

369/1715

Sunday, January 19, 2025

11:17 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 1953 दिनांक: 19/01/2025

गावाचे नाव: विक्रोळी

दस्तऐवजाचा अनुक्रमांक: करल1-1715-2025

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: ईशा दिपक सिरवानी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2600.00

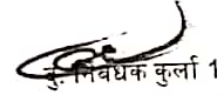
पृष्ठांची संख्या: 130

DELIVERED

एकूण:

रु. 32600.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
11:35 AM ह्या वेळेस मिळेल.


सु. निबंधक कुर्ला 1

सह. दुय्यम निबंधक
कुर्ला-१ (वर्ग-२)

वाजार मुल्य: रु. 12828846.84 /-

मोबदला रु. 14308518/-

भरलेले मुद्रांक शुल्क : रु. 858600/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0125189702591 दिनांक: 19/01/2025

वँकेचे नाव व पत्ता:

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

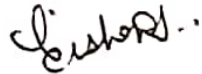
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0125186602360 दिनांक: 19/01/2025

वँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014562128202425E दिनांक: 19/01/2025

वँकेचे नाव व पत्ता:





सूची क्र.2

दुय्यम निबंधक : मह दु.नि. कुर्ला 1

06/02/2025

दस्त क्रमांक : 1715/2025

नोंदणी :

Regn:63m

गावाचे नाव : विक्कोळी

| | |
|--|---|
| (1)विनेयाचा प्रकार | करारनामा |
| (2)नोंदणी क्रमांक | 14308518 |
| (3) बाजारभावाप्रमाणे (भाडेपट्ट्याच्या वादनिवृत्तीप्रकार आकारणी देतो की पट्टेदार ने तय्यर करावे) | 12828846.84 |
| (4) म-नामन,पोटहिस्सा व घरक्रमांक(अमल्याम) | 1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 1401,श्री विंग, भाळा नं: 14 वा मजला, इमारतीचे नाव: बन्यान इन ऐक्या रूट्स, ब्लॉक नं: विकोळी(पश्चिम),मुंबई 400 079, रोड : 12 ए,लाल बहादूर शास्त्री मार्ग, इतर माहिती: सदनिकेचे क्षेत्रफळ 679 चौ. फुट रेरा कारपेट म्हणजेच 63.08 चौ. मी. कारपेट. 1 पिट कार पार्किंग स्पेस नं पीआयटीवीपी 45 ऑन पोडीयम लेवल 2 .((C.T.S. Number : 6, 6/1, 6/2, 6/3, 6/4, 6/5 and 6/6 ;)) |
| (5) क्षेत्रफळ | 1) 69.41 चौ.मीटर |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करून देणा-या/निवृत्त ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता | 1): नाव:-रासेक इंडस्ट्रीडम प्रा.लि. चे संचालक प्रतिक शांतीलाल जैन तर्फे मुखत्यार कपिल शर्मा वय:-; पत्ता:- प्लॉट नं: 213, भाळा नं: 2 वा मजला, इमारतीचे नाव: टर्फे एस्टेट, ब्लॉक नं: महालक्ष्मी, मुंबई, रोड नं: शांती मिल लेन, महाराष्ट्र, मुंबई. पिन कोड:-400011 पॅन नं:-AAACR2187G |
| (8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता | 1): नाव:-ईशा दिपक सिरवानी वय:-38; पत्ता:-प्लॉट नं: 704, ए 1 विंग, भाळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: कल्याण पश्चिम, रोड नं: किंगस कोर्ट, द रेसिडन्स, वारावे रोड झुलेलाल चौक गोदरेज हिल खडकपाडा, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AZRPP2467L 2): नाव:-दिपक अशोक सिरवानी वय:-37; पत्ता:-प्लॉट नं: 704, ए 1 विंग, भाळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: कल्याण पश्चिम, रोड नं: किंगस कोर्ट, द रेसिडन्स, वारावे रोड झुलेलाल चौक गोदरेज हिल खडकपाडा, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-CHIPS4947K |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 18/01/2025 |
| (10)दस्त नोंदणी केल्याचा दिनांक | 19/01/2025 |
| (11)अनुक्रमांक,खंड व पृष्ठ | 1715/2025 |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 858600 |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14)शेरा | |



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारनाला निवडलेला अनुच्छेद

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

मुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.

या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.

आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

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

Details of this transaction have been forwarded by Email (dated 19/01/2025) toMunicipal Corporation of Greater Mumbai.

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

Payment Details

| sr. | Purchaser | Type | Verification no/Vendor | GRN/Licence | Amount | Used At | Deface Number | Deface D |
|-----|----------------------------|----------|------------------------|--------------------|-----------|---------|------------------|----------|
| 1 | EISHA DEEPAK SIRWANI | eChallan | 02003942025011800262 | MH014562128202425E | 858600.00 | SD | 0008046867202425 | 19/01/20 |
| 2 | | DHC | | 0125189702591 | 600 | RF | 0125189702591D | 19/01/20 |
| 3 | | DHC | | 0125186602360 | 2000 | RF | 0125186602360D | 19/01/20 |
| 4 | EISHA DEEPAK SIRWANI | eChallan | | MH014562128202425E | 30000 | RF | 0008046867202425 | 19/01/20 |

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



खरी प्रत

सह. दुय्यम निबंधक, कुर्ली-१
मुंबई उपनगर जिल्हा

| मूल्यांकन पत्रक (शहरी क्षेत्र - बांधाव) | | | | | |
|--|---|----------------|--------------------------|------------------------------|----------------|
| Valuation ID | 20250119217 | | | 19 January 2025, 11:29:28 AM | |
| मूल्यांकनाचे वर्ष | 2024 | | | | |
| जिल्हा | मुंबई (उपनगर) | | | | |
| मूल्य विभाग | 111-विक्रोजी - कुर्ला | | | | |
| उप मूल्य विभाग | रस्ता लाल बहादुर शास्त्री मार्ग | | | | |
| सर्व्हे नंबर / स. प्र. क्रमांक | सि टी एस नंबर#6 | | | | |
| वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु. | | | | | |
| खुली जमीन | निवासी रादनिका | कार्यालय | दुकाने | औद्योगिक | मोजमापनाचे एकक |
| 73730 | 160690 | 175970 | 200870 | 160010 | चौरस मीटर |
| बांधीव क्षेत्राची माहिती | | | | | |
| बांधकाम क्षेत्र (Built Up)- | 69.41 चौरस मीटर | मिळकतीचा वापर- | निवासी रादनिका | मिळकतीचा प्रकार- | बांधीव |
| बांधकामाचे वर्गीकरण- | 1-आर सी सी | मिळकतीचे वय- | 0 TO 2वर्षे | बांधकामाचा दर - | Rs.30250/- |
| उद्भववाहन सुविधा- | आहे | मजला - | 11th floor To 20th floor | | |
| रस्ता सन्मुख - Sale Type - First Sale Sale Resale of built up Property constructed after circular dt 02/01/2018 | | | | | |
| मजला निहाय घट/वाढ = 110% apply to rate= Rs.176759/- | | | | | |
| घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर = (((176759-73730) * (100 / 100)) + 73730) = Rs 176759/- | | | | | |
| A) मुख्य मिळकतीचे मूल्य | = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 176759 * 69.41 = Rs 12268842.19/- | | | | |
| E) बंदिस्त वाहन तळाचे क्षेत्र बंदिस्त वाहन तळाचे मूल्य | 13.94 चौरस मीटर = 13.94 * (160690 * 25/100) = Rs.560004.65/- | | | | |
| Applicable Rules | = .10.A.16 | | | | |
| एकत्रित अंतिम मूल्य | = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मॅरीनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बालकनी + भूकेंद्रीकृत वाहनतळ = A + B + C + D + E + F + G + H + I + J = 12268842.19 + 0 + 0 + 0 + 560004.65 + 0 + 0 + 0 + 0 + 0 =Rs 12828846.84/- | | | | |

करल - १

१०१५ १ १३०

२०२५

Home Print

सह. दुय्यम निबंधक
कुर्ला-१ (वर्ग-२)





CHALLAN
MTR Form Number-6



| | | | | | | | |
|-----|--------------------|---------|--|------|---------------------|---------|------|
| GRN | MH014562128202425E | BARCODE | | Date | 18/01/2025-12:45:02 | Form ID | 25.2 |
|-----|--------------------|---------|--|------|---------------------|---------|------|

| | | | | | | | |
|-----------------|--|-----------------------------------|--|-------------------|--|-------------------------------------|--|
| Department | | Inspector General Of Registration | | | | | |
| Type of Payment | | Stamp Duty | | | | | |
| Office Name | | KRL1_JT SUB REGISTRAR KURLA NO 1 | | Full Name | | EISHA DEEPAK SIRWANI | |
| Location | | MUMBAI | | Flat/Block No. | | FLAT NO 1401 B WING BANYAN IN AIKYA | |
| Year | | 2024-2025 One Time | | Premises/Building | | ROOTS | |

| Account Head Details | Amount In Rs. | Road/Street | Area/Locality | Town/City/District | PIN |
|----------------------------|---------------|-------------|---------------|--------------------|-------------|
| 030045501 Stamp Duty | 858600.00 | LBS ROAD | VIKHROLI WEST | | 4 0 0 0 7 9 |
| 030063301 Registration Fee | 30000.00 | | | | |

| | | | | | | | |
|------------------|--|---|--|--|--|--|--|
| Remarks (If Any) | | SecondPartyName=RACEK INDUSTRIES PVT LTD- | | | | | |
| | | <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>करल - १</p> <p>१७९७ २ ९३०</p> <p>२०२५</p> </div> | | | | | |
| Amount In Words | | Eight Lakh Eighty Eight Thousand Six Hundred Rupees Only | | | | | |
| Total | | 8,88,600.00 | | | | | |

| | | | | | | | |
|-------------------|--|---------------------------|----------|-----------------------|------------|-----------------------|--|
| Payment Details | | BANK OF BARODA | | | | | |
| Cheque/DD Details | | FOR USE IN RECEIVING BANK | | | | | |
| Cheque/DD No | | Bank CIN | Ref No | 0200394202 | 1252676 | | |
| Name of Bank | | Bank Date | RBI Date | 18/01/2025 | 18/01/2025 | Not Verified with RBI | |
| Name of Branch | | Bank-Branch | | BANK OF BARODA | | | |
| | | Scroll No., Date | | Not Verified with Sub | | | |

Department ID: [Blank]
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for registered document. Mobile No: 9890969383
 हे चालन केवल दुरयम निर्वाहक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करता याचा उपयोग होऊ शकत नाही.

Challan Defaced Details

| No. | Remarks | Defacement No. | Defacement Date | Userid | Defacement Amount |
|-----|---------------|------------------|---------------------|--------|-------------------|
| 1 | (IS)-369-1715 | 0008046867202425 | 19/01/2025-11:17:02 | IGR197 | 30000.00 |

Eisha Sirwani
Deepak Sirwani



CHALLAN
MTR Form Number-6



12.45 C
158600
88,600

| | | | | | | | | |
|-----------------------------|-----------------------------------|---------------|-------------------|------------------------|--|---------------------------|---------|------|
| GRN | MH014562128202425E | BARCODE | [Barcode] | | Date | 18/01/2025-12:45:02 | 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) | | | | |
| Office Name | KRL1_JT SUB REGISTRAR KURLA NO 1 | | | Full Name | EISHA DEEPAK SIRWANI | | | |
| Location | MUMBAI | | | Flat/Block No. | FLAT NO 1401 B WING BANYAN IN AIKYA | | | |
| Year | 2024-2025 One Time | | | Premises/Building | ROOTS | | | |
| Account Head Details | | Amount In Rs. | | | | | | |
| 0030045501 Stamp Duty | | 858600.00 | | Road/Street | LBS ROAD | | | |
| 0030063301 Registration Fee | | 30000.00 | | Area/Locality | VIKHROLI WEST | | | |
| | | | | Town/City/District | | | | |
| | | | | PIN | 4 0 0 0 7 9 | | | |
| | | | | Remarks (If Any) | <div style="border: 2px solid black; padding: 5px; transform: rotate(-5deg);"> <p align="center">करल - १</p> <p align="center">१७१५ १३०</p> <p align="center">२०२५</p> </div> | | | |
| | | | | SecondPartyName | =RACEK INDUSTRIES PVT LTD | | | |
| Total | | 8,88,600.00 | | Amount In Words | Eight Lakh Eighty Eight Thousand and Hundred Rupee s Only | | | |
| Payment Details | | | BANK OF BARODA | | | FOR USE IN RECEIVING BANK | | |
| Cheque-DD Details | | | Bank CIN | Ref. No. | 02003420256+1800267+121252678 | | | |
| Cheque/DD No. | | | Bank Date | RBI Date | 18/01/25-12:48:51 Not Verified with RBI | | | |
| Name of Bank | | | Bank-Branch | | BANK OF BARODA | | | |
| Name of Branch | | | Scroll No. , Date | | Not Verified with Scroll | | | |



Department ID : Mobile No. : 8390969383
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 करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Eisha D. Sirwani

025 11

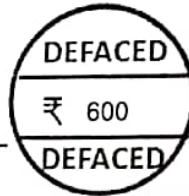


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

| | | | |
|-----|---------------|--------------|------------|
| PRN | 0125189702591 | Receipt Date | 19/01/2025 |
|-----|---------------|--------------|------------|

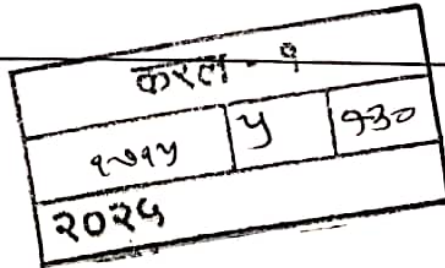
Received from DHC, Mobile number 0000000000, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered on Document No. 1715 dated 19/01/2025 at the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.



Payment Details

| | | | |
|-----------|----------------------|--------------|--------------|
| Bank Name | SBIN | Payment Date | 18/01/2025 |
| Bank CIN | 10004152025011802434 | REF No. | 501806590401 |
| Deface No | 0125189702591D | Deface Date | 19/01/2025 |

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



| Department of Stamp & Registration, Maharashtra | |
|---|----------------------|
| Receipt of Document Handling Charges | |
| PRN 0125186602360 | Date 18/01/2025 |
| Received from DHC, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District. | |
| Payment Details | |
| Bank Name SBIN | Date 18/01/2025 |
| Bank CIN 10004152025011802204 | REF No. 501806002216 |
| This is computer generated receipt, hence no signature is required. | |

| | | |
|---------|---|-----|
| करल - १ | | |
| १०१५ | ७ | १३० |
| २०२५ | | |

| Department of Stamp & Registration, Maharashtra | |
|--|--------------------|
| Receipt of Document Handling Charges | |
| PRN 0125189702591 | Date 18/01/2025 |
| Received from DHC, Mobile number 0000000000, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District. | |
| Payment Details | |
| Bank Name SBIN | Date 18/01/2025 |
| Bank CIN 10004152025011802434 | REF No. 5018065904 |
| This is computer generated receipt, hence no signature is required. | |





AGREEMENT FOR SALE

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THIS AGREEMENT FOR SALE made at Mumbai on this 18th day of January in the Christian Year **TWO THOUSAND AND TWENTY-FIVE**.

Deepak.
Eisha.

BETWEEN

RACEK INDUSTRIES PRIVATE LIMITED, (PAN NO AAACR2187G) a company incorporated under the provisions of the Companies Act, 1913, having its registered office at 213, 2nd Floor, Turf Estate, Next To Famous Studio, Shakti Mill Lane, Mahalaxmi, Mumbai -400 011, through its Director and authorized signatory, **MR. PRATIK SHANTILAL JAIN** duly authorized in this regard vide Board Resolution dated 22/06/2022 hereinafter referred to as "**THE PROMOTER**" (which expression shall unless it be repugnant to the context and meaning thereof be deemed to mean and include its successors and assigns) of the **ONE PART**;

AND

1) MRS. EISHA DEEPAK SIRWANI (PAN NO. AZRPP2467L) & 2) MR. DEEPAK ASHOK SIRWANI (PAN NO. CHIPS4947K) both adults and Indian inhabitant having their address at Flat No-704, A1 - Wing, Kings Court, The Residences, Barave Road, Near Jhulelal Chowk, Godrej Hill, Khadakpada, Kalyan West, Kalyan, Thane, Maharashtra - 421301. Hereinafter referred to as "**THE ALLOTTEE/S**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns, of the **OTHER PART**).

Eisha. *Deepak.*

Allottee initial

Promoter initial

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| WHEREAS: | | |
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A. By and under an Indenture dated 13th October, 1955 registered with the Sub-Registrar of Assurances at Bombay under Serial No. 6670 of 1955 entered into between Mrs. Parpati Hashmatrai Gopaldas, widow of the deceased Hashmatrai Gopaldas, in her capacity as the duly appointed Administratrix of the property and credits of the deceased Hashmatrai Gopaldas, (therein referred to as "the Vendor") of the First Part, (i) Parpati Hashmatrai, (ii) Shyam Hashmatrai Gopaldas, (iii) Lakhu Hashmatrai Gopaldas, (iv) Usharani Hashmatrai Gopaldas, (v) Laxmi Hashmatrai Gopaldas and (vi) Savitri Hashmatrai Gopaldas, (therein referred to as "the First Confirming Parties") of the Second Part, Mr. Walter Leopold Racek (therein referred to as "the Second Confirming Party") of the Third Part and Racek Industries Ltd., (therein referred to as "the Allottee/s/s") of the Fourth Part, the Vendor therein conveyed and transferred and the First and Second Confirming Parties therein confirmed the sale and transfer of the property being a portion of the entire land in aggregate admeasuring 4840 sq. yards equivalent to 4046.82 sq. mtrs. or thereabouts and bearing Survey No. 120, Plot No. 4 admeasuring 1 guntha, Plot No. 5 admeasuring 5 gunthas and Plot No. 10 admeasuring 34 gunthas (hereinafter referred to as "**THE SAID LARGER PROPERTY**") unto the Allottee/s at or for the consideration and in the manner contained therein.



The said larger property was thereafter allotted CTS Nos. 6 admeasuring 2024.5 sq.mtrs, 6/1 admeasuring 29.2 sq.mtrs, 6/2 admeasuring 25.9 sq.mtrs, 6/3 admeasuring 9.5 sq.mtrs, 6/4 admeasuring 9.5 sq.mtrs, 6/5 admeasuring 11.4 sq.mtrs. and 6/6 admeasuring 769.5 sq.mtrs and in addition 3539.5 sq.mtrs, as certain portions of the said larger property were surrendered/ acquired by the relevant authorities as set back area and the Promoters herein are in possession of land admeasuring 3539.5 sq.mtrs only.

