities

1. Earthquake Resistant RCC Structure
2. Reputed Automatic Elevators
3. Ample Car Parking Area with Basement Parking
4. Rain Water Harvesting
5. Back-up Generator for Elevators & Common Areas
6. Decorative Lift lobby on each floor

Amenities inside office

1. Vitrified Flooring in all rooms
2. Designer Bathrooms with Ceramic Tiles
3. Concealed plumbing with branded C.P. fittings
4. Top Quality Sanitary Ware
5. Anodized Glazing in all rooms
6. Concealed Electrical Wiring



नरल - ५		
१००५२	८९७००	
२०१९		



प्राख्य० आई० आर०

FORM I, R.

CERTIFICATE OF INCORPORATION

निगमन का प्रमाण-पत्र

ता.....का स.....

No. 04-17315 of 199..1-92...

मे एतद्वारा प्रमाणित करता हू कि आज _____

कंपनी अधिनियम (1956 का 1) के अधीन निगमित की गई है और यह कंपनी परिसीमित है ।

I hereby certify that HERANHA INDUSTRIAL

CHEMICALS PRIVATE LIMITED

is this day incorporated under the Companies Act, 1956 (No. 1 of 1956) and that the Company is Limited.

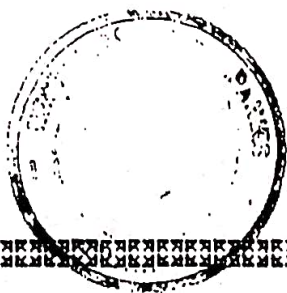
मेरे हस्ताक्षर से आज ता. _____ का दिया गया ।

Given under my hand at AHMEDABAD

this SEVENTEENTH day of MARCH

one thousand nine hundred and ninety TWO.

Narender
Kumar Bhole



(Signature)
(S. K. RAVI)
Registrar of Companies
GUJARAT,
Dadra & Nagar Haveli
2.

बाल - ५		
90042	२०	700
२०१९		

For Heranha Industries Limited

(Signature)
Chairman

C o. N o. 04 - 17315

Fresh certificate of Incorporation Consequent on

C H A N G E . O F N A M E

**In the OFFICE OF
THE REGISTRAR OF COMPANIES
GUJARAT,
DADRA AND NAGAR HAVELI.
[Under the Companies Act, 1956 (1 of 1956)]**

IN THE MATTER OF

HERANBA INDUSTRIAL CHEMICALS PRIVATE LIMITED

I hereby certify that

HERANBA INDUSTRIAL CHEMICALS PRIVATE LIMITED

बल - ५		
90042	eg	900
२०१९		

which was originally incorporated on 17/03/1992
under the Companies Act, 1956 and under the name

HERANBA INDUSTRIAL CHEMICALS PRIVATE LIMITED

having duly passed the necessary resolution in terms of
Section 21/31/44 of the Companies Act, 1956, on 15/06/1996
and the approval of the Central Government signifies in writing
having been accorded thereto by the Registrar of Companies,
Gujarat, vide his letter dated / / in terms of
Government of India, Ministry of Law, Justice, & Company Affairs,
(Department of Company Affairs) Notification No. GSR 507(E)
dated 24-06-1985 the name of the said Company is this day changed to

HERANBA INDUSTRIAL CHEMICALS LIMITED

and this certificate is issued pursuant to section 23(1)
of the said Act.

Given under my hand at MUMBAI.

For Heranba Industrial Limited

This 26/07/1996

[Signature]
Chairman



Vb
(S. K. SAHA)
REGISTRAR OF COMPANIES, G
DADRA & NAGAR HAVELI.

C o. N o. 04 - 17315

Fresh certificate of Incorporation Consequent on

C H A N G E O F N A M E

In the OFFICE OF
THE REGISTRAR OF COMPANIES
GUJARAT,
DADRA AND NAGAR HAVELI.
[Under the Companies Act, 1956 (1 of 1956)]

IN THE MATTER OF

HERANBA INDUSTRIAL CHEMICALS LIMITED

I hereby certify that

HERANBA INDUSTRIAL CHEMICALS LIMITED

वरल - ५		
१००५२	६२	१००
३०१९		

which was originally incorporated on 17/03/1992
under the Companies Act, 1956 and under the name

HERANBA INDUSTRIAL CHEMICALS PRIVATE LIMITED

having duly passed the necessary resolution in terms of
Section 21/31/44 of the Companies Act, 1956, on 15/06/1996,
and the approval of the Central Government signifies in writing
having been accorded thereto by the Registrar of Companies,
Gujarat, vide his letter dated 26/07/1996 in terms of
Government of India, Ministry of Law, Justice, & Company Affairs,
(Department of Company Affairs) Notification No. GSR 507(E)
dated 24-06-1985 the name of the said Company is this day changed to

HERANBA INDUSTRIES LIMITED



This certificate is issued pursuant to section 23(1)

of the said Act.