C. In these circumstances, the Promoters are presently in the possession of land admeasuring 3539.5 sq. mtrs. bearing CTS Nos. 6, 6/1, 6/2, 6/3, 6/4, 6/5 and 6/6 of Village Vikhroli, Taluka Kurla together with the structures standing thereon, lying, being and situate at 12-A, L.B.S. Marg, Vikhroli, Mumbai - 400079 within the Registration District and Sub-District of Mumbai City and Mumbai Suburban and more particularly described in the

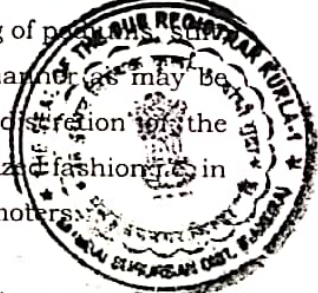
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 Allottee initial

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FIRST SCHEDULE hereunder written and shown surrounded by **RED** color boundary line on the **PLAN** annexed hereto as **ANNEXURE "A"** (hereinafter the land admeasuring 3539.5 sq. mtrs. bearing CTS Nos. 6, 6/1, 6/2, 6/3, 6/4, 6/5 and 6/6 is referred to as **"THE SAID LAND"** and the structures standing thereon is referred to as **"THE SAID STRUCTURES"** and the said land and the said structure are jointly referred to as **"THE SAID ENTIRE PROPERTY"**).

- D. The copies of the Property cards with respect to the said entire property are annexed hereto as **ANNEXURE "B" & ANNEXURE "B1"**.
- E. The copy of Title report issued by the attorney at law or advocate of the Promoters showing the nature of the title of the Promoters to the said entire property on which the proposed building/s is/are going to be constructed is annexed hereto as **ANNEXURE "C"**.
- F. The Promoters have proposed to develop the said entire property by utilizing the available FSI/TDR/fungible FSI and all other benefits available on the said entire property or otherwise utilizable on the said entire property and are constructing thereon building, and/ or buildings consisting of ground floor plus multiple upper stories in phase wise manner as may be permitted by the local authority and shall be at the discretion of the Promoters. The development of which will be done in organized fashion in phase wise manner which shall be in discretion of the Promoters.
- G. The Promoters have prior to execution hereof obtained various permissions, sanctions, approvals from various competent authorities with respect to the redevelopment of the said entire property, including the following and will be obtaining other and further permissions from time to time.
- i. No Objection Certificate for Height Clearance issued on 26th April 2022 bearing no. SNCR/WEST/B/020222/652067 by Airports Authority of India which states that it has no objection for the construction of the proposed structure subject to the terms & conditions therein and the same is valid upto 25th April 2030.



Eishoff. Deyak.

Allottee initial

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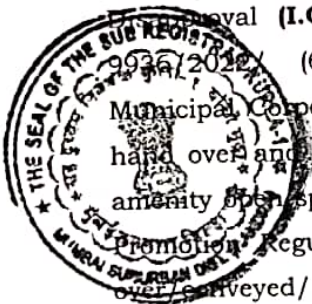
ii. No Objection Certificate from Mumbai Fire Brigade, Municipal Corporation of Greater Mumbai issued on 5th February 2022 bearing No. P-9936/2022/(6)/S Ward/VIKHROLI-S-CFO/1/New & 4th March, 2022 bearing no. P-9936/2022/(6)/S WARD/VIKHROLI- S/CFO/1/AMEND. & Revised CFO dated 01st April 2024 bearing no. P-9936/2022/(6)/S Ward/VIKHROLI-S-CFO/1/ New.

iii. Intimation of Disapproval (I.O.D.) under Reference No.P-9936/2022/(6)/S-Ward/VIKHROLI-S/IOD/1/New dated 21st June, 2022 & Revised IOD dated 6th October 2023 issued by Mumbai Municipal Corporation of Greater Mumbai annexed herewith as **ANNEXURE "D"**. A copy of the said Floor Plan is annexed hereto and marked as **ANNEXURE "E"**.

iv. Commencement Certificate (CC) bearing No. P-9936/2022/(6)/S ward/VIKHROLI-S/CC/1/New, issued on 7th September, 2022 & Further Commencement Certificate bearing No. P-9936/2022/(6)/S ward/VIKHROLI-S/FCC/1/New, dated 16th May, 2023 & P-9936/2022/(6)/S ward/VIKHROLI-S/FCC/1/Amend, dated 26th October, 2023, P-9936/2022/(6) /S Ward / Vikhroli-S/FCC/2/Amend, dated 02nd September 2024, P-9936/2022/(6) /S Ward / Vikhroli-S/FCC/3/Amend, dated 01st January 2025. **ANNEXURE "F"**.

H. As per the conditions imposed upon the Promoters in the Intimation of Disapproval (I.O.D.) dated 21st June, 2022 under Reference No. P-9936/2022/(6)/S-Ward/VIKHROLI-S/IOD/1/New issued by Mumbai Municipal Corporation of Greater Mumbai, the Promoters are required to hand over and transfer to the Municipal Corporation of Greater Mumbai, amenity open space as per regulation 14 (B) of the Development Control & Promotion Regulations, 2034. The Promoters have earmarked /handed over/ conveyed/ transferred an area admeasuring **353.95** sq. mtrs. forming part of a portion of the entire property which portion is more particularly described in the **SECOND SCHEDULE** hereunder written and shown surrounded by **GREEN color** boundary line on the **PLAN** annexed hereto as **ANNEXURE "G"**.

I. In these Circumstance and as per the above clause "H" the said land has been Sub-Divided and the property card has been separated into 2 Fresh



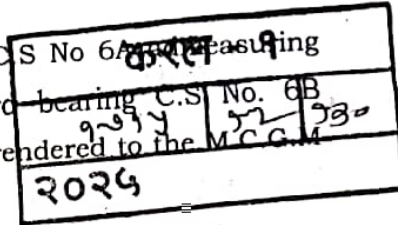
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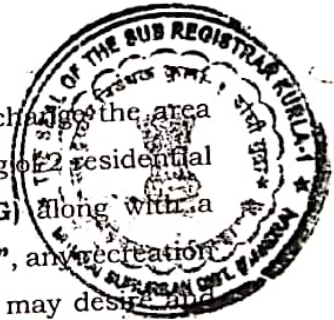
Property Cards. The First Property Card Bearing C.S No 6A admeasuring 3185.55 sq. mtrs. and the second property card bearing C.S No. 6B admeasuring 353.95 sq. mtrs. which has been surrendered to the M.C.C.M. as per clause "H" above.



J. In these circumstances, the Promoters are presently entitled to develop an area admeasuring **3185.55** sq. mtrs. forming part of the entire property (hereinafter referred to as **"THE SAID ENTIRE PROJECT LAND"**).

K. Presently, the Promoters are constructing the said Aikya Roots project, consisting of two residential buildings to be known as **"ASHOKA (A - WING)"** and **"BANYAN (B - WING)"** each presently consisting of Ground/ Stilt plus 3 levels of podium and 17 (Seventeen) or more upper floors along with 1 commercial building to be known as **"GOLDEN OAK (C WING)"** consisting of Ground plus 6 floors on a portion of the said entire project land being CTS No. 6A admeasuring 3185.55 sq.mtrs, and which portion is more particularly described in the **THIRD SCHEDULE** hereunder written and marked by **BLUE COLOUR** boundary line on the **PLAN** annexed hereto as **ANNEXURE "H"** and the said residential and commercial buildings on the said land are jointly referred to as **"THE SAID PROPERTY"**.

L. The Promoters shall in their sole discretion be entitled to change the area and/or location of the said project **AIKYA ROOTS** comprising of 2 residential wings i.e. **ASHOKA (A - WING)** and **BANYAN (B - WING)** along with a commercial building to be known as **GOLDEN OAK (C WING)"**, any recreation area, garden or other specifically earmarked areas as they may desire and make any amendments, modifications and/or changes therein so far as the plan/layout of the allottee/s / flat owner/office owner herein is unaffected by such change.



M. The Promoters may be installing electric substation constructed by BEST or TATA Power or Reliance Energy/Adani or otherwise on a portion of the said entire project land.

N. The approvals shall mean all licenses, permits, sanctions, consents obtained and/or to be obtained from and/or granted by the competent authorities in

Signature

Allottee initial

Signature

Promoter initial

connection with the said building and/or the development of the said property thereof.

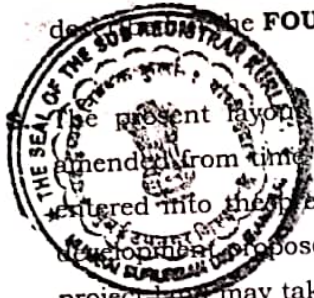
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| O. The Promoters | 93 | 930 |
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O. The Promoters have appointed Architect and Structural Engineer for the preparation of the design and drawings of the said building and the said building shall be constructed under the professional supervision of the Architect and the Structural Engineer as required by the bye-laws of the Municipal Corporation of Greater Mumbai.

P. The Promoters have registered the said Project under the provisions of Real Estate (Regulation & Development) Act, 2016 at Mumbai under No. **P51800047194** for the said project "**AIKYA ROOTS**" comprising of 2 residential wings i.e. **ASHOKA (A WING)** and **BANYAN (B WING)**" along with a commercial building to be known as **GOLDEN OAK (C WING)**" a copy showing registration is annexed hereto as **ANNEXURE "I"**.

Q. The Promoters have accordingly commenced construction of the said building/s.

R. The Allottee/s has applied to the Promoters to purchase a flat bearing number **1401** on the **14th Floor**, (hereinafter referred to as "**THE SAID FLAT**") in the said project Aikya Roots in the said building to be known as "**BANYAN (B - WING)**" being constructed on the said land by the Promoters more particularly as per the **FOURTH SCHEDULE** hereunder.

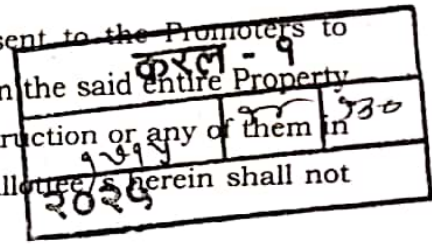


The present layout design, elevation, plans etc. may be required to be amended from time to time by the Promoters and the Allottee/s has /have entered into the present Agreement knowing fully well that the scheme of development proposed to be carried out by the Promoters on the said entire project may take a very long time, therefore the Promoters may require to amend, from time to time, the plans, layout, design, elevation etc. and the Allottee/s has no objection to the Promoters making such amendments, however in the event the area and location of the said Flat is required to be altered and/or modified and/or changed, then the Promoters will obtain the consent from the Allottee/s.

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Allottee initial

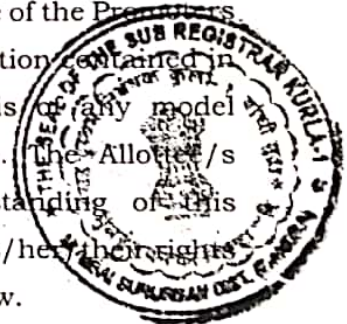
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T. The Allottee/s hereby gives his/her express consent to the Promoters to create a mortgage, charge, encumbrances or lien on the said entire Property or any part thereof and the building/s under construction or any of them in such manner that the said flat being sold to the Allottee/s herein shall not form part of the Mortgage.



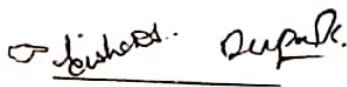
U. The Allottee/s hereby declares and confirms that prior to the execution of this agreement, the Promoters has given full and free inspection of the title documents/deeds, approvals, statutory permission, plans, design, specifications and disclosures with respect to the future amendments as proposed by the Promoters of the sanctioned plans which are/shall be put forward for approval to the local authority for their approval and sanctions in respect to the said building/s and of such other relevant documents as are specified under the Real Estate (Regulation & Development) Act, 2016 and rules and regulation made thereunder and also verified the same with the website which has been put up by the Real Estate Authority under Real Estate (Regulation and Development Act, 2016.


V. The Allottee/s expressly confirm/s that he/she/they has/have agreed to enter into this contract after verification and satisfaction of the afforested documents permissions, plans and sanctions as also the title of the Promoters to the said entire property and not based upon any information contained in the notice advertisement or prospectus, or on the basis of any model apartment/flat, plot or building/s as the case may be. The Allottee/s has/have obtained adequate advice and legal understanding of this agreement prior to its execution and is/are well aware of his/her rights and obligations under this agreement and the applicable law.



W. The authenticated copies of the plans and specifications of the said flat agreed to be purchased by the Allottee/s, as sanctioned and approved by the local authority have been annexed as **ANNEXURE "E"**.

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


Allottee initial


Promoter initial

Y. While sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters while developing the said entire project land and the said building/s and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s is granted by the concerned local authority.

Z. The Promoters have accordingly commenced construction of the said building/s in accordance with the said proposed plans.

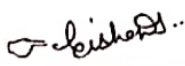
AA. The RERA carpet area of the said flat is **63.08** sq. mtrs i.e. **679** sq. ft. RERA Carpet area and "carpet area" means the net usable floor area of the said flat, which shall exclude the area covered by the external walls, areas under services shafts, and / or verandah area and / or exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment and common passages in F.S.I.

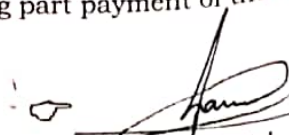
BB. The Common Areas and Amenities that shall be available to the Allottee/s in the said building/s are more particularly set out in the **ANNEXURE "J"**.

CC. Agreement is entered into by the Allottee/s on a specific understanding that the Allottee/s shall not insist upon the Lease/Conveyance as the case may be being executed in favour of the proposed Society / Condominium / Company / Corporate Body until the entire development of the said entire project land has been completed in all respects and Building Completion Certificate in respect of all buildings is received.

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

EE. Prior to the execution of these presents, the Allottee/s has/have paid to the Promoters a sum of **Rs.15,16,543/- (Rupees Fifteen Lakhs Sixteen Thousand Five Hundred Forty Three Only)**, being part payment of the sale


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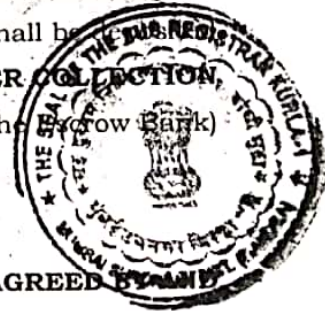
consideration of the said flat agreed to be sold by the Promoters to the Allottee/s as advance payment or Application Fee (the payment and receipt whereof the Promoters doth hereby admit and acknowledge) and the Allottee/s has/have agreed to pay to the Promoters the balance of the sale consideration in the manner hereinafter appearing.

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FF. Under section 13 of the said Act the Promoters are required to execute, a written Agreement for sale of said Apartment with the Allottee/s, being in fact these presents and also to register said Agreement under the Registration Act, 1908. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoters hereby agrees to sell and the Allottee/s hereby agrees to purchase the said flat.

Hereinafter, for the sake of brevity, the term Allottee/s shall be referred to as "the Allottee/s" and shall include Investor/s for the purposes of Article 5(g-a) (ii) of the Schedule I to the Maharashtra Stamp Act, 2015;

GG. The Promoter herein has availed construction finance facility/ loan from Aditya Birla Housing Finance Limited ("ABHFL"- "Lender") & Aditya Birla Finance Limited ("ABFL - "Lender") in respect of Aikya Roots ("Project") and the Project including all properties/flats/units/Commercial Units of the Project have been charged / mortgaged in favour of the Lenders and any sale consideration in respect of the flats / units in the project shall be by you directly in in favour of "RIPL AIKYA ROOTS MASTER COLLECTION ESCROW A/C", Bank: HDFC Bank, Branch: FORT, (i.e. the Escrow Bank) bearing Accounts No "57500001071662".



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

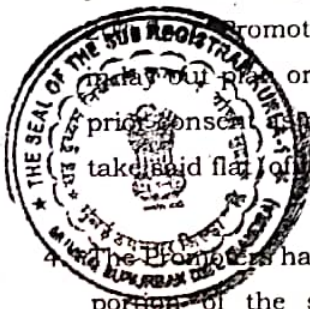
1. It is agreed between the parties hereto that all the recitals of this Agreement shall form part and parcel of the operative part of this Agreement and shall be read accordingly.
2. The Promoters are constructing the said entire project to be known as Aikya Roots on the said land, consisting of two residential buildings to be known as

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Allottee initial

[Signature]
Promoter initial

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| "ASHOKA (A - WING)" and "BANYAN (B - WING)" each consisting of Ground | | |
| / Silt plus 3 levels of podium and 17 (Seventeen) or more upper floors And 1 | | |
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| Commercial building to be known as "GOLDEN OAK(C WING)" consisting of | | |
| ground plus 6 floors on portion of the entire property being CTS Nos. 6A | | |
| admeasuring 3185.55 sq.mtrs, and which portion is more particularly | | |
| described in the THIRD SCHEDULE hereunder written and marked by BLUE | | |
| COLOUR boundary line on the PLAN annexed hereto as ANNEXURE "H" and | | |
| is referred to as the said residential and commercial buildings on the said | | |
| land and are jointly referred to as " THE SAID PROPERTY "). in accordance | | |
| with the plans, designs, specifications etc. approved by the concerned local | | |
| authority and which have been seen and approved by the Allottee/s with only | | |
| such variations and modifications as the Promoters may consider necessary | | |
| or as may be required by the concerned authority or the concerned local | | |
| authority or the Government to be made in them or any of them. The | | |
| Allottee/s agrees that the name of the building/s shall not be changed even | | |
| after formation of the ultimate body of Allottee/s and the same shall remain | | |
| as mentioned in this clause accordingly. | | |

3. The Promoters further propose and desire to construct additional proposed sale building/s and other buildings subject to sanction and approval being obtained from the concerned authority. The Allottee/s is aware that at present building plans in respect of the said building/s are sanctioned up to



The Promoters shall before be carrying out such addition or alteration or specification of the building or common area shall obtain prior consent as required under the Act of the Allottee/s who have agreed to take said flat / office in such building/s.

The Promoters have represented that there may be further sale building/s on portion of the said entire project land pursuant to increase in FSI, amalgamation of Property or otherwise. The Allottee/s hereby permits the Promoters for the same.

5. The Allottee/s hereby expressly permits to the Promoters for re-designing and building or buildings or the recreation area or internal road and passages and such other area or areas which the Promoters may desire to realign and redesign. If the building/Wing, in which the Allottee/s have agreed to acquire the said flat / office is completed earlier than other Buildings / Wing on the

Subishat. Anupak.
Allottee initial

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said Property, the Allottee/s confirms that the Promoters shall be entitled to utilize any F.S.I. whether T.D.R. or any other benefits or otherwise, which may be available on the said entire project land or any part thereof or any adjoining property or said Property as the case may be. Notwithstanding anything else contained herein, till the construction of the building "BANYAN" (B- WING)" and other building/s to be constructed on the said entire project land are completed and the F.S.I. and/or T.D.R. and/or the any other benefits available in present or in future on the said entire property are fully utilized by the Promoters and all the obligations, required to be carried out by the Allottee/s herein and the other Allottee/s of flat from the said Promoters, are fulfilled, the Promoters shall not be bound and shall not be called upon or required to form any Co-operative Society, Limited Company or condominium of Apartment Owners, of the Said building/s, as the case may be. The Allottee/s agree not to raise any demand or dispute or objection in that behalf.

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6. The Allottee/s herein has/have prior to the execution of this agreement independently inspected and perused the title certificate annexed to this agreement and also otherwise investigated and satisfied himself / herself /themselves/itself about the Promoter's rights to develop the said entire Property and have accepted the same as it stands and he/she/they/it shall not hereafter be entitled to further investigate the title of the Promoters and no requisitions or objection shall be raised on any matter relating to the title by the Allottee/s herein after execution of this agreement.

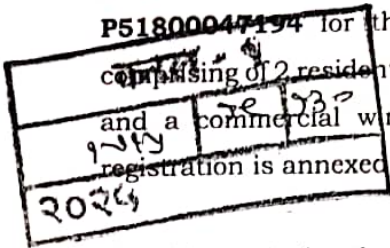


7. The Allottee/s is aware that due to planning constraints, the Promoters have in order to effectively develop the said entire project land sought various concessions in under the Development Control Regulation, 2034 including Regulation 41 thereof from the Municipal Commissioner of Greater Mumbai while applying for grants/ sanctions / permissions. The Allottee/s is/are aware that such concession has been granted by the Municipal Commissioner of Greater Mumbai. The Allottee/s hereby irrevocably undertakes not to challenge the concession obtained by the Promoters for development of the entire project land or the land adjoining thereto. The allottee/s is aware that promoter has availed concession for deficiency in open space and the allottee/s hereby agrees for the same and shall not object for the development in neighborhood with deficient open spaces.

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 Allottee initial

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 Promoter initial

8. The Promoters have registered the said Project being under the Real Estate (Regulations & Development) Act 2016 ("RERA Act") under No. **P51800047194** for the said project to be known as "**AIKYA ROOTS**" comprising of 2 residential wings i.e. "**ASHOKA (A WING)**" "**BANYAN (B WING)**" and a commercial wing i.e. "**GOLDEN OAK (C WING)**" a copy showing registration is annexed hereto as **ANNEXURE "I"**.

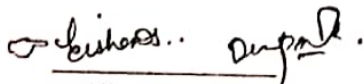



9. The Allottee/s hereby agrees to purchase from the Promoters and the Promoters hereby agrees to sell to the Allottee/s in the said project Aikya Roots, Flat/Unit No. **1401** admeasuring **63.08** sq. mtrs i.e. **679** sq. ft. RERA Carpet area (as per RERA act), on the **14th** floor in the "**B**" wing of the building to be known as "**BANYAN**" (**B - WING**) more particularly described in the **FOURTH SCHEDULE** hereunder written and delineated in **RED** color boundary line on the floor plan annexed hereto as **ANNEXURE "E"** (hereinafter referred to as "**THE SAID FLAT** ") for the price of **Rs. 1,43,08,518/- (Rupees One Crore Forty Three Lakhs Eight Thousand Five Hundred-Eighteen Only)** ("**TOTAL CONSIDERATION**") including the proportionate price of the common areas and facilities appurtenant to the said flat and excluding the GST, Registration charges, stamp duty and any other government charges, extent and description of the common/limited areas and facilities which are more particularly described in the **FOURTH SCHEDULE**.



10. The Promoters hereby agrees to allot/grant exclusive use of **Pit Parking** space bearing no **PITBP45** situated in **2nd Podium level** in the building **BANYAN** being constructed to the Allottee (hereinafter the said flat and car parking no **PITBP45** admeasuring **5 mtr Length x 2 mtr width x 1.7 mtr vertical clearance** and his jointly referred to as "**THE SAID PREMISES**").

11. The Allottee/s has/have paid to the Promoters on or before the execution of this agreement a sum of **Rs.15,16,543/- (Rupees Fifteen Lakhs Sixteen Thousand Five Hundred Forty Three Only)** as and by the way of earnest money and hereby agrees by pay to the Promoters the balance amount of **Rs.1,27,91,975/- (Rupees One Crore Twenty-Seven Lakhs Ninety One Thousand Nine Hundred Seventy Five Only)** from the said Total Consideration, in the following manner:


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i. A sum of Rs.84,99,419/- (Rupees Eighty Four Lakhs Ninety Nine Thousand Four Hundred And Nineteen Only), to be paid within 15 days from the date hereof.

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| 15 days from the date | | |
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ii. Amount of Rs.7,15,426/- (Rupees Seven Lakh Fifteen Thousand Four Hundred and Twenty Six Only), to be paid to the Promoters on completion of the walls, internal plaster, floorings of the said flat.

iii. Amount of Rs.7,15,426/- (Rupees Seven Lakh Fifteen Thousand Four Hundred and Twenty Six Only), to be paid to the Promoters on completion of the doors and windows of the said flat.

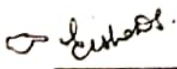
iv. Amount of Rs.7,15,426/- (Rupees Seven Lakh Fifteen Thousand Four Hundred and Twenty Six Only), to be paid to the Promoters on completion of the Sanitary fittings, staircases, lift wells, lobbies up to the floor level of the said flat.

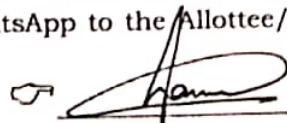
v. Amount of Rs.7,15,426/- (Rupees Seven Lakh Fifteen Thousand Four Hundred and Twenty Six Only), to be paid to the Promoters on completion of the external plumbing and external plaster, elevation and waterproofing of the building or wing in which the said flat is located.

vi. Amount of Rs.7,15,426/- (Rupees Seven Lakh Fifteen Thousand Four Hundred and Twenty Six Only), to be paid to the Promoters on completion of the lifts, water pumps, electrical fittings, electro, mechanical, environment requirements, lift lobby/s, plinth protection, paving of area appertain and all other requirements as may be prescribed in the Agreement of Sale of the building or wing in which the said flat is located.

vii. The Balance Amount of Rs.7,15,426/- (Rupees Seven Lakh Fifteen Thousand Four Hundred and Twenty Six Only), to be paid against and at the time of handing over of the possession of the Flat to the Allottee/s on or after the receipt of Occupancy Certificate or Completion Certificate.

viii. The Allottee/s shall without fail and without any delay or default or demur pay the aforesaid installments on its respective due dates, as time in respect of each of the said payments is OF THE ESSENCE OF THE CONTRACT. The Promoters will forward by courier/email/post/WhatsApp to the Allottee/s,

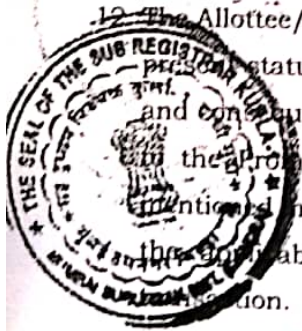

Allottee initial


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intimation of the Promoters having carried out/commenced the aforesaid work at the email / address / phone no. given by the Allottee/s under this Agreement and the Allottee/s /s agrees to receive such intimation through the above mentioned communication channels and will be bound to pay the amount of installments within 15 days of Promoters dispatching such intimation. If the same are not paid as aforesaid, the Allottee/s shall be liable to pay the same with interest at State Bank of India's highest Marginal Cost of Lending rate + 2% p.a.

ix. It is expressly agreed by the Allottee/s herein that the time for the payment of each of the aforesaid installments of the consideration and other amounts shall be the essence of the contract. All the above respective payments shall be made within seven days of him/her/them/it to make payment of the same. The Promoters will send such notice under certificate of posting /whats app/ email at the address /phone no mentioned hereinafter by the Allottee/s and The Allottee/s shall make all payments of the consideration amount due and payable to the Promoters through an account payee cheque / demand draft / pay order / wire transfer / any other instrument drawn in favour of "RIPL AIKYA ROOTS MASTER COLLECTION ESCROW A/C", **Bank: HDFC Bank, Branch: FORT**, (i.e. the Escrow Bank) bearing Accounts No "57500001071662".



The Allottee/s is/are aware that in addition to the aforesaid amounts as per the present statute, GST is liable on the total consideration payable hereunder and consequently, the amount of each installment payable by the Allottee/s to the promoters, including any of the aforesaid total consideration as mentioned in clause no 11 hereinabove, the Allottee/s will be required to pay the applicable Service Tax/GST to the Promoters in respect of this transaction. The Allottee/s hereby undertake(s) to pay the amount of the applicable Service Tax/GST along with each installment from the effective date with retrospective effect on which the relevant enactment/notification shall/has come into effect and further shall not dispute or object to payment of such statutory dues. Failure to pay to the Promoters the Service Tax/GST including any of the aforesaid total consideration as mentioned in clause no 11 hereinabove, applicable shall be deemed to be a default in payment of amount due to the Promoters. Provided further that if on account of change/amendment in the present statute or laws, statutes, rules,

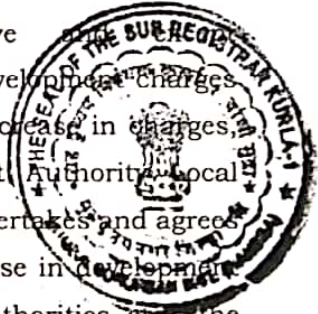
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regulations and policies or enactment of new legislation of new laws by the Central and/or State Government GST or any other taxes become payable hereafter on the amounts payable by the Allottee/s to the Promoters in respect of this transaction and/or aforesaid taxes levied is increased on account of revision by Authorities, the Allottee/s shall be solely and exclusively liable to bear and pay the same. If the same are not paid as aforesaid, the Allottee/s shall be liable to pay the same with interest at State Bank of India's highest Marginal Cost of Lending rate + 2% p.a. thereon before taking possession of the said unit/premises. The Allottee/s shall forthwith on demand pay to the Promoters the amounts payable by the Allottee/s in order to enable the Promoters to pay the same to the concerned authorities and any other or further amounts payable by the Allottee/s and the Allottee/s shall pay the same without any protest and there shall be a charge on the said premises for such unpaid amounts (without prejudice to any other rights that may be available to the Promoters). The Allottee/s hereby indemnifies and agrees to keep the Promoters indemnified for all times against any loss or damage or penalty or prosecution that may be occasioned to the Promoters on account of the Allottee/s failing to pay to the Promoters on demand the amount payable by the Allottee/s towards the said taxes as provided hereinabove.

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13. The total consideration is escalation-free save 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 Allottee/s for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoters shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee/s, which shall only be applicable on subsequent payments.



14. The Promoters have expressly informed to the Allottee/s that the carpet area and the exclusive area are subject to a variation cap of + / - 3 percent on account of structural and/or design and/or construction variances. In case of any dispute regarding the measurement of carpet area and exclusive area,

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Allottee initial

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the same shall be physically measured after removing all finishes and the cost of removal of finishes shall be borne by the party that raises dispute in relation to the Carpet Area and Exclusive Area. The total consideration payable for the carpet area and Exclusive Area shall be recalculated upon confirmation by the Promoters. If there is any reduction in the carpet area beyond 3% cap, then Promoters shall refund the excess money paid by the Allottee/s within forty-five days. In case of payment beyond 45 days the Promoters shall pay interest at the rate of State Bank of India's highest Marginal Cost of Lending rate + 2% per annum. If there is any increase in the carpet area allotted to the Allottee/s, the Promoters shall demand additional amount from the Allottee/s to be paid to the Promoters within 15 days from the date of confirmation of such increase in floor area of the said flat by both parties. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 9 of this Agreement.

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



It is expressly agreed that the time for the payment of each of the aforesaid installments of the consideration and other amounts shall be the Essence of the Contract. The said Consideration is derived on the basis that (a) the Promoters shall be entitled to utilize the entire unconsumed and residual Floor Space Index (F.S.I.), if any, in respect of the said entire Property / the Land, and the entire increased, additional, future and extra F.S.I. (whether by way of purchase of FSI from the layout and/or purchase of FSI from the authorities by payment of premium or price and/or the change of law and policy and/or the purchase of Transferable Development Rights and/or floating FSI) before the formation of the Society and even post formation of the Society for a period of 5 years after the execution of the Deed of Conveyance/Lease/Assignment of Lease, as the case may be and/or deemed Conveyance/Lease/Assignment of Lease as, the case may be and/or after the statutory vesting of the said Sale Building/s in favor of the Society/Limited Company/Condominium and (b) The promoters shall obtain prior written consent of the allottee/s in order to make any variations,

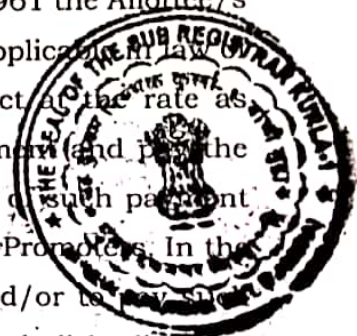
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 Allottee initial

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 Promoter initial

alterations, amendments or deletions to or in the scheme of development of the Property/said entire project Land, relocate/realign service and utility connections and lines, open spaces, parking spaces, recreation areas and all or any other areas, amenities and facilities as the Promoters may deem fit in its sole discretion and/or to the Sanctioned Plans (from time to time) before the formation of the Society/ Limited Company/Condominium and even post formation of the Society Limited Company/Condominium and even after the execution of the Deed of Conveyance/Lease/Assignment of Lease, as the case may be / Deed of Lease and/or deemed Conveyance/Lease/Assignment of Lease, as the case may be and/or after the statutory vesting of the said Building/s in favor of the Society. All the above respective payments shall be made to the Promoters within seven days of the due date notwithstanding the Allottee/s not having received any intimation in writing to make payment of the same. The Allottee/s shall make all payments of the consideration amount due and payable to the Promoters through an account payee cheque / demand draft / pay order / wire transfer / any other instrument drawn in favor of the Promoters.

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17. In accordance with the provisions of the Income Tax Act, 1961 the Allottee/s is/are under obligation to deduct the TDS at the rate as applicable in law at the time of payment of each installment (and pay the same to the Government Treasury and within seven days of such payment obtain and furnish the required Challan/Certificate to the Promoters. In the event that the Allottee/s fails to deduct such amount and/or to pay the amount to the Government Treasury then the Allottee/s shall be liable to suffer or incur all the consequences including to reimburse the damages or loss which may be suffered or incurred by the Promoters by reason of non-deposit of such amount in the Government Treasury and/or upon the failure to furnish the Challan/TDS Certificate evidencing such payment to the Promoters.



18. The Promoters hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall before handing over possession of the said flat to the Allottee/s, obtain from the concerned local authority part and/or full

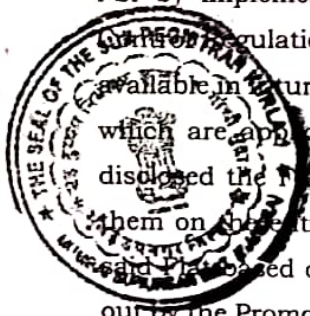
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occupation certificate and/or completion certificates in respect of the said flat. After obtaining full and/or part occupation certificate and/or completion certificate from the local authority, the Allottee/s and other Allottee/s/legal occupant/s of the said building/s shall be covenant to such terms, conditions, stipulations and restrictions that are and/or shall be laid down by the local authority for the said residential building.

19. The Promoters have expressly made clear to the Allottee/s that the Promoters have obtained necessary approvals however, some of the other approvals including amendments of the current approval shall be proposed from time to time and that the Allottee/s has granted permission to the above and entered into this agreement. While carrying out such amendment, the Promoters will endeavour to ensure that such amendment shall not affect floor of the said flat and its area beyond the +/- variance of 3% in the carpet area and exclusive area.

20. The Promoters hereby declares that the Floor Space Index available as on date in respect of the entire project land is 3185.55 square meters only and Promoters have planned to utilize additional Floor Space Index of 7565.68 (Sq. Mtrs) by availing of TDR or FSI available on payment of premiums or fungible FSI available or any other FSI by whatever name called or incentive FSI by implementing various scheme as mentioned in the Development Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulation (DCR), which are applicable to the said entire project land. The Promoters have disclosed the Floor Space Index of 10751.23 as proposed to be utilized by them on the entire project land and allottee/s has agreed to purchase the said Flat based on the proposed construction and sale of Flat to be carried out by the Promoters by utilizing the proposed FSI and on the understanding that the declared proposed FSI and all further and other benefits shall belong to Promoters only. The Promoters as stated above shall utilize road width FSI and any other FSI/TDR by whatever name called as is available under DCPR 2034 or any other law for time being in force.



21. It is agreed by the Allottee/s that any delay or default in the payment of any amounts under this agreement by the Allottee/s is likely to result in a delay in handing over the possession of the unit to the Allottee/s herein as also

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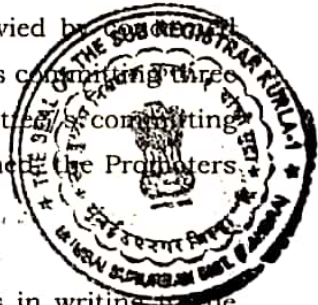
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other Allottee/s. Delay in handing over of possession ~~OR~~ ⁱⁿ the Promoters to harsh consequences. The Allottee/s therefore agrees that notwithstanding what is stated in the event of such delay and/or default in payment of money dues, the Allottee/s shall, apart from what is stated above, be fully responsible for the consequences thereof, whether monetary or otherwise including but not limited to defending any proceedings that may be initiated against the Promoters for delay in handing over possession and for non-payment of any dues payable under this Agreement.

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22. Without prejudice to the Promoters' rights, under this agreement and/or in law, including for damages, the Promoters, as the case may be, shall be entitled to claim and the Allottee/s shall be liable to pay to the Promoters, as the case may be, interest at the rate of as per rules or at such rate as Promoters may decide on all such amounts /payments which may become due and payable by the Allottee/s under the terms of this agreement and remain unpaid for seven days or more after becoming due.

23. Without prejudice to the right of Promoters to charge interest, on the Allottee/s committing default in payment on due date of any amount due and payable by the Allottee/s to the Promoters under this Agreement (including his/her/their proportionate share of taxes levied by the local authority and other outgoings) and on the Allottee/s committing three defaults of payment of installments and/or on the Allottee/s committing breach of any of the terms and conditions herein contained the Promoters shall at its own option, may terminate this Agreement.