For Heranba Industries Limited

Chairman

(S. K. SAHA)

REGISTRAR OF COMPANIES, GUJARAT

DADRA & NAGAR HAVELI.



HERANBA
INDUSTRIES LIMITED
A Govt. Recognised *Export House

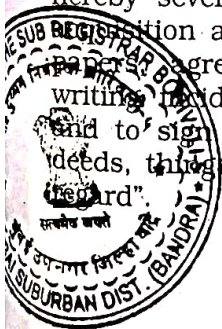
101 / 102, Kanchanganga, Factory Lane, Borivall (W), Mumbai - 400 092. INDIA. Tel. : 91-22-2898 7912 / 2898 7914, 6267 9999
91-22-2899 3948 Web : www.heranba.com CIN NO : U24231GJ1992PLC017315
Tech Off. : 301, 3rd Floor, Soni Shopping Center, L. T. Road, Opp - Dwarka Hotel, Borivall (W), Mumbai-400 092. INDIA
91-22-62679999, 8987912/14 Fax : +91-22-28338445 / 28993948 Email : sales@heranba.com / intl_mktg@heranba.com

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF HERANBA INDUSTRIES LIMITED HELD ON MONDAY, 08TH JULY, 2019 AT THE CORPORATE OFFICE OF THE COMPANY SITUATED AT 101/102, KANCHANGANGA FACTORY LANE, NEAR M.K. HIGH SCHOOL, BORIVALI (WEST), MUMBAI- 400 092 AT 11.30 A.M.

"RESOLVED THAT pursuant to the applicable provisions of Companies Act, 2013, Consent of the board of directors of the company be and is hereby accorded to acquire by purchase or otherwise the premises being a flat/shop/office No. in the A-Wing ("**Said Premises**") in the proposed building to be constructed on land forming part of T.P. Scheme No.III, Final Plot No.75, of Borivall (CTS No.104 A of Village Kanheri) situate in the Registration Sub-District of Borivall, District of Mumbai Suburban and more particularly described in the First, Second and Third Schedule of Draft of the Agreement (A Copy of the Draft of Agreement initialled by the Chairman for the purpose of the identification and tabled before the Board and hereinafter referred to as the "**Said Agreement**") for business purpose on such terms and conditions as may be considered appropriate and in the best interest of the Company.

"RESOLVED FURTHER THAT the Draft of the Said Agreement to be entered into with (1) Prathamesh Sureshchandra Bhatt, (2) Umesh Jitendra Prasad Vyas, (3) Devang Sureshchandra Bhatt, (4) Jai Maheshchandra Bhatt, And (5) Bhushan Parimal Bhatt, And M/S. FORTUNE CONSTRUCTIONS in respect of the Said Premises, be and is hereby considered and approved.

"RESOLVED FURTHER THAT Mr. Sadashiv K Shetty, Chairman and/or Mr. Raghuram K Shetty, Managing Director of the Company be and is hereby severally authorised to negotiate and finalize the terms of such agreement and to sign and execute the Said Agreement and any other writing incidental and ancillary thereto for and on behalf of the Company and to sign and execute such documents, papers and to do such acts, deeds, things and to take such steps which he consider necessary in this regard".



बरल - ५	
१००५२	२३१००
२०१९	



Unit-1 : Plot No: 1504/1505/1506, IIIrd Phase, G.I.D.C., Vapi 396195, Dist: Valsad •Telefax : 0260 – 2401646/2400536



HERANBA
INDUSTRIES LIMITED
 A Govt. Recognised • Export House

Plot No. 101/102, Kanchanpanga, Factory Lane, Borivali (W), Mumbai - 400 092, INDIA. Tel. : 91-22-2898 7012 / 2898 7014, 6267 9899
 Web : www.heranba.com CIN NO : U24231GJ1992PLC017315
 301, 3rd Floor, Sani Shopping Center, L. T. Road, Opp - Dwarka Hotel, Borivali (W), Mumbai-400 092, INDIA
 Fax : +91-22-28338445 / 28993948 Email : sales@heranba.com / intl_mktg@heranba.com

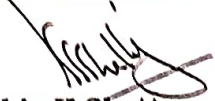
RESOLVED FURTHER THAT the common seal of the company, wherever required, be affixed herein for completion of aforesaid documentation.

RESOLVED FURTHER THAT Mr. Sadashiv K Shetty, Chairman and/or Mr. Raghuram K Shetty, Managing Director of the Company be and is hereby severally authorised to appear before the office of the Sub Registrar of Assurance, Mumbai or any other appropriate office having jurisdiction and to sign Said Agreement and other papers incidental thereto for and on behalf of the Company, and to lodge, produce any paper /document for registration of the Said Agreement and to collect and /receive the documents, papers, receipt for and on behalf the Company as may be required."