24. Provided that Promoters shall give notice of fifteen days in writing to the Allottee/s, by Registered Post A.D. at the address provided by the Allottee/s and/or mail at the e-mail address/ WhatsApp on the number provided by the Allottee/s, of his/her/their intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee/s fail/s to rectify the breach or breaches mentioned by the Promoters within the period of notice then at the end of such notice period, Promoters shall be entitled to terminate this Agreement in which event the consequences hereinafter set out shall follow:

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 Allottee initial

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 Promoter initial

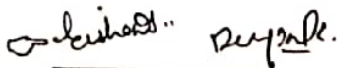
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| a) कर्ता Allottee/s shall cease to have any right or interest in the said Premises | | | |
| or any part thereof; | 2 | 330 | |
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said Premises at such price and on the terms and conditions to such other person or party as the Promoters may, in its absolute discretion deem fit, without any recourse to Allottee/s. The Promoters will thereupon execute an Agreement in favour of such other person or persons as the Promoters directs, if in the event the default is in respect of amounts payable to the Promoters. In the event the default is towards payment of any amount due to the Promoters, the Allottee/s shall pay to the Promoters, the balance of the consideration of the premises and thereupon the Promoters alone shall be entitled to the deal with and/or dispose of the said premises as they may deem fit.

c) On the realization of the entire sale consideration on resale from the new prospective Allottee/s towards the said Premises, the Promoters shall refund to the Allottee/s the amount paid till then by the Allottee/s to the Promoters without any interest in pursuance of this Agreement after deducting there from:

i. 10% of the purchase price of the said Premises shall stand forfeited as liquidated damages. The Allottee/s confirms and warrants that the liquidated damages is a genuine and pre-estimate of the loss or damage that is likely to be suffered by the Promoters on account of default on the part of the Allottee/s. The Allottee/s shall pay the amount payable by him/her/it/them to the Promoters towards liquidated damages. The Liquidated Damages shall be determined at having regard to the cost of construction, the cost of funds raised by the Promoters, the ability or inability of the Promoters to resell the Said flat/premises, among others. The Allottee/s waives his/her/their right to raise any objection to the payment or determination of Liquidated Damages in the manner and under the circumstances set out herein.

ii. The taxes, GST, service charges and outgoings, brokerages etc. if any, due and payable by the Allottee/s in respect of the said Premises up to the date of termination of this Agreement;


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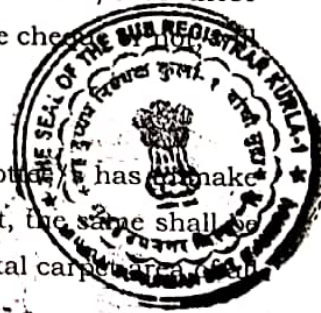
iii. The amount of interest payable by the Allottee/s to the Promoters in terms of this Agreement from the dates of default in termination as aforesaid;

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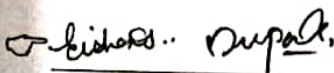
iv. The balance amount payable to the Allottee/s after deducting all of the above, shall be refunded only after their registration of the deed of cancellation of this agreement, the cost including stamp duty of registering the deed of cancellation shall be borne and paid by the Allottee/s alone.


25. The Promoters shall, in the event of any shortfall, be entitled to recover the said amounts from the Allottee/s. The Promoters shall not be liable to pay to the Allottee/s any interest, compensation, damages, costs otherwise and shall also not be liable to reimburse to the Allottee/s any Government Charges such as GST, Stamp Duty, Registration Fees etc. as the case may be. The amount shall be accepted by the Allottee/s in full satisfaction of all his/her/its/their claim under this Agreement and/or in or to the said flat/office/unit/premises. The Allottee/s agrees that receipt of the said refund by cheque from the Promoters by to the Allottee/s by registered post acknowledgement due at the address given by the Allottee/s in these presents whether the Allottee/s accept/s or encash/s the cheque shall constitute full and final amount to the said refund.

26. Whenever in this Agreement it is stipulated that the Allottee/s has to make any payment in common with other Allottee/s in project, the same shall be in proportion to the carpet area of the said flat to the total carpet area of the said flat in the project.



27. The Allottee/s is aware that the said building/s and the common areas and amenities in the said building/s shall be maintained and managed by the Facility Management Company (FMC) appointed by the Promoters. The Allottee/s along with the other Allottee/s and owners of the premises shall be entitled to avail of the services provided or arranged by or through the Promoters/ FMC at a cost or charges that may be fixed by the Promoters/FMC. All common costs, charges and expenses that may be claimed by the Promoters / FMC shall be to the account of and borne by the Allottee/s of the premises in the said building/s. These common costs shall be shared by all such Owners/Allottee/s on pro-rata basis determined by the


Allottee initial


Promoter initial

Promoters and/or FMC, which determination shall be binding on the Allottee/s.

28. a) Commencing a week after notice in writing is given by the Promoters to Allottee/s that the said flat is ready for use and occupation irrespective of whether the possession of the said flat is taken or not in accordance with this agreement and further the Allottee/s shall after payment of the entire total consideration to the Promoters and all applicable taxes and outgoings to Promoters under this Agreement on execution of this Agreement and prior to taking possession of the said Premises, deposit with the Promoters following sums of money in addition to any other amounts mentioned in this agreement:

| Particulars | Amount |
|-----------------------------|-------------------|
| 1) Legal Charges | 10,000/- |
| 2) Share application money | 500/- |
| 3) Society Formation | 15,000/- |
| 4) Water and electric meter | 20,000/- |
| 5) Development Charges | 1,79,720/- |
| 6) Corpus Fund | 1,35,800/- |
| 7) Pipe/ Gas Connection | 10,000/- |
| 8) M membership | 50,000/- |
| 9) ADHOC Maintenance | 97,776/- |
| Total | 5,18,796/- |



b) The Advocates and Solicitors of the Promoters shall prepare within 3 months of occupation certificate (OC), the Lease, Conveyance, Declaration and all other documents to be executed in pursuance of these presents as also the Bye-laws and/or the Memorandum and Article of Association in connection with the Condominium, Co-operative Society or the Limited

Abhishek D. Durgalkar
Allottee initial

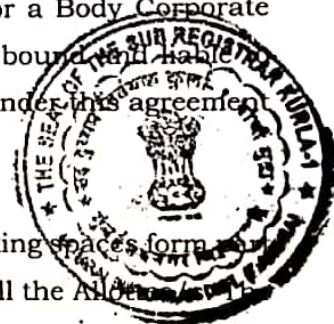
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Company as the case may be and all costs, charges and expenses including stamp duty, registration charges, the cost of preparing and executing this agreement and for the conveyance and other expenses in connection with the preparation and execution of the Conveyance and other documents and the formation or registration or incorporation of the said Organization, the Promoters shall utilize the sum of Rs. 10,000/- (Rupees Ten Thousand only) as mentioned in Clause 29. A) paid by the Allottee/s for meeting all legal costs, charges and expenses including professional costs of the attorneys at law/advocates of the Owners.

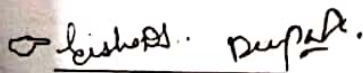
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29. The Promoters shall maintain a separate account in respect of sums received by the Promoters from the Allottee/s as deposit, sums received on account of the share capital, and shall utilize the amounts only for the purpose for which they have been received.

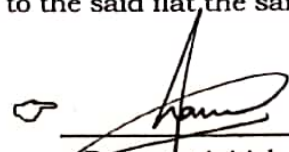
30. The Allottee/s shall pay stamp duty and registration charges payable, if any, by the condominium or a society or limited company or a Body Corporate Society as the case may be, on the Conveyance/Lease/Assignment of Lease, or any document or instrument of transfer in respect of the said land and/or any part thereof and the said building/s as the case may be executed in favor of the condominium or a society or limited company or a Body Corporate Society as the case may be. The Promoters will not be bound to pay any stamp duty or registration charges on and/or under this agreement or otherwise.



31. The Promoters has represented that the mechanical parking spaces form and parcel of the common areas which are common to all the Allottee/s etc. have been proportionately charged for this common areas with specific right to park vehicle / cars in the Podium Level to be constructed by the Promoters for parking in Puzzle Form and/or Stack Form or any manner as the Promoters may decide and which area has been sanctioned by the MCGM for parking vehicles. The Allottee/s is also aware that the Promoters shall allot to some other Allottee/s and members of the society as and by way of an additional amenity the exclusive right to park vehicles / cars in the parking tower for mechanical parking of vehicles, as shown in the plan hereto. These exclusive rights to park vehicles / car as afforested are both inheritable and transferable and will stand attached to the said flat the same



Allottee initial



Promoter initial

being an amenity attached to the said flat and the same shall not be transferred by the Allottee/s otherwise than with the transfer of the said Flats. The Allottee/s agrees and undertakes to support any further exclusive rights to park that may be created by the Promoters herein in favor of the other Allottee/s which may be hereinafter made without any objection whatsoever and also agrees and undertakes not to object to and to specifically vote in favor of such exclusive rights in any resolutions that may be put up for passing in the General Body Meetings or Managing Committee Meeting of the said Society or otherwise in any other meeting. The Allottee/s is aware that specifically relying on the aforesaid assurances and undertakings, the Allottee/s is specifically granted exclusive rights to park as stated herein. This Agreement shall be treated as permission to the Promoters granting such exclusive rights to other Allottee/s and members of the said society.

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32.

(i) The Allottee/s acknowledge/s and understand/s that in view of the paucity of available car parking spaces in the said building/s, a majority of the car parking spaces provided in the said building/s are in the form of Puzzle/Stack type automated/manual mechanical car parking system, which shall have a floor mounted roller bed type system, allowing criss cross movement of car parking pallets, in the car parking towers wherein there shall be no identified spot/place which may be earmarked for parking of particular acquirer of premises in the said building/s and which shall be designed to minimize the area and/or volume required for parking cars (hereinafter referred to as "the PIT Parking"). The Allottee/s is/are aware that such Mechanical Parking involves operation of an automated machine for parking and removing cars from the Mechanical Parking system which could be time-consuming and the Allottee/s acknowledge/s that the Allottee/s has/have no objection to the same. The Allottee/s is/are aware that such Mechanical Parking also requires a valet system by appointment of qualified drivers, for ease of parking and removing of vehicles from the parking slots in the Mechanical Parking system.

(iii)



(ii) For the effective management of car parking spaces in the said building/s and in order to avoid any later disputes, the Promoters are entitled to carry out a tentative earmarking of a certain number parking spots in the mechanical parking system of the said building/s for exclusive use thereof

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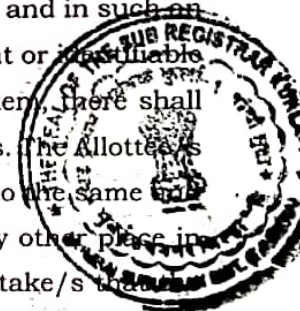
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Allottee initial

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by certain acquirers of premises in the said Building depending on availability of parking spots in the Mechanical Parking System. The Allottee/s agree/s that the Promoters shall be entitled to do such earmarking of such number of car parking spots at its discretion and the Allottee/s hereby accept/s the decisions taken by the Promoters in relation to such earmarking of car parking spots. The Allottee/s further agrees/s and undertakes/s that on admission of the Allottee/s to the said society /Common Organization as member/s thereof, the Allottee/s shall cast his/her/their votes in the first general meeting or shareholders meeting, as the case may be, of the Common Organization in favour of approving such car parking earmarking as done by the Promoters, so that the respective person/s in whose favour the Promoters have earmarked a certain number of car parking spots, will be allotted such respective car parking spot/s by the said Body for exclusive use along with rights of transferability in respect thereof. As per such tentative plans prepared by the Promoters, the holder of the said premises would be entitled to park 1 (Four Wheeler) vehicle in the **Pit Parking in 2nd Podium Level in BANYAN (B-WING) Bearing No PITBP45.**

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(iii) It is clarified that in the event that the car parking spot/s are tentatively earmarked for the Allottee/s in the Mechanical Parking, then and in such an event, the Allottee/s may not be allotting ted any independent or identifiable car parking spaces/s. Within each mechanical parking system, there shall be no identifiable space for parking of any particular vehicle/s. The Allottee/s hereby confirm/s that the Allottee/s has/have no objection to the same and that the Allottee/s shall not park his/her/their car/s at any other place in the said Building. The Allottee/s hereby agree/s and undertake/s that the Allottee/s shall bear the costs and expenses of the maintenance of such Mechanical Parking system or also keep such valet parking facility at his/her/their costs for parking or removal of cars from the Mechanical Parking system. The Allottee/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.

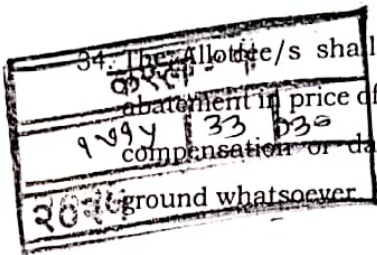


33. Agreed further that the permission given herein shall be treated as an affirmative vote of the Allottee/s and the Allottee/s would be deemed to have

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Allottee initial

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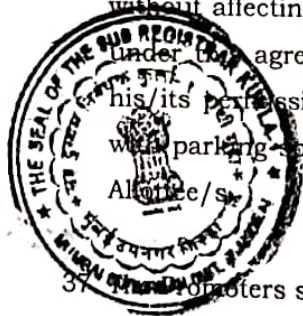
assented to any resolution put up by the society or Managing Committee or body referred to hereinabove.



34. The Allottee/s shall not be entitled to raise any objection or claim any abatement in price of the premises agreed to be acquired by them and/or any compensation or damage on the ground of inconveniences or any other ground whatsoever.

35. The Promoters shall be entitled to enter into agreements with other Allottee/s on such terms and conditions of the agreements as the Promoters may deem fit without affecting or prejudicing the rights of the Allottee/s in the flats/premises etc. under this agreement.

36. It is hereby expressly agreed that the Promoters shall, notwithstanding anything contained in this agreement, be entitled to sell the flats/offices/unit/premises, garages, and allot user exclusive open spaces/parking space/stack parking, terrace or portion thereof etc. in the new proposed building/s and other structures on the said land for commercial/residential user or parking or for any other permissible user in that behalf in such manner and on such terms and conditions as the Promoters may deem fit without affecting or prejudicing the rights of the Allottee/s in the premises under this agreement. The Allottee/s shall not object to and hereby give his/its permission to the Promoters allotting, selling or otherwise dealing with parking spaces, and such allotment sale etc. shall be binding on the Allottee/s.



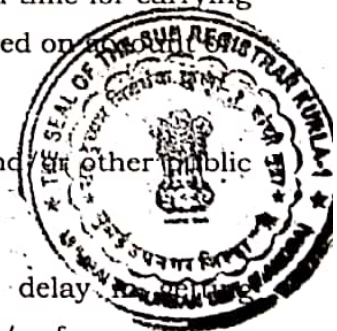
37. Promoters shall endeavor to hand over possession of the said flat to the Allottee/s on or before 30/06/2026 + Additional Grace Period of 6 months' subject to force majeure and what is otherwise stated herein. If the Promoters fails and neglect to give possession of the said flat on the aforesaid date or any such date as may be extended by mutual consent, then the Allottee/s shall have the option to terminate this agreement after giving 90 days' notice in writing about the Allottee/s intentions to terminate the agreement. The Promoters shall be granted opportunity to offer legal possession of the said flat within the notice period. In case of failure to offer legal possession, the Promoters shall be liable to refund to the Allottee/s within 3 months the amount received by the Promoters in respect of the said flat/premises along

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Allottee initial

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Promoter initial

with simple interest at State Bank of India's MCLR Rate + 2% p.a. being the same interest rate as mentioned hereinabove above from ~~the~~ 2014 date the Promoters received the sum till the date the said amount and interest thereon is paid to the Allottee/s. It is agreed that upon ~~the termination~~ 31 of this Agreement by the Allottee/s, the claim of the Allottee/s shall be restricted to refund of monies paid with simple interest at State Bank of India's MCLR Rate + 2% p.a. thereon and that the Allottee/s shall not be entitled to claim any loss and/or damages and/or mental trauma or otherwise howsoever. The amount so refunded shall be in full and final satisfaction and final settlement of all the claims of the Allottee/s under this Agreement. The Allottee/s shall be entitled to such refund from the Promoters only after execution and registration of the deed of cancellation and waiving his/her /their right and interest derived from this agreement. The Allottee/s shall before be exercising its rights under this clause shall have to ensure that he/she/they are not under any breach/breaches of this agreement and have fulfilled their obligations in totality. The protection available to the Allottee/s in this clause is subject to the Allottee/s having paid all the amounts due and payable hereunder as per the payment schedule stated in this agreement.

38. The Promoters shall be entitled to reasonable extension of time for carrying out its obligations herein if completion of building is delayed on
- (i) war, civil commotion or act of God.
 - (ii) any notice, order, rule, notification of the Government and/or other public or competent authority/court.



And that the Allottee/s hereby agree to ignore such delay in possession due to any of the abovementioned reasons and/or for any reason beyond the control of the Promoters as per the provisions of the RERA Act or any relevant section of the Acts from the time being in force.

39. The Allottee/s shall take possession of the Said Flat within 15 (fifteen) days of the Promoters giving written notice to the Allottee/s intimating that the said flat is ready for use and occupation. If, during a period of 5 years from the date of handover of the possession, the Allottee/s brings to the notice of the Promoters any Structural Defect in the said flat or in the material used therein (excluding wear and tear and misuse), wherever possible, such defects (unless caused by or attributable to the Allottee/s shall be rectified

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Allottee Initial

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by the Promoters at its own costs. In the case it is not possible to rectify such defects, then the Allottee/s shall be entitled to receive reasonable compensation from the Promoters for rectifying such defects, based on the estimated cost of rectifying such defects as determined by the Architect/Engineer of the Promoters. If the Allottee/s carries out any alteration and/or addition or change as regards columns, beams, slabs, and/or ceiling or outer walls any other structural change and/or alteration in the said flat or any part thereof in the said flat and/or the said building, the liability of the Promoters shall come to an end and the Allottee/s alone shall be responsible to rectify such defect and/or change at their own costs.

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40. The Promoters has agreed to provide in the said Flat's the amenities as per list annexed hereto as **Annexure "J"**. The Promoters reserves rights to add/remove/change any items/brands of such amenities at their sole discretion. As the Promoters are not charging any additional amount for such amenities, the Allottee/s shall not be entitled to claim any amount as compensation/damages or under any other nomenclature for not providing all or any amenities as per the list annexed hereto.

41. The Allottee/s shall use the said Flat or any part thereof or permit the same to be used only for purpose of residence/office or any other user permitted by law. The Allottee/s shall use the said car parking space only for purpose of keeping parking vehicle.



42. The Allottee/s shall bear and pay the proportionate municipal taxes, maintenance charges and all other outgoings in respect of the said building/s from the date of possession in respect of the said premises. The common expenses in respect of the said land shall be shared by the Allottee/s of units and other premises of the said building/s in proportion of their respective area.

43. The Allottee/s along with other Allottee/s of Flats/units/ office in the said building/s shall join in forming and registering the condominium or a society or limited company or a Body Corporate Society as the case may be to be known by such name as the Promoters may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the

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formation and registration of condominium or a society or limited company or a Body Corporate Society as the case may be and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Promoters within seven days of the same being forwarded by the Promoters to the Allottee/s, so as to enable the Promoters to register the common organization of Allottee/s. No Objection shall be taken by the Allottee/s if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority. It is expressly agreed that a separate society shall be formed for the Allottee/s of the commercial building and the Allottee/s shall not object to the same or interfere with the functioning of such proposed condominium or a society or limited company or a Body Corporate Society.

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44. The Promoters shall execute registered conveyance within 3 months from the date of issue of occupancy certificate in respect of all buildings on the entire project land in favor of the common Organization in respect of the structure of the commercial and residential building/s along with the land under subject to the right of the Promoters:

- i. to dispose of unsold units, if any and receive the entire consideration and outstanding dues from the Allottee/s; and
- ii. to consume the entire balance FSI, balance TDR and any additional future increase in FSI and TDR, additional FSI due to change in law or policies of any Authority on the said property; and
- iii. to use all internal roads and all the facilities, amenities and services for such future and / or ongoing development or otherwise.



45. It is expressly and specifically clarified, agreed, understood and confirmed by and between the parties hereto that the unsold units/flat and other flat including car parking spaces in the said building/s shall at all times, including after the formation and registration of the Common Organization and/or after the Conveyance/ of the said Property and the said building in favor of the Common Organization, be and remain the absolute property of the Promoters, and the Promoters after expiry of the 12th month from the date of issuance of Occupation certificate shall become members of the Common Organization in respect thereof, and the Promoters shall have full

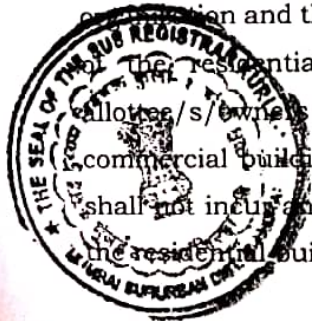
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right, absolute power and authority, and shall be unconditionally entitled to deal with and to sell, let or otherwise dispose of the same in any manner and for such consideration, and on such terms and conditions as it may in its sole and absolute discretion deem fit and proper, to any person or party of its choice, and neither the Allottee/s herein, nor the Common Organization shall object to or dispute the same. On the Promoters, as the case may be, intimating to the Common Organization the name or names of the Allottee/s or acquirer/s of such unsold units, flat, etc., the Common Organization shall forthwith accept and admit such Allottee/s and acquirers as their member/s and shareholder/s, and shall forthwith issue share certificate/s and other necessary documents in their favor, without raising any dispute or objection to the same and without charging/recording from them any premium, fees, transfer charges, donations or any other amount of whatsoever nature in respect thereof. The Promoters shall pay the municipal property taxes, non-agricultural assessment charges/taxes/rate etc. in respect of unsold Flat / Units directly to the concerned authority.

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46. It is further expressly agreed and confirmed by the Allottee/s of the Residential buildings that the allottee/s owners of the commercial building to be known as "GOLDEN OAK (C WING)" shall have a separate common organization and they shall have no right to use the common areas/ facilities of the residential buildings apart from the parking allotted to the allottee/s/owners of the commercial building. The allottee/s / owners of the commercial building shall bear their monthly maintenance separately and shall not incur any common cost related to the amenities and operatives of the residential buildings & vice a versa.



47. All costs charges and expenses in connection with the formation of the Common Organization, as well as the costs of preparing and engrossing the deed of lease or any appropriate document/deed in respect of the said property and the said building/s in favor of the Common Organization, payment of charges for such purpose, stamp duty and registration charges thereof and all other agreements or any other documents required to be executed by the Promoters as well as the entire professional costs of the Attorneys of the Promoters for preparing and approving all such documents shall be borne and paid by the Common Organization or proportionately by all the Allottee/s in the said Building/s. The share of the Allottee/s in such

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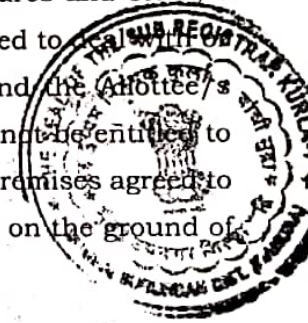
costs, charges and expenses shall be paid by him/her/them immediately when demanded.

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8. It is hereby expressly clarified, agreed and understood between the parties hereto that:

The Promoters hereby declare that they are entitled to use the available FSI and T.D.R., for construction of the building/s on the said Property;

If any portion of the said property is acquired or notified to be acquired by the Government, or by any other public body or authority, the Promoters shall be entitled to receive all the benefits in respect thereof and/or the compensatory F.S.I. or all other benefits which may be permitted in lieu thereof till the society or limited company or other body is formed and registered and the said property and building is transferred. The Promoters shall be entitled to use any additional F.S.I. or additional constructions that may be permitted by the local body or concerned authority on the said property for any reasons whatsoever including F.S.I. in respect of any adjoining or neighboring property. Such additional structures and storey's will be the sole property of the Promoters who will be entitled to dispose of the same in any way the Promoters choose and the Allottee/s hereby given permission to the same. The Allottee/s shall not be entitled to raise any objection or claim any abatement in price of the premises agreed to be acquired by them and/or any compensation or damage on the ground of inconveniences or any other ground whatsoever.



The residual F.S.I. if any, in the said property available but not sanctioned will be available to the Promoters till the final conveyance / transfer of the said property and building/s to the common organization of Allottee/s and the Promoters will be entitled to utilize the same by constructing on the said property even after the transfer of the said property and building/s to the ultimate body of Allottee/s.

In view of the Development Control Regulations (2034) and changes to Development Plan or otherwise, it is possible for the Promoters to acquire certificate/s of Development Right of other properties (commonly known as TDR) and to make additional construction on the said property by utilizing

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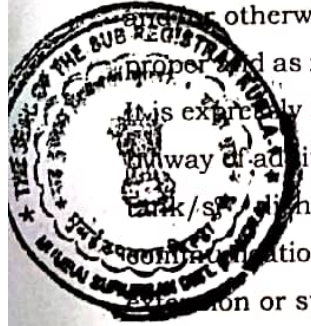
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such Development Rights. Such additional structures, or floors, shall be the absolute property of the Promoters and the Promoters shall be entitled to dispose of the same in any manner as Promoters may deem fit without adversely affecting the premises of the Allottee/s.

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v. The Allottee/s agree/s and undertake/s to permit and give the Promoters/Promoters all facilities for making such additions, alterations or to put up any additional structures or floors, on the said property which in addition may be horizontal and/or Vertical to the building to be constructed on the said property even after the said society or limited company is formed and registered and the said property and the said building or part thereof is transferred to the society till the work of additions and alterations above is completed in full and possession of such flats etc., are handed over to the respective Allottee/s of such premises etc. The Allottee/s agree/s and undertake/s not to object to such construction on the ground of nuisance, annoyance and/or otherwise for any other reasons.

vi. The Promoters, shall have the full right, absolute authority and unfettered discretion to use, utilize and consume the aforesaid FSI and TDR respectively for constructing any new and additional structures and floors thereon, or otherwise howsoever, as the Promoters may desire and deem fit and proper and as may be legally permitted, whether now or at any time in future.



It is expressly agreed that in case of vertical expansion of the said building/s in way of additional floor/s, the Promoters shall be entitled to shift the water tank/s, antenna/s, relay station for cellular and satellite communications etc., either over and above such additional floors and/ or on or such other place/s as the Promoters may deem fit and proper.

vii. The Promoters shall be entitled to take benefit of any approval of development rights/FSI/TDR/benefits by whatever name called which may become available with respect of the said property to any other property or properties either adjoining the said property or otherwise as may be permissible in law and the Allottee/s shall neither claim any right thereto nor object or dispute the same in any manner whatsoever.

viii. The Allottee/s hereby expressly permits to the Promoters re-aligning, re-designing the said building/s or the recreation area or internal road and

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passages and such other area or areas which the Promoters may desire to re-align and re-design. The said building/s, is completed earlier than the scheduled time of completion mentioned herein under, then the Allottee/s confirm/s that the Promoters will be entitled to utilize any F.S.I. which may be available on the said entire project land or any part thereof till the F.S.I. available on the said entire project land is duly utilized by the Promoters and the amount or amounts receivable by the Promoters and all obligations required to be carried out by the Allottee/s herein and Allottee/s of other premises are fulfilled by them, the Promoters shall not be bound and shall not be called upon or required to form any Co-operative Society, Limited Company or Condominium or Apartments as the case may be and the Allottee/s agree/s and permits not to raise any demand or dispute or objection in that behalf.

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ix. It is agreed and understood that at any time before the execution of the Conveyance/Assignment of the said proposed new building/s known as "AIKYA ROOTS" the Promoters shall be entitled to amalgamate the said land with any other adjacent property which it may have already purchased /acquired, or which it may hereafter purchase/acquire, and to apply for and obtain the necessary sanctions, permissions, orders, NOCs, approvals for such amalgamation, and to develop the said property in accordance therewith. The Allottee/s shall not raise any objection to or dispute such amalgamation of the said Property land by the Promoters;



x. The lift machine room and water tank shall be located on the common terrace above the topmost floor of the said building/s. The said common terrace is agreed to be left open to the sky for further and additional constructions thereon by the Promoters in future at any stage and/or time in terms of this clause. The Allottee/s will not have any right to use or have any claim right title or interest of whatsoever nature in the said common terrace, save and except for the purpose of inspection and maintenance of lift, lift room and water tanks;

xi. All such new and additional tenements, units, premises buildings and structures shall absolutely and exclusively belong to the Promoters, and neither the Allottee/s herein, nor the Common Organization shall have or claim any rights, title, benefits or interests whatsoever in respect thereof, and

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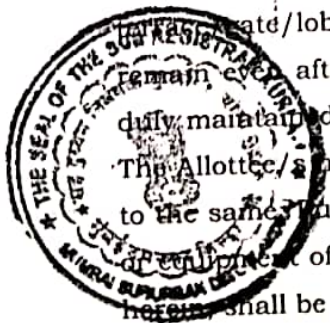
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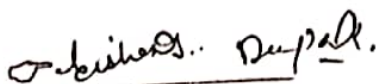
the Promoters shall be entitled to deal with, sell, let or otherwise dispose of and transfer the same in any manner, to any person/party of its choice, for such consideration, and on such terms and conditions as it may in its sole and absolute discretion deem fit and proper, and neither the Allottee/s nor the Common Organization shall raise any dispute or objection thereto and the Allottee/s hereby grants his/her/their permission to the same;

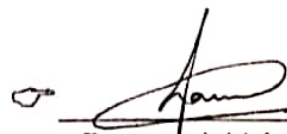
xii. The Allottee/s shall not at any time hereafter raise any objection or dispute on any ground whatsoever to the provisions of this agreement or to the Promoters exercising their rights as mentioned herein, nor shall they claim any abatement or reduction in the Allottee/s price due to the same nor shall they claim any compensation or damages from the Promoters/s due to the same on any ground whatsoever including on the ground of any inconvenience or nuisance which may be caused by the Promoters putting up and effecting such new and additional construction as mentioned hereinabove.

xiii. Till the said property is transferred to the ultimate body of Allottee/s all open spaces of the said premises shall belong to the Promoters to use the same in any lawful manner. The Promoters has put up by way of LED/Neon sign of their company/building name 'Aikya Realty/Aikya Roots' on the top of the terrace/lobbies and various other places or podium. The same shall remain after the formation of the condominium/society and shall be duly maintained by the Condominium/Society at their costs and expenses. The Allottee/s hereby accepts the same and gives his/her/their permission to the same. Further, no other neon sign, hoarding or cellular phone tower or equipment of any nature whatsoever except as the neon sign mentioned herein shall be put up on the terrace.

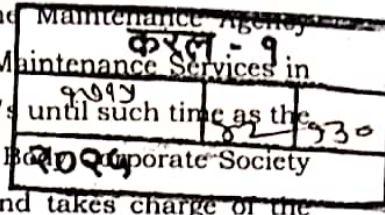


xiv. The Promoters shall be entitled to grant any Right of Way or license of any right through, over or under the said property to any person or party including occupant, Allottee/s or person entitled to any area or areas in any building(s) which may be construct by the Promoters on the said property or any other adjoining property or properties as the Promoters may desire or deem fit.


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xv. The Allottee/s is aware that the Promoters or the Maintenance Agency nominated by the Promoters for providing certain Maintenance Services in the said building/s shall maintain the said building/s until such time as the condominium or a society or limited company or a Body Corporate Society as the case may be of the Allottee/s is formed and takes charge of the property. Provided that thereafter the Allottee/s along with the other members of the condominium or a society or limited company or a Body Corporate Society as the case may be of flat, the Allottee/s shall be entitled to enter into Maintenance and Service Agreement, with the Promoters and/or the said Agency appointed by the Promoters at their own cost and risk.

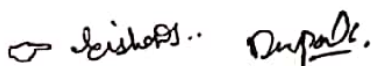


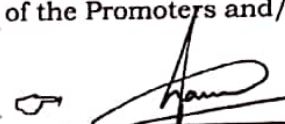
xvi. It is in the interest of the Allottee/s to help the Maintenance Agency in effectively keeping the said Flat and the said building/s secured in all ways. The Allottee/s hereby agrees and accepts that for security reasons, the Maintenance Agency shall be at liberty to enforce a framework of guidelines to be followed and observed by the occupants/ visitors to the same building. However, it has been made clear to the Allottee/s that the entire internal security of the said flat shall be sole responsibility of the owner/Allottee/s/occupant and the Promoters or the Maintenance Agency shall not be responsible for any theft, loss or damage suffered by the owner/Allottee/s/occupant due to any security lapse within and in respect of the said Flat hereby agreed to be purchased by the Allottee/s.



xvii. The provisions of this clause shall always be of the essence of this agreement and shall be covenant running with the said land.

49. It is further agreed by the Allottee/s that they shall not at any time or at the time of carrying out the interior works or otherwise make any changes in the facade elements or elements supporting facade, that the window above the ledge should be retained to avoid leakage inside of the said Flat/office /unit/ Premises and that the gap between the ledge and structural glazing should not be closed and that there should not be any change in this regard, there should not be any tampering for the existing services like plumbing, electrical, etc. in the service duct areas, there should not be any tampering with any R.C.C. members like columns, beams, slabs, etc., there should not be any tampering with the smoke seal, no work is allowed in the Electrical or Plumbing duct without prior approval/ permissions of the Promoters and/or

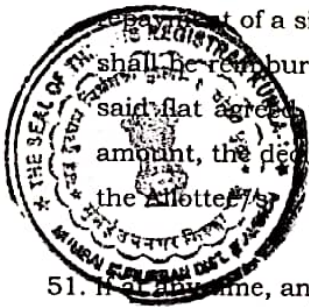

 Allottee initial


 Promoter initial

the Common Organization or of any appropriate authority, required, if any, in case of Waterproofing of the entire floor of the said Flat/ Premises to be carried out by Allottee/s, the same shall be done prior to starting of any civil finishing work. It is further agreed by the Allottee/s that he/she/they shall submit a set of as-built drawings for all the services in the respective areas of the said Flat/Premises and that Plans and details for interior work should be submitted to the Promoters and/or the Common Organization for approval and that the work must be carried out in accordance with the approval/permission of the Promoters and/or the Common Organization. It is further agreed that the Allottee/s shall keep Refundable deposit of **Rs. 2,00,000/- (Rupees Two Lakh Only)** with the Promoters and/or the Common Organization as a deposit which shall be used by the Promoters and/or the Common Organization to rectify damage caused, if any, to the said structure or common property or others' property during interior works and that the decision of the Promoters and/or the Common Organization in this respect shall be final and binding on the Allottee/s.

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



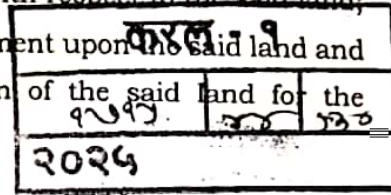
51. If at any time, any development and/or betterment charges or other levy are or is charged, levied or sought to be recovered by the MHADA/MCGM/MHADA, Government and/or any other Public Authority in respect of the said Property and/or the said building/s standing thereon, the same relating to the period after the Allottee/s is put in possession of the said flat shall be borne and paid by the Allottee/s in proportion to the net usable area occupied by it.

52. The Promoters hereby represents and warrants to the Allottee/s as follows: -

Deepak
Allottee initial

[Signature]
Promoter initial

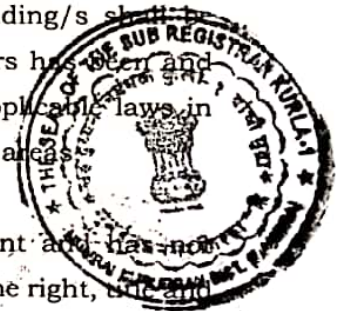
i. The Promoters have clear and marketable title with respect to the said land; and has the requisite rights to carry out development upon the said land and also has actual, physical and legal possession of the said land for the implementation of the project;



ii. The Promoters have lawful rights and requisite approvals from the competent Authorities to carry out development of the project and shall obtain requisite approvals from time to time to complete the development of the project;

iii. There are no encumbrances upon the said land or the project except those disclosed in this title report/agreement;

iv. All approvals, licenses and permits issued by the competent authorities with respect to the said project, the said land and said building/s 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 authorities with respect to the said project, said land and said building/s shall be obtained by following due process of law and the Promoters has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, said property, Building and common area;

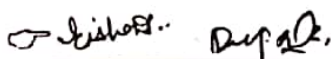



v. The Promoters have the right to enter into this agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee/s created herein, may prejudicially be affected;

vi. The Promoters have not entered into any agreement for sale and/or Development Agreement or any other agreement/arrangement with any person or party with respect to the said land, including the project and the said Premises which will, in any manner, affect the rights of Allottee/s under this Agreement;

vii. The Promoters confirms that the Promoters are not restricted in any manner whatsoever from selling the said Premises to the Allottee/s in the manner contemplated in this Agreement;

viii. At the time of execution of the conveyance deed of the structure to the association of Allottee/s the Promoters shall hand over lawful, vacant,


Allottee initial


Promoter initial

peaceful, physical possession of the common areas of the structure to the Association of the Allottee/s;

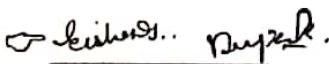
The Promoters have duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said land to the competent Authorities;

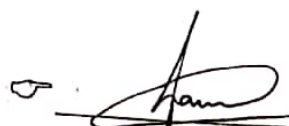
x. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said land) has been received or served upon the Promoters in respect of the said land.