RESOLVED FURTHER THAT a copy of the resolution duly certified by Chairman, any director and/or Company Secretary be forwarded to the concerned entity/ies/ authority/ies for their records and information. "

CERTIFIED TRUE COPY

For M/s. HERANBA INDUSTRIES LIMITED

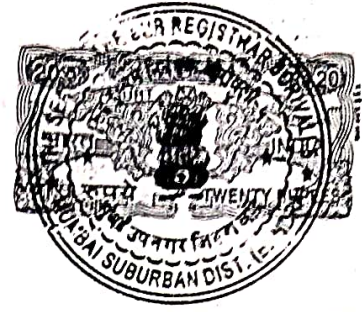
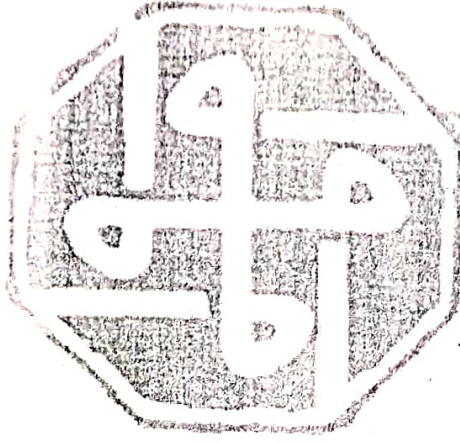

Sadashiv K. Shetty
 Chairman
 00038681


Abdul Latif
 Company Secretary
 M.No-ACS 17009



बल - ५		
१००५२	१४	१००
२०११		

10052 /2019



03/08/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 5

दस्त क्रमांक : 10052/2019

नोंदणी :

Regn:63m

गावाचे नाव : कान्हेरी

- (1) विलेखाचा प्रकार करारनामा
 (2) मोबदला 29081000
 (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 24107187.5

- (4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: कार्यालय क्र.201, विंग ए, माळा नं: दुसरा, इमारतीचे नाव: फॉर्च्युन अबिराही, ब्लॉक नं: टीपीएस क्र.3, एफ पी क्र.75, बोरीवली, रोड नं: जांभळी गल्ली, बोरीवली(पश्चिम), मुंबई 400092, इतर माहिती: क्षेत्रफळ 149.83 चौ. मी. कार्पेट(1612.75 चौ. फुट कार्पेट)--- कार पार्किंग क्र.14(सिंगल पार्किंग) व 34 व 35(स्टेक पार्किंग) ((C.T.S. Number : 104 ;))

- (5) क्षेत्रफळ

1) 164.87 चौ.मीटर

- (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

- (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा दिवाणी न्यायालयाचा हुकुमनामा प्रतिवादिचे नाव व

1): नाव:- (1) प्रथमेश सुरेशचंद्र भट्ट, (2) देवांग सुरेशचंद्र भट्ट, (3) जय महेशचंद्र भट्ट, (4) भूषण परिमल भट्ट, (5) उमेश जितेंद्र प्रसाद व्यास उर्फ उमेश सुरेशचंद्र भट्ट तर्फे मुखत्यार मे/- फॉर्च्युन कन्स्ट्रक्शन्स चे भागीदार सुकेतू त्रिवेदी वय:-58; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: भटवाडी, ब्लॉक नं: जांभळी गल्ली, रोड नं: बोरीवली (पश्चिम), मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400092 पॅन नं:-AABFF2122M

2): नाव:- मे/- फॉर्च्युन कन्स्ट्रक्शन्स चे भागीदार सुकेतू त्रिवेदी वय:-58; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: नारायण मेन्शन, ब्लॉक नं: -, रोड नं: 166ए, डॉ. आंबेडकर रोड, दादर (पूर्व), मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400014 पॅन नं:-AABFF2122M

3): नाव:- मे/- फॉर्च्युन कन्स्ट्रक्शन्स चे भागीदार विरेंद्र एम. शाह वय:-57; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: नारायण मेन्शन, ब्लॉक नं: -, रोड नं: 166ए, डॉ. आंबेडकर रोड, दादर (पूर्व), मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400014 पॅन नं:-AABFF2122M



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

1): नाव:- हेरंब इंडस्ट्रीज लिमिटेड चे संचालक रघुराम के. शेटी वय:-60; पत्ता:- 1504/1505/1506, -, जीआयडीसी, फेस 3, वापी, जिल्हा बलसाड, चानोड मंड, GUJARAT, VALSAD, Non-Government. पिन कोड:-396195 पॅन नं:-AAACH3787Q

- (9) दस्तऐवज करून दिल्याचा दिनांक 03/08/2019

- (10) दस्त नोंदणी केल्याचा दिनांक 03/08/2019

- (11) अनुक्रमांक, खंड व पृष्ठ 10052/2019

- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क 1745000

- (13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000

- (14) शेरत

खरी प्रत

सह दुय्यम निबंधक, बोरीवली क्र. ५,
मुंबई उपनगर जिल्हा.