53. The Allottee/s for himself/herself/themselves with intention to bring all persons into whosoever hand the said Flat may come, do hereby covenant with the Promoters as follows:

i. To maintain at the Allottee/s own cost in good tenantable repair and condition from the date of possession of the said Premises is taken and shall not do, or suffer to be done, anything in or to the said building/s, staircases or passages which may be against the rules, regulations or bye-laws or concerned local or any other authority or change/alter or make addition in or to the said Flat itself or any part thereof;

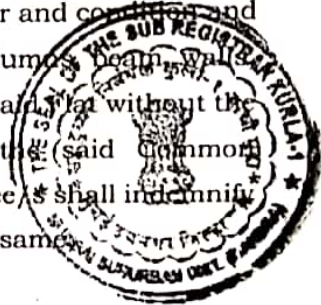
Not to store in the said Flat any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the said building/s or storing of which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages to upper floors which may damage or be likely to damage the staircases, common passages or any other structure of the said building/s including entrances of the said building/s and in case any damage is caused to the said building/s and/or the said Flat on account of negligence or default of the Allottee/s in this behalf, the Allottee/s shall be liable to carry out the repair at the Allottee/s cost;

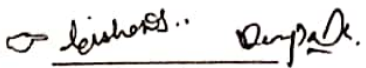

Allottee initial



Promoter initial

- iii. Not do or suffer to be done anything in the said flat or to the said building/s or the said flat which is in contravention of this Agreement. And in the event of the Allottee/s committing any act in contravention of this Agreement the Allottee/s shall be responsible and liable for the consequence thereof including the liability to carry out the repair at the Allottee/s cost;
- iv. To carry at his own cost all installations and internal repairs to the said Flat and shall not do or suffer to be done anything in the said Flat or to the said building/s or the said Flat which may be against the rules and regulations and bye-laws of the concerned local authority or other public authority. And in the event of the Allottee/s committing any act in contravention of the above provision, the Allottee/s shall be responsible and liable for the consequence thereof to the concerned local authority and/or public authority and shall be responsible and liable for the consequence thereof including the liability to carry out the repair at the Allottee/s cost;
- v. Not to make any alteration in the elevation and outside colour scheme of the said building/s and shall keep the portion, sewers, drains pipes in the said Flat and appurtenances thereto in good tenantable repair and condition and shall not chisel or, in any other manner, damage the columns, beams, wall slabs or RCC Partis or other structural members in the said flat without the prior written permission of the Promoters and/or the (said Common) Organization and in the event so such damage the Allottee/s shall indemnify the Promoters and/or the Common Organization for the same;
- vi. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said land and the said building/s or any part thereof or whereby any increase in premium shall become payable in respect of insurance;
- vii. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat in the compound or any portion of the said project land and the said building/s;
- viii. No equipment such as dish antennae/solar heaters/solar panels, D.G. Set, air conditioning plants etc. shall be installed on the terrace and/or under the stilts and/or basements of the said building/s and/or in the compound of

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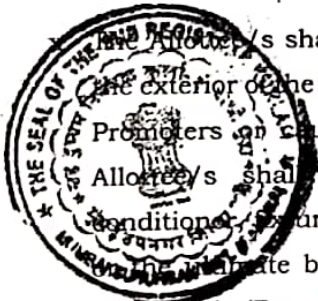

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the said building/s by any of the flats/units/flat holders and/or the said organization at any time whatsoever without the permission of the Promoters.

However the Promoters till the common organization is formed and thereafter the common organization alone shall, from time to time, and at all times be entitled to permit the flat holders of the flat in the s building/s to install equipment such as dish antennae/solar heaters/solar panels, D.G. set, air conditioning plants etc. on the terrace and/or under the stilts and/or basements of the said building and/or in the compound of the said building/s as the Promoters may determine absolutely at its discretion.

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- ix. The refuge area adjoining to lobby / staircase / flat (hereinafter referred to as "the Refuge Area"), shall not be altered and/or enclosed and/or covered and/or changed on any grounds whatsoever, by the Flat Allottee/s / Common Organization. The Promoters shall allow the flat owner/s adjoining the Refuge floor to maintain and keep the Refuge floor clean and habitable. The Refuge area in the said building/s shall be kept in a clean and habitable condition and shall be the part of the common amenities and shall be used by all the Allottee/s in the building in case of an emergency. The entry thereof at all times shall be without any restriction and shall always be kept open and free of encroachment at all times including the common passage, stair case leading to such Refuge area.



The Allottee/s shall not affix any grills, signage, window air-conditioner on the exterior of the said building/s or remove any fixtures provided by the said Promoters or cause any obstruction of any nature whatsoever and the Allottee/s shall forthwith remove such grills, signage, window air-conditioner, fixtures, obstructions upon being called upon by the Promoters. The Allottee/s shall be liable to pay a fine of Rs. 3,00,000/- (Rupees Three Lacs Only) to the Promoters/ ultimate body of Allottee/s that may be formed.

- xi. The Allottee/s hereby agrees to not transfer the said flat/unit/office within a period of 12 months from the date hereof.
- xii. Pay to the Promoters within 7 (seven) days of demand by the Promoters, his/her/their share of security deposit, charges or expenses etc. demanded

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Allottee initial

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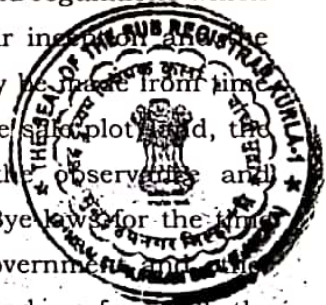
by concerned local authority or Government or giving water, electricity or any other service connected to the said building/s;

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xiii. To bear and pay 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, on account of change of user of the said Unit / Flat by the Allottee/s viz. user for any purposes other than purpose for which the same is allotted;

xiv. The Allottee/s shall not sell, mortgage, transfer, assign, let, underlet or sublet the Said premises or the Allottee/s interest or benefit of this Agreement or part with the possession of the said premises or any part thereof until all the dues payable by the Allottee/s to the Promoters under this Agreement are fully paid-up and only if the Allottee/s had not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Allottee/s has intimated and has taken prior written permission of the Promoters;

xv. The Allottee/s shall observe and perform all the rules and regulations which the said Common Organization may adopt at its/their instance for the additions, alterations, or amendments thereof that may be made from time to time for protection and maintenance of the said free plot and, the said Building and the said Flat 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 the Government and other public bodies. The Allottee/s shall also observe and perform all the stipulations and conditions laid down by the said Common Organization 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 out-goings in accordance with the terms of this Agreement;

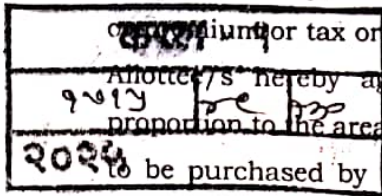


xvi. Till the conveyance/Lease of the said land and the said Building is executed in favour of the Common Organization, the Promoters and its servants and agents, with or without workmen and others, shall at all reasonable times, be entitled to enter into and upon the said and the said building/s or any part thereof other than the said premises sold to the Allottee/s under this agreement.

[Signature]
 Allottee initial

[Signature]
 Promoter initial

xvii. In the event any development charges or betterment charge, service charge



or tax or any other levy becomes payable by the Promoters, the Allottee/s hereby agrees to reimburse the same to the Promoters in proportion to the area of Flat / Units / Premises / Parking space etc., agreed to be purchased by him/her/them and in determining such amount, the decision of the Promoters shall be conclusive and binding upon the Allottee/s.

xviii. The Allottee/s shall insure and keep insured the said Flat / Units / Premises against loss or damage by fire of any other calamities for the full value thereof

xix. The Allottee/s agrees that his/her/its interest in the said land and the said building/s is impartable and shall not be entitled at any time to demand partition of his interest in the said land and/or in the said building/s.

xx. In case MSEB / Reliance / Tata Power/Adani or any competent authority requires/demands construction of sub-station before supplying necessary electricity or domestic load to the proposed building/s, the cost charges and expenses thereof shall be borne and paid by all the Allottee/s in proportion to the area of their respective Flat / Units / Premises agreed to be acquired by them.



xxi. The Allottee/s shall indemnify and keep indemnified the Promoters against any losses that may be caused to him on account of fire, lift mishap, illegal activities, interior work, damage to the said building/s on account of negligence/non - Maintenance or like nature until the Occupation Certificate with respect to the said property and said commercial project property is obtained.

xxii. Until the said property together with the said building/s is/are conveyed as aforesaid, the Promoters will control the management of the said building/s, realisation of outgoings and the disbursements of the payments to be made. The Allottee/s along with other flats / premises / parking space Allottee/s and/or the co-operative society and/or limited company and/or incorporated body will not have any objection to the aforesaid right of the Promoters.

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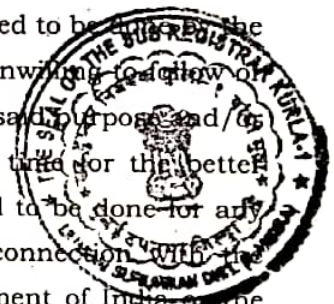
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xxiii. The Allottee/s agrees to separate the dry and wet garbage generated from the said flat and also agrees to treat the wet garbage separately on the same plot along with the other residents of the building.

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54. Notwithstanding any other provisions of this Agreement, the Promoters shall be entitled to, at the Promoters sole and absolute discretion:

- i. to decide from time to time when and what sort of document of transfer should be executed in whose favor.
- ii. to have a society and/or limited company and/or condominium and/or any other body or bodies of Allottee/s formed and constituted as contemplated herein.
- iii. have an exclusive, unfettered and unimpeachable right to sell, enter into any agreement with any persons as may be decided by them from time to time for various flats/shops/unit's/parking spaces.
- iv. have a right to terminate this agreement for sale in the event of happening any one or many of the acts, deeds, things done or caused to be done by the Allottee/s, if the Allottee/s is/are not co-operative or unwilling to fully or observe the policy formulated by the Promoters for the said purpose and/or terms and conditions imposed by them from time to time for the better management of the project or anything done or caused to be done for any unlawful activities, gains or having any relation or connection with any organizations which has been banned by the Government of India or the State Government of Maharashtra as the case may be and/or propagating any message or information or things which may adversely affect the interest of the Promoters and/or persons associated with the Promoters still the final Conveyance/Lease/Assignment of Lease, as the case may be, lease given by the Promoters to the society and/or limited company as may be formed or incorporated as contemplated herein.
- v. to cause to be and/or sub-leased, leased, conveyed and/or transferred the said building/s together with the land underneath the building/s and appurtenant land i.e. compulsory open space required under law in favor of



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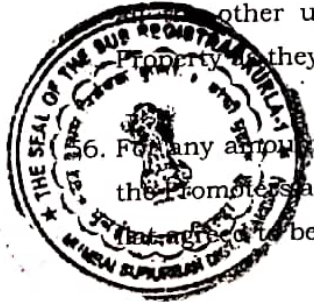
such society and/or limited company and/or other associations as the case may be.

vi. to decide and determine how and in what manner the infrastructure including the common utility areas and other recreational facilities to be used by the various flat Allottee/s may be transferred and/or conveyed / assigned or leased to the common organization.

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vii. to provide for and incorporate covenants, restrictions and obligations with regard to the provision of maintaining the infrastructure and common amenities including garden and roads if any.

55. After the Promoters executes this Agreement, the Promoters shall not mortgage or create a charge on the said premises and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee/s who has taken or agreed to take such premises. The Promoters shall however be entitled to deal with including sell, other unsold/unblotted flats/ units/parking spaces, in the said Property they deem fit and proper.



56. For any amount remaining unpaid by the Allottee/s under this Agreement, the Promoters as the case may be shall have first lien and charge on the said Property to be allotted to the Allottee/s.

57. This Agreement sets forth the entire agreement and understanding between the Promoters and the Allottee/s pertaining to the said Premises and supersedes, cancels and merges:

- i. All agreements, negotiations, commitments writings between the Allottee/s and the Promoters prior to the date of execution of this Agreement.
- ii. All the representation, warranties commitments etc. made by the Promoters to the Allottee/s in any documents, brochures, hoarding etc. and /or through any other medium.

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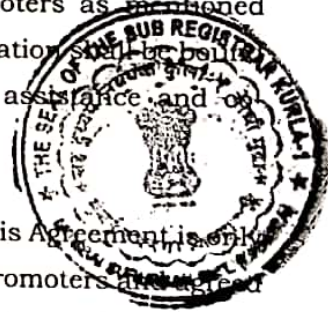
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58. The Allottee/s agrees that his/her/their/its interest in the said property and the said building/s is importable and he/she/they/it shall not be entitled at any time to demand partition of his/her/their interest in the said property and/or in the said building/s.

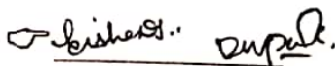
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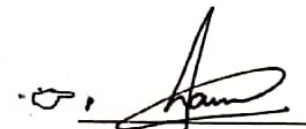
59. It is clearly understood and so agreed by and between the parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the project shall equally be applicable to and enforceable against any subsequent Allottee/s of the Premises in case of a transfer,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

60. The Allottee/s hereby agrees, undertakes and covenants with the Promoters / Promoters/s that neither he/she/they, nor the said Common Organization shall, at any time hereafter, limit, curtail, revoke, cancel or terminate any of the powers, rights, benefits, interests, privileges or authorities reserved by or granted to the Promoters / Promoters/s under this Agreement, or any other deed, document or writing that may be entered into and executed between the parties hereto, or those of the Promoters / Promoters as mentioned herein, and the Allottee/s and the said Common Organization shall be held and liable to render to the Promoters, all necessary assistance and operation, to enable it to exercise and avail of the same.



61. It is expressly agreed that right of the Allottee/s under this Agreement is only restricted to the said Premises agreed to be sold by the Promoters and to be acquired by the Allottee/s. The exclusive right to remaining unsold flats/shops/unit's/parking spaces and portion or portions of the said building/s and the said Property shall be the sole property of the Promoters. The Promoters shall be entitled to develop the same in whatsoever manner they may deem fit and proper, without any reference, resource or concurrence from the Allottee/s in any manner whatsoever. The Allottee/s do/doth hereby confirms and permits to the right of the Promoters, to develop the said Property including the said building/s known as **"BANYAN" (B WING)**, on the said land more particularly described in the THIRD SCHEDULE hereunder written, in whatsoever manner the Promoters may deem fit and proper without any further reference or other permission or concurrence in future upon transfer of the said land/building 'Aikya Roots'

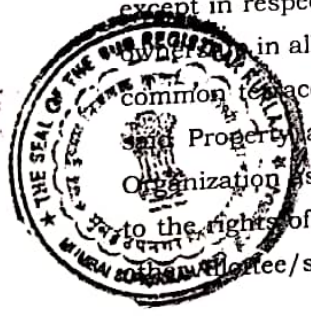

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to the said ultimate organization, the Allottee/s will become Owner as contemplated under the RERA and/or Companies Act and/or condominium.

62. The Advocates and Solicitors of the Promoters shall prepare the Deed of Conveyance/Assignment/Lease and all other documents to be executed in pursuance of these presents as also the Bye-laws and/or the Memorandum and Article of Association in connection with the Co-operative Society or the Limited Company or the Condominium as the case may be and all costs, charges and expenses including stamp duty, registration charges and other expenses in connection with the preparation and execution of the Conveyance and other documents and the formation or registration or incorporation of the Said Organization shall be borne and paid by all the Allottee/s of the Said Flat in the said Property in proportion to the respective area of the respective Premises.

63. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said Property and the said building/s or any part thereof. The Allottee/s shall have no claim save and except in respect of the said Premises. It is further agreed that all rights of the Allottee/s in all other open spaces, parking spaces, lobbies, lifts, staircases, common spaces, etc. will remain the property of the Promoters, until the said Property and the said Building is transferred to the said Common Organization as hereinabove mentioned, which in any case shall be subject to the rights of the Promoters as agreed to and specified herein and of the Allottee/s of units and flat as herein stated.



64. The Allottee/s hereby agrees, undertakes and covenants with the Promoters that neither he/she/they, nor the said Common Organization shall, at any time hereafter, limit, curtail, revoke, cancel or terminate any of the powers, rights, benefits, interests, privileges or authorities reserved by or granted to the Promoters under this Agreement, or any other deed, document or writing that may be entered into and executed between the parties hereto, or those of the Promoters as mentioned herein, and the Allottee/s and the said Common Organization shall be bound and liable to render to the Promoters, all necessary assistance and co-operation, to enable it to exercise and avail of the same.

[Signature]
Allottee initial

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Promoter initial

65. Any delay tolerated or indulgence shown by the parties in enforcing the terms of this Agreement or any forbearance or giving of time to each other shall not be construed as a waiver on their part of any breach or non-compliance of any of the terms and conditions of this Agreement nor shall it be in any manner prejudice the rights of parties.

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66. The Allottee/s shall present this Agreement at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoters will attend such office and admit execution thereof.

67. The Promoters shall not be responsible and/or liable for the consequences arising out of the change in law or changes in Municipal and other laws, rules, regulations etc.

68. This Agreement shall be subject to the provisions of the Real Estate (Regulation and Development) Act, 2016, or any other modification or enactments thereof that may be in force in the State of Maharashtra from time to time or the Maharashtra Apartment Ownership Act (Act No. XX of 1971) whichever may be adopted by the Promoters and the rules made there under.



69. The Allottee/s is/are aware of the provisions of law wherein G.S.T. has been levied on construction services. The Allottee/s shall be bound and liable to pay such taxes if any. The Allottee/s hereby agrees and undertakes to pay the same if and when becomes payable.

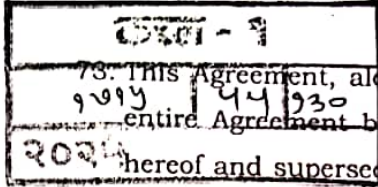
70. The Courts in Mumbai shall alone have exclusive jurisdiction to try any disputes arising between the parties under this agreement for sale.

71. The Allottee/s hereby declares that they have gone through the Agreement and all the documents related to the said Premises purchased by him/her/them and has expressly understood the contents, terms and conditions of the same and the Allottee/s after being fully satisfied with the contents has entered into this agreement.

Abhishek. Durgak.
Allottee initial

[Signature]
Promoter initial

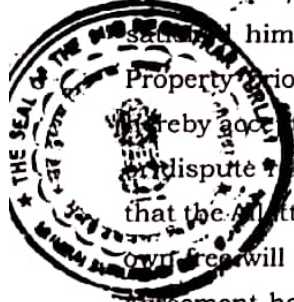
72. The Stamp Duty and Registration charges payable on this Agreement and all the documents to be executed in pursuance to this agreement shall be borne and paid by the Allottee/s alone.



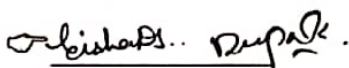
73. This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Premises, as the case may be.

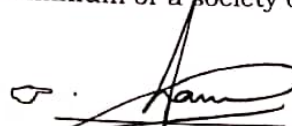
74. If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of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

75. The Allottee/s has taken inspection of all relevant documents and has examined himself fully in respect of the Promoters' title to the develop the Property prior to the execution of this Agreement and the Allottee/s doth hereby accepts the same and agree not to raise any requisition or objection/s or dispute relating thereto at any stage; and agrees, declares and confirms that the Allottee/s has/have entered into this Agreement out of his/her/their own free will and without any coercion, and after reviewing the draft of this Agreement has understood the contents, terms and conditions of the same and the Allottee/s after being fully satisfied with the contents has entered into this agreement. The Allottee/s has also obtained suitable advice prior to entering into this Agreement and the Agreement is being entered into with full knowledge of the obligations and rights under this Agreement and the Applicable Law governing the same.



76. The Promoters shall handover a set of approved plans along with the BCC/OC to the condominium or a society or limited company or a Body Corporate Society and they shall maintain and preserve documents and plans received from the Promoters. Further, the condominium or a society or


Allottee initial


Promoter initial

limited company or a Body Corporate Society shall carry out necessary structural audit reports and fire safety audit/s at regular intervals as required by law through the authorized agency/agencies as stipulated by MCGM.

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| करल १ | | |
| १७११ | ५६ | ७३० |
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77. 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.

78. That all notices to be served on the Promoters and the Allottee/s as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee/s or the Promoters by Registered Post, Registered mobile SMS, WhatsApp/ Email ID/Under Certificate of Posting at the respective addresses specified below:

Promoters' Name: Racek Industries Pvt Ltd

Promoters' Address: 213, 2nd Floor, Turf Estate Next to Famous
Shakti Mill Lane, Mahalaxmi, Mumbai - 400011...

Promoters' Notified Email ID: info@aikyarealty.com

Promoters Mobile NO: 9137835505

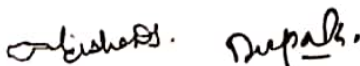
Allottee/s Name: MRS. EISHA DEEPAK SIRWANI


MR. DEEPAK ASHOK SIRWANI

Allottee/s Address: Flat No. 704, A1-Wing, Kings Court, The Residences,
Barave Road, Near Jhulelal Chowk, Godrej Hill,
Khadakpada, Kalyan West, Kalyan, Thane
Maharashtra - 421301.

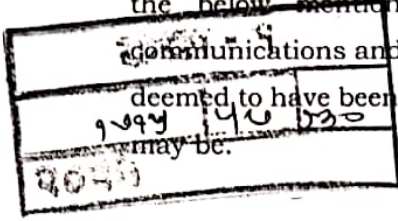
Allottee/s Notified Email ID: eishapanjabl@gmail.com /
dsirwani@gmail.com

Allottee/s Mobile No: 8390969383 / 9607512395


Allottee Initial


Promoter initial

It shall be the duty of the Allottee/s and the Promoters to inform each other of any change in address subsequent to the execution of this Agreement in the below mentioned address by Registered Post failing which all communications and letters posted at the below mentioned address shall be deemed to have been received by the Promoters or the Allottee/s, as the case may be.



79. That in case there are Joint allottee all communications shall be sent by the Promoters to the allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the allottee/s.

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

81. The Permanent Account Numbers of the parties hereto are as under:

| Sr. No. | Particulars | Name | PAN No |
|---------|-------------|---------------------------|------------|
| 1 | PROMOTERS | RACEK INDUSTRIES PVT LTD | AAACR2187G |
| 2 | ALLOTTEE/S | MRS. EISHA DEEPAK SIRWANI | AZRPP2467L |
| | ALLOTTEE/S | MR. DEEPAK ASHOK SIRWANI | CHIPS4947K |



FIRST SCHEDULE ABOVE REFERRED TO:
("the said larger property")

All that piece and parcel of land admeasuring 3539.5 sq. mtrs or thereabouts (as per the Property Register cards) bearing CTS Nos. 6, 6/1, 6/2, 6/3, 6/4, 6/5 and 6/6 of village Vikhroli, Taluka Kurla in the registration District and Sub- District of Mumbai City and Mumbai Suburban together with the structures standing thereon and lying, being and situate at 12A Lal Bahadur Shastri Marg Vikhroli (West) Mumbai 400079.

Eisha
 Allottee initial

[Signature]
 Promoter initial

| | | |
|---------|----|-----|
| करल - १ | | |
| १३९५ | ५५ | १३० |

THE SECOND SCHEDULE ABOVE REFERRED TO
(the portion transferred to BMC)

Portion admeasuring 353.95 out of the said larger property more particularly described in the First Schedule above and which portion is shown in Green colour boundary line in the Plan annexed hereto as Annexure "G".

THE THIRD SCHEDULE ABOVE REFERRED TO

Portion admeasuring 3185.55 out of the said larger property more particularly described in the First Schedule above and which portion is shown in Blue colour boundary line in the Plan annexed hereto as Annexure "H".

THE FOURTH SCHEDULE ABOVE REFERRED TO:
("the said flat")

Flat No.1401 on 14th floor admeasuring 63.08 sq. mtrs i.e. 679 sq. ft. RERA Carpet area, as per RERA Act in the Building known as "BANYAN" (B - WING) as per plan annexed hereto as Annexure - "E" along with exclusive rights to the use 01 car parking space as per plan annexed hereto on property bearing Cadastral Survey No. 6A of village Vikhroli, Taluka Kurla in the registration District and Sub- District of Mumbai City and Mumbai Suburban, admeasuring 3185.55 sq. mtrs or thereabouts (as per the Property Register cards) along with structure/s thereon and lying, being and situate at 12A Lal Bahadur Shastri Marg Vikhroli (West) Mumbai 400079.



Eishah Durgak.
 Allottee initial

[Signature]
 Promoter initial

करल - १
IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed
 १३१५ ५६३३०
 their respective hands and seals on the day and year first hereinabove written.
 २०२५

SIGNED AND DELIVERED BY THE

Within named the **PROMOTERS**

M/S. RACEK INDUSTRIES PVT LTD

[Signature]
DIRECTOR

RACEK INDUSTRIES PRIVATE LIMITED

(Through its authorized signatory)

Mr. Pratik Jain



in the presence of:

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

SIGNED AND DELIVERED BY THE

Within-named the allottee/s

[Signature]

MRS. EISHA DEEPAK SIRWANI



[Signature]
MR. DEEPAK ASHOK SIRWANI

in the presence of:

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



[Signature]

Allottee initial

[Signature]
 Promoter initial

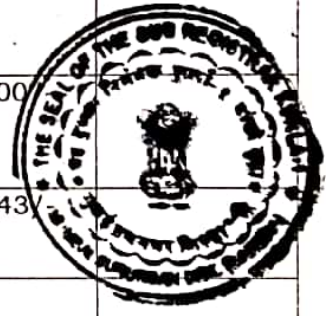
RECEIPT

Received from **MRS. EISHA DEEPAK SIRWANI & MR. DEEPAK ASHOK SIRWANI** a sum of **Rs.15,16,543/- (Rupees Fifteen Lakhs Sixteen Thousand Five Hundred Forty-Three Only.)** being the amount mentioned below paid to us in respect of **Flat No 1401, 14th Floor, "BANYAN" (B-WING), Vikhroli,** Mumbai.

| | | |
|-------------|--|--|
| 9297 60 730 | | |
| 2024 | | |

Payment Details are as under:

| Date | Bank Name | RTGS / NEFT Ref No /DD/ Cheque No | Amount Rs. | Remarks |
|------------|---------------------|---|--------------------|---------|
| 09/12/2024 | STATE BANK OF INDIA | 434418725620 | 50,000/- | |
| 09/12/2024 | STATE BANK OF INDIA | 434473529570 | 50,000/- | |
| 21/12/2024 | STATE BANK OF INDIA | SBIN424356656 591 | 5,00,000/- | |
| 21/12/2024 | STATE BANK OF INDIA | SBIN424356665 548 | 4,00,000 | |
| 22/12/2024 | STATE BANK OF INDIA | SBIN524357025 150 | 5,16,543 | |
| | | TOTAL | 15,16,543/- | |



WE SAY RECEIVED
RACEK INDUSTRIES PRIVATE LIMITED
through its directors and authorized signatories

MR. PRATIK JAIN
PROMOTER

Witnesses

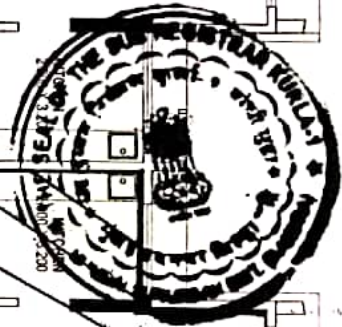
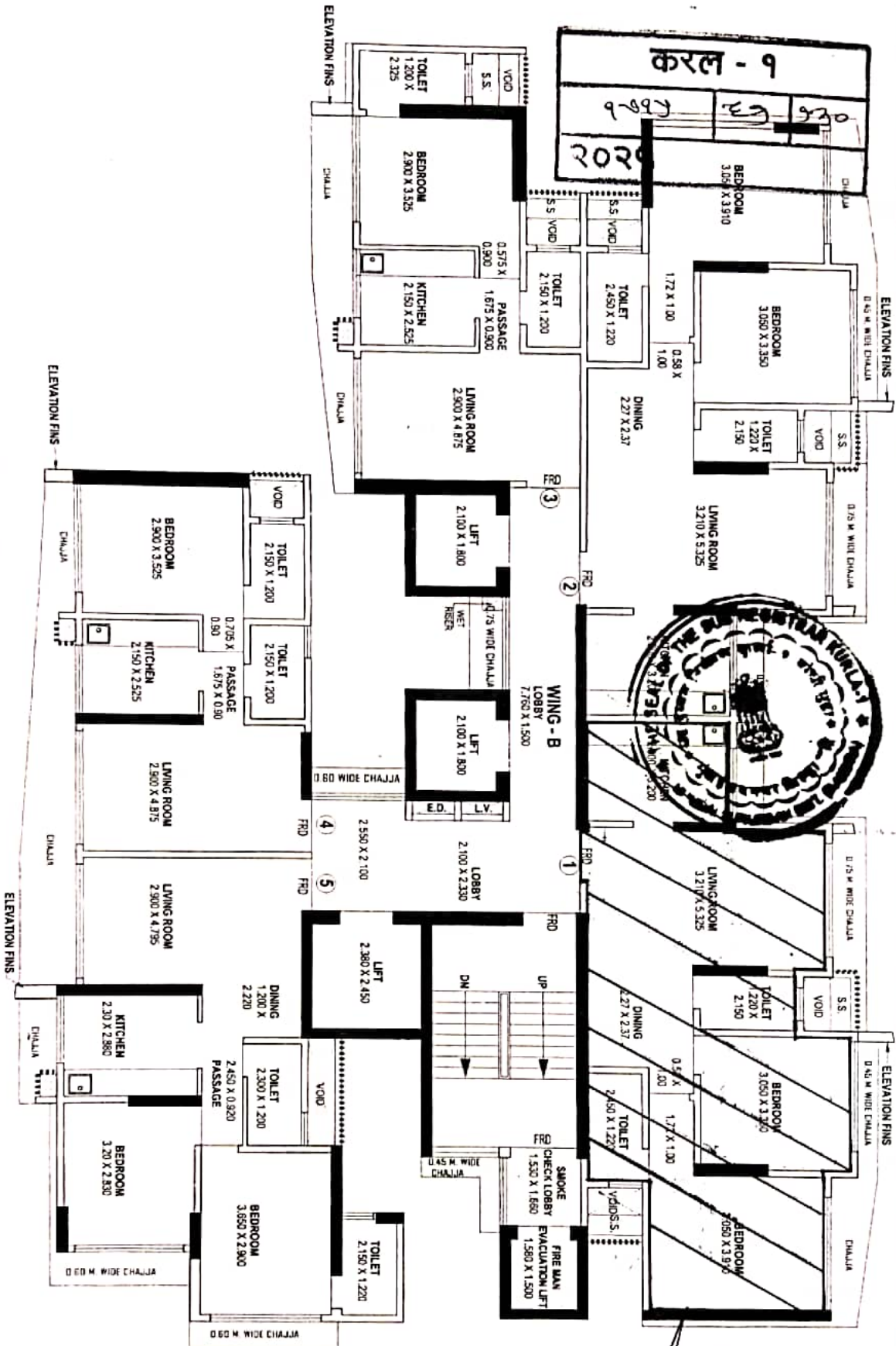
1.

2.

Eisha Deepak Sirwani
Allottee initial

Promoter initial

AIKYA ROOTS FLAT NO 1401, 14TH FLOOR "BANYAN" (B WING) ANNEXURE 'E'



Handwritten signature: Hans
Handwritten text: Eishods... Dupale.

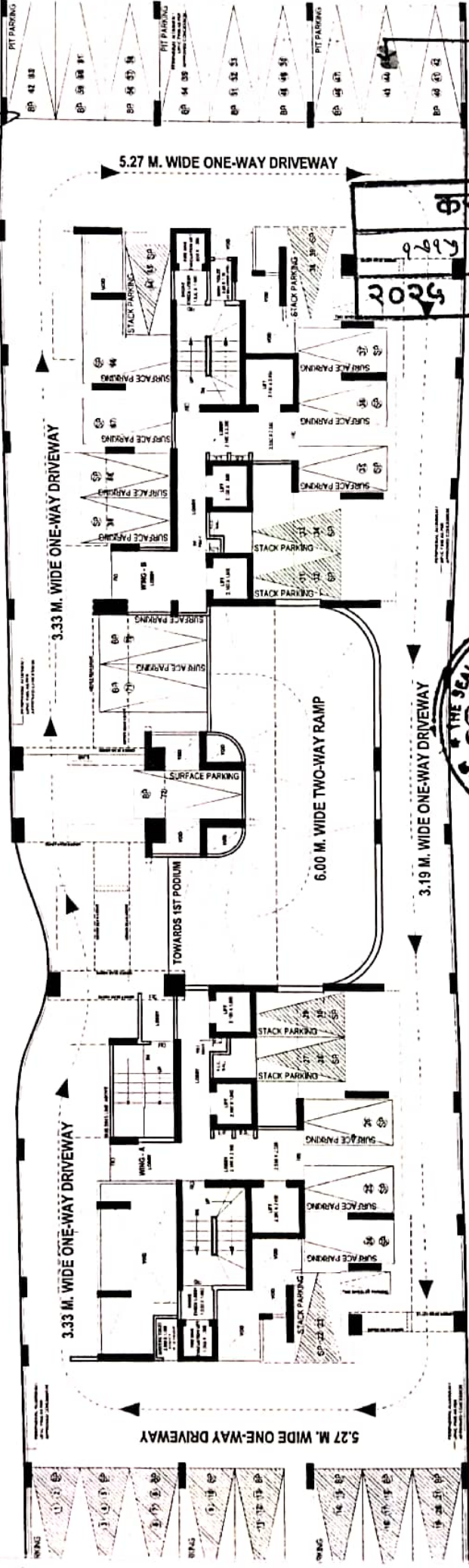
WING - B
 TYPICAL FLOOR PLAN
 (4TH & 5TH, 7TH TO 12TH, 14TH TO 19TH FLOORS)
 SCALE-1:100

AIKYA ROOTS

2ND PODIUM LEVEL

FOR FLAT NO 1401, 14TH FLOOR "BANYAN" (B WING)

Handwritten notes:
Kishor
Ramesh



| | | |
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| 9299 | ER | 780 |
| 2025 | | |

PTBP 45



Aditya Birla Housing Finance Ltd.



ADITYA BIRLA CAPITAL

HOME LOANS

करल - १

Date: 18/01/2025

EB

030

2024

Reference no.: RCF-0016973-NOC

To,

RACEK INDUSTRIES PRIVATE LIMITED

TE01/0213, TURF ESTATE, DR. E MOSES ROAD, SHAKTI MILL LANE

With reference to your request for our No Objection Certificate (NOC) for sale / creation of mortgage for the unit / flat in the Project ADITYA ROOTS:-

| | | | |
|-----------------------------|--|---------------------------|------------|
| Project Address: | CTS NO 6, 6/1,6/2,6/3,6/4,6/5,6/6,VIIAGE VIKIROLI,,LBS MARG,400079,AIKYA ROOTS | | |
| Flat / Unit No.: | 1401 | Floor No. & Tower No.: | Banyan |
| RERA Carpet Area | 679 sq ft | RERA Saleable Area | NA sq.ft |
| Buyer's Details: | | | |
| Name | MRS. EISHA DEEPAK SIRWANI & MR. DEEPAK ASHOK SIRWANI | | |
| Communication address | Flat No-704, A1 – Wing, Kings Court, The Residences., Barave RoadGodrej Hill, Khadakpada, Kalyan West Near Jhulelal Chowk, 421301, MUMBAI, MAHARASHTRA | | |
| Email address | eishapanjabi@gmail.com | Contact Number | 8390969383 |
| Buyer Identification Number | AZRPP2467L | | |
| Total Sales Consideration | 14308518 | Amount received till date | 1516543 |
| Name of home loan lender | Self Funding | | |

We state that we have no objection in respect of the aforesaid unit subject to following conditions:

1. This consent hereby granted is restricted for creation of mortgage for the flat/ unit as stated above in order to enable sale of the said unit. Notwithstanding anything contained herein, the consent hereby granted shall not authorize 'Borrower / Mortgagor' to sell any other property in the same project without applying an NOC to Aditya Birla Housing Finance Ltd (hereinafter ABHFL) and charge of ABHFL on all other securities mortgaged by you shall remain unchanged.
2. The consent hereby granted is subject to purchaser depositing all the sale proceed payable by them to 'the Borrower/ Mortgagor' as consideration for purchase of the said unit into 57500001071662 escrow / master collection account which has been opened by 'Borrower/Mortgagor' with HDFC Bank for this purpose. The proceeds in the said account may be utilised towards construction cost of said project and repayment of outstanding dues available to Borrower as per extant terms of the borrowing arrangement and amendments if any to the borrowing arrangement. In case of default by the purchaser of the said unit / Borrower / you in depositing the entire sale proceeds in the Escrow Account, ABHFL shall not bound by the consent given hereby and shall retain all its rights, interest and claims over the property mortgaged to ABHFL and this NOC shall become null and void.
3. In the event of sale to the purchasers is cancelled for any reason, the consent above accorded shall stand revoked forthwith and you shall have to apply for fresh consent in relation to sale of the said unit to any other person.
4. The sale of the said flat / unit shall have to be made by way of sale agreement / registered sale deed within 30 days of issuance of this NOC. The possession of the said flat / unit shall be given to the purchaser only after deposit of entire sale consideration in the Escrow account.

Yours faithfully,

For Aditya Birla Housing Finance Ltd

Authorized Signatory

Akhil Jagetia

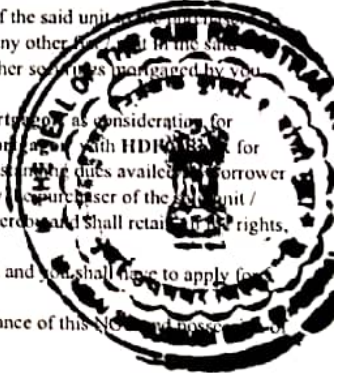
18 Jan 2025 at 18:54:11 IST (UTC+05:30)

Aadhaar

Singh Rajiv Ranjan Hareram

18 Jan 2025 at 19:08:19 IST (UTC+05:30)

Aadhaar



Disclaimer: This is a computer generated digitally signed document and does not require stamp.

Escrow Account Details :-

| | | | | | | | |
|-------------------------|---|-----------------|------|-----------|-------------|--------------|--------|
| Beneficiary Name | RIPL Aikya Roots Master Collection Escrow A/c | | | | | | |
| Beneficiary Account No. | 57500001071662 | Bank and Branch | FORT | IFSC Code | HDFC0000060 | Account Type | Escrow |

Corporate Office:

Aditya Birla Housing Finance Limited

One World Centre, Tower 1, 9th Floor, Jupiter Mill Compound,

841, Senapati Bapat Marg, Elphinstone Road, Mumbai, Maharashtra - 400 013

Tel: +91 22 6279 9505 | Toll-free number: 1800-270-7000

care housing@adityabirlacapital.com

https://homefinance.adityabirlacapital.com

Registered Office:

Indian Rayon Compound,

Veraval, Gujarat - 362 266

CIN: U65922GJ2009PLC083779



intertek

RACEK INDUSTRIES PRIVATE LIMITED

CIN: U29301MH1955PTC009564

TE01/0213, FLOOR-2, PLOT- CS 3116, TURF ESTATE, DRE MOS S ROAD, S
LANE, JACOB CIRCLE, MUMBAI- 400011. MAHAR SHTRA
CONTACT NO-24965495, EMAIL ADDRESS- info@aikyarealty.com

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| करल १ | | |
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| २०२६ | | |

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

PLACE :- Mumbai

DATE :- 22/06/2022

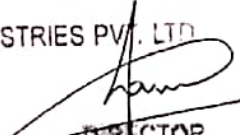
TIME :- 2 P.M

BE AND IT IS HEREBY resolved that the company RACEK INDUSTRIES PVT LTD is the Owner of property bearing all that piece of land on Plot Bearing C.T.S. No(S) 6 of Village Vikhroli, L.B.S. Road, Vikhroli West Mumbai, Maharashtra situated in S Ward.

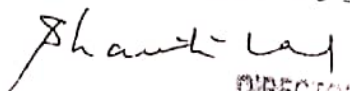


FURTHER RESOLVED THAT Mr. Shantilal Jain and Mr. Pratik Jain directors of the company be and hereby authorized, on behalf of the company jointly and/or severally to do all acts, deeds, matters and things as deemed necessary or proper and to sign and execute all necessary documents including Agreement for Sale, Deed of Conveyance, MOU'S Agreement for Permanent Alternate Accommodation, Transfer Deed, Indemnity, Powers of Attorney, possession, Sale Deed, Liasoning Documents, Letters, Attornment letters, Escrow Letters, Declarations on Title for and on behalf of the company etc., as may be required for effectively completing the transaction of acquisition of the property.

M/S. RACEK INDUSTRIES PVT. LTD


DIRECTOR

M/S. RACEK INDUSTRIES PVT. LTD


DIRECTOR

करल - १

RESOLVED further that the said Mr. Shantilal Jain and Mr. Pratik Jain be and are hereby authorized to jointly and/or severally appoint Advocates & Solicitors and to sign necessary documents Writs/ Affidavits/ Suits and otherwise deal with stamp authorities and registration authorities and also appear in the Court of Law to file necessary Writs/Suits etc from time to time as required.

Sr. Name of Director

No. Remained present in the meeting

1. SHANTILAL DEVICHAND JAIN



SHANTILAL JAIN

Signature

M/S. RACEK INDUSTRIES PVT. LTD

Shantilal Jain
DIRECTOR

M/S. RACEK INDUSTRIES PVT. LTD

[Signature]
DIRECTOR

| | | |
|---------|----|-----|
| करल - १ | | |
| १२११ | ६६ | १३० |

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ई-स्थायी लेखा संख्या कार्ड
e - Permanent Account Number Card
AAACR2187G



नाम / Name
RACEK INDUSTRIES PVT LTD

निगमन / गठन की तारीख
Date of Incorporation/Formation
07/06/1955

FOR REGISTRATION OF AGREEMENT ONLY

Handwritten signature

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AGGPJ8428F



नाम / Name
PRATIK SHANTILAL JAIN

पिता का नाम / Father's Name
SHANTILAL DEVICHAND JAIN

जन्म की तारीख /
Date of Birth
26/11/1986

Handwritten signature
हस्ताक्षर / Signature

29032024

भूमि अभिलेख विभाग, महाराष्ट्र शासन
मोजणीची 'क' प्रत देवुन प्रकरण निकाली

प्रति,

श्री/श्रीमती :- मेसर्स रॅसेक
इंडस्ट्रीज प्रायवेट लिमिटेड तर्फे
श्री प्रतिक जैन
रा. इमारतीचे नाव: १२ अ, एल बी
एस मार्ग, गाव : विक्रोळी पश्चिम
, तालुका: कुर्ला, जिल्हा: मुंबई
, पिन नं. ४०००७९..

विषय:- जमीन मोजणीबाबत.

संदर्भ:- आपला दिनांक २४/१/२०२२ चा मोजणीअर्ज.

महोदय/

महोदया,

आपल्या निपरांकीत संदर्भाच अर्जाप्रमाणे आपणास रितरार आगाऊ नोटीशीने कळवून ईकडील भुकरमापक यांनी नेमलेल्या तारखेस
गावी येवुन आपले व लगत कळोदार व पंचसामक्ष मोजणी केलेली आहे. ईकडील अभिलेखाच्या आधारे आपणांस हद्दीच्या खुणा
दाखविल्या आहेत. त्याबाबत आपण भुकरमापक यांचेसमोर पंचसामक्ष हद्दी मान्य असलेबाबत संगतीदर्शक जवाब दिलेला आहे. तो प्रकरणी
सामील आहे. आता मोजणी कामाची पुर्तता झालेने आपला मोजणी अर्ज निकाली ठेवला आहे. सोबत मोजणी नकाशाची 'क' प्रत पाठवली
आहे. कळावे.

| मोजणी प्रकार | | मो. र. क्र. | तालुका | गाव / वार्ड | शि.स.न. | मोजणी दिनांक | हद्दी दाखविल्याचा दिनांक | 'क' प्रत पाठविलेली दिनांक |
|--------------|--------|----------------|---------|----------------|---|-----------------|--------------------------------|---------------------------------|
| कालावधी | उद्देश | | | | | | | |
| अतितातडी | हदकायम | ६२७ | घाटकोपर | विक्रोळी | ६/१., ६/२., ६/३., ६/४., ६/५., ६/६., ६/७., ६/८., ६/९., ६/१०., ६/११., ६/१२., ६/१३., ६/१४., ६/१५., ६/१६., ६/१७., ६/१८., ६/१९., ६/२०., ६/२१., ६/२२., ६/२३., ६/२४., ६/२५., ६/२६., ६/२७., ६/२८., ६/२९., ६/३०. | १८/२/२०२२ | १८/२/२०२२ | २८/२/२०२२ |

अभिलेखपाल:

प्रस्तुत प्रकरणी आता काहीही तजवीज नसलेने प्रकरण निकाली केले आहे. वी.एन.डी. क्रमांक देवन पुढील नियमाधि कार्याची करावी.

नगर भूगापन अधिकारी घाटकोपर



2025
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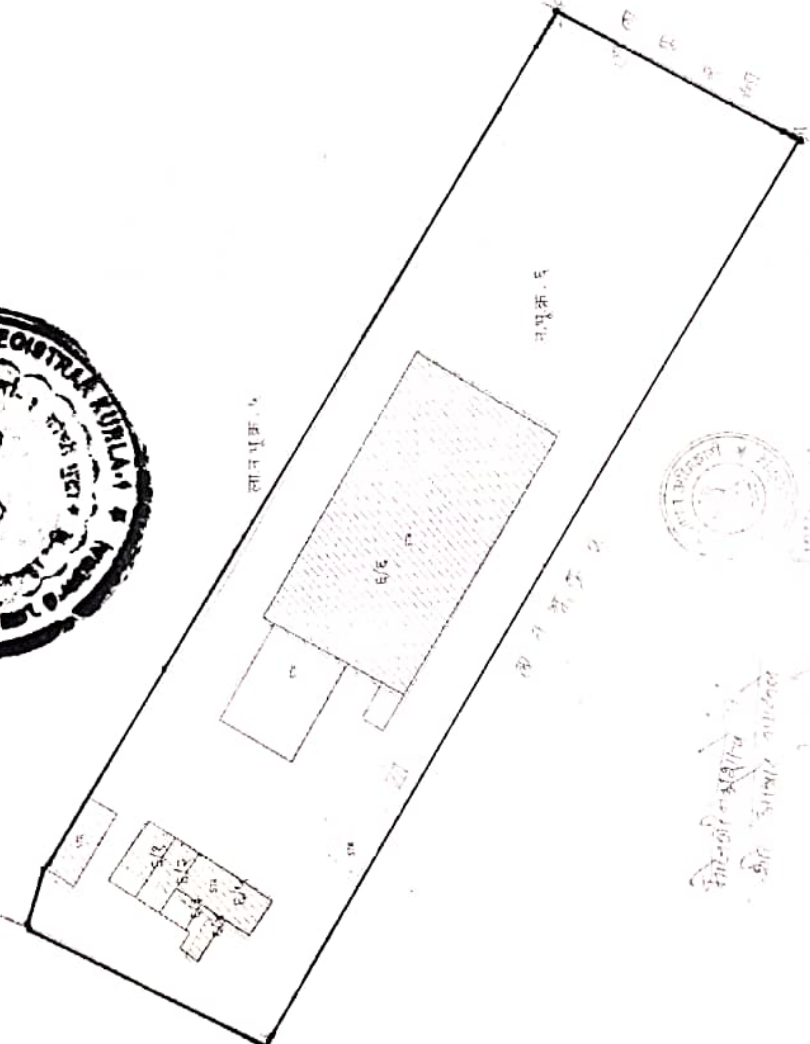
पार भू मापन - विक्रांती
कुली
मूलद उपनाम



महाराष्ट्र शासन, भू मापन विभाग, मुंबई
महाराष्ट्र शासन, भू मापन विभाग, मुंबई

प्लॉट नं. 1000
प्लॉट नं. 1000

- 1. OF - मापनाचे अधिकारी अथवा कर्मचारी वृत्ता असेल.
- 2. - मापनाचे दिनांक असेल.
- 3. X - मापनाचे तयारी मापनाचे असेल.



मापन 2:400

मापनी दिनांक : 16/03/2022

मापनी कारणा - (श्री. म. व. क.)
प.सू. 2



महाराष्ट्र शासन
भू मापन विभाग
मुंबई



महाराष्ट्र शासन

मालमत्ता पत्रक

U.PIN: 50046000114

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुने क्र. १११]

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|-----------------------|--|---|------------|------------------------|----------------------|
| गाव/पेट : विक्रमोळी | | तालुका/न.गु.का. : नगर भूमापन अधिकारी, पाटकोपर | | करल - १ | |
| नगर भूमापन क्रमांक | | शिट नंबर | प्लॉट नंबर | खेत्र चौ.मी. | धारणाधिकार |
| ६/अ | | | | ३९८५.५५ | सी |
| | | | | शासनाला दि. १९/०१/२०२४ | जिल्हा : मुंबई उपनगर |
| फेरतपाराणीची नियत वेळ | | | | | |

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| सुविधाधिकार : |
| हक्काचा मूळ धारक : |
| वर्ग : २०२४ |
| पट्टेदार : |
| इतर मार : |
| इतर श्रे : |

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक(पट्टेदार(प) किंवा मार (इ) | साक्षात्कन |
|------------|--|-------------|---|---|
| 19/01/2024 | फोटोहिसा आदेश नोंद - जिल्हा अधिकारी, मुंबई उपनगर यांचेकडील आदेश क्रमांक : एसआरके २५८५ आदेश दिनांक : २५/०७/२०२३, गृह मुंबई महानगरपालिका मजूर रेखांकन क्रमांक : P-९९३६ दिनांक २५/०६/२०२२, फोटोहिसा मो.र.क्र. : २२४ दिनांक : ०३/१०/२०२३ अन्वयेत न.गु.क. ६ मध्ये फोटोहिसा झाल्याने न.गु.क. ६ ची मिल्कत पत्रिका रद्द करून न.गु.क. ६/अ, ६/ब, या नवीन मिल्कत पत्रिका तयार केल्या असत. | | मेराठी इरोक इंडस्ट्रीज प्रायव्हेट लिमिटेड | फेरफार क्र. २०१ प्रमाणे सही. 19/01/2024 न.गु.अ. पाटकोपर |

हे मिल्कत पत्रिका (दिनांक 19/01/2024 04:01:48 PM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिल्कत पत्रिका डाउनलोड दिनांक 23/01/2024 11:01:44 AM

वास्तव पडताळणी साठी <https://digitalsalbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard> या संकेत स्थळावर 2207100002629612 हा क्रमांक





महाराष्ट्र शासन

मालमत्ता पत्रक

ULPIN: 50046615725

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम (नमुना "ड")]

करल - १

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|--------------------|------------|--|--------------|------------|--|----------------|-------------|
| गाव/पेट : विक्रोळी | | तालुका/न.भू.क. : नगर भूमापन अधिकारी, घाटकोपर | | | | जिल्हा : मुंबई | नगर : मुंबई |
| नगर भूमापन क्रमांक | प्लॉट नंबर | प्लॉट नंबर | खेत्र चौ.मी. | घारणाधिकार | शासनाला दिलेला आकारणीचा किंवा मोठ्याचा | पशील आणि | माध्यम |
| ६/ब | | | ३५३.९५ | सी | | | |

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| सुविधाधिकार : |
| हस्ताकावा मूळ घारक : |
| वर्ग : २०२४ |
| पट्टेदार : |
| इतर गार : |
| इतर शेरें : |

| दिनांक | व्यवहार | खंड क्रमांक | नविन घारक(पग), पट्टेदार(प) किंवा गार (इ) | साक्षात्कन |
|------------|--|-------------|---|---|
| 19/01/2024 | घाटकोपर आदेश नोंद : जिल्हातीकारी, मुंबई उपनगर यांचेकडील आदेश क्रमांक : एस्कारके २५८५ आदेश दिनांक : २५/०९/२०२३, नूतनमुंबई महानगरपालिका मजूर रेखांकन क्रमांक : १२-९९३६ दिनांक : २९/०६/२०२२, घाटकोपर मी.सं.क. : २२४ दिनांक : ०३/१०/२०२३ अन्वये न.भू.क. ६ मध्ये घाटकोपर झाल्याने न.भू.क. ६ ची निळकत पत्रिका रद्द करून न.भू.क. ६/अ, ६/ब, या नवीन निळकत पत्रिका तयार केल्या असत. | | म. वेसर्स रीसेक इंडस्ट्रीज प्रायव्हेट लिमिटेड अर्जमिनिटी स्पेस (MCCM) | घारणांक : २५८५ सही- 19/01/2024 न.भू.अ. घाटकोपर |

१) निळकत पत्रिका (दिनांक 19/01/2024 04:01:48 PM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

निळकत पत्रिका डाउनलोड दिनांक 23/01/2024 11:01:18 AM

वेबला पडताळणी साठी <https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard> या संकेत स्थळावर 2207100002629614 हा क्रमांक वापरावा.



ASHISH T. SURYAVANSHI

ADVOCATE HIGH COURT, MUMBAI

C/O. Advocate R. C. Dhuru 102, Fort Chambers, "A" Wing
Mumbai - 400 023

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|---|----|-----|
| 1 st Floor, Ambalal Doshi Marg, Fort, Mob. No. 9892054995 | | |
| 1997 | 49 | 730 |
| 2024 | | |

FORMAT - A
(Circular No.: - 28/ 2021)To
MahaRERA**LEGAL TITLE REPORT**

Sub: All that piece or parcel of land admeasuring 3539.5 sq.mtrs or thereabouts (as per the property Registered Cards) bearing CTS Nos. 6, 6/1, 6/2, 6/3, 6/4, 6/5 and 6/6 of Village Vikhroli, Taluka Kurla together with the structures standing thereon lying being and situate at 12-A, L.B.S. Marg, Vikhroli, Mumbai - 400 079 within the Registration District and Sub-District of Mumbai City and Mumbai Suburban. (hereinafter referred to as "the said property").

I have investigated the title of the said property on the request of Racek Industries Pvt. Ltd. ("Company") and following documents:

1. Description of the Property:

All that piece or parcel of land admeasuring 3539.5 sq.mtrs. or thereabouts (as per the property Registered Cards) bearing CTS Nos. 6, 6/1, 6/2, 6/3, 6/4, 6/5 and 6/6 of Village Vikhroli, Taluka Kurla together with the structures standing thereon lying being and situate at 12-A, L.B.S. Marg, Vikhroli, Mumbai - 400 079 within the Registration District and Sub-District of Mumbai City and Mumbai Suburban.

A/S

ASHISH T. SURYAVANSHI

ADVOCATE HIGH COURT, MUMBAI

C/O Advocate R. C. Dhuru 102, Fort Chambers, "A" Wing, 1st Floor, Ambalal Doshi Marg, Fort,
Mumbai - 400 023

Mob. No. 9892054995

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| करल - १ | C/O Advocate R. C. Dhuru 102, Fort Chambers, "A" Wing, 1 st Floor, Ambalal Doshi Marg, Fort, Mumbai - 400 023 |
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| ५ | |

2. The Documents of Allotment of Plot:

- a. Pursuant to an order dated 3rd October, 1955 bearing No. PNC(K)/SR-1, By an under Indenture dated 13th October, 1955 registered with the Sub-Registrar of Assurances at Bombay under No. 6670 of 1955 made and executed by and between Parpati Hashmatrai Gopaldas, widow of the deceased Hashmatrai Gopaldas in her capacity as the duly appointed Administratrix of the property and credits of the deceased Hashmatrai Gopaldas, (therein referred to as 'the Vendor') of the First Part, (i) Parpati Hashmatrai, (ii) Shyam Hashmatrai Gopaldas, (iii) Lakhu Hashmatrai Gopaldas, (iv) Usharani Hashmatrai Gopaldas, (v) Laxmi Hashmatrai Gopaldas and (vi) Savitri Hashmatrai Gopaldas, (i) Shyam Hashmatrai Gopaldas, (ii) Lakhu Hashmatrai Gopaldas (iii) Usharani Hashmatrai Gopaldas, (iv) Laxmi Hashmatrai Gopaldas and (v) Savitri Hashmatrai Gopaldas are minors under the age of 18 years acting by their mother and natural guardian Parpati Hashmatrai (therein referred to as the 'First Confirming Parties') of the Second Part, Walter Leopold Racek, (therein referred to as the 'Second Confirming Party') of the Third Part and Racek Industries Ltd., (therein referred to as 'the Purchasers') of the Fourth Part, the Vendors therein conveyed and transferred and the First and Second Confirming Parties therein confirmed unto the Purchaser. The property being all that piece and parcel of land admeasuring 4840 sq.yds equivalent to 4046.82 sq.mtrs. or thereabouts bearing Old Survey No. 120 Pot Nos. 4(pt), 5(pt) and 10(pt) of Khoti Village of Vikhroli, Taluka Thane formerly in



RTD

ASHISH T. SURYAVANSHI

ADVOCATE HIGH COURT, MUMBAI

C/O. Advocate R. C. Dhuru 102, Fort Chambers, "A" Wing, 1st Floor, Ambalal Doshi Marg, Fort
Mumbai - 400 023

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| Mob. No. 9892054995 | | |
| करल - १ | | |
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the Registration Sub-District of Thane and presently in the
Registration Sub-District of Bandra, District of Bombay Suburban
at or for the consideration in the manner set out therein.

- b. Upon the Companies Act, 1956 coming into effect, the company added the words "private limited" to its name, in accordance with the provisions thereof as regards a private limited company. The name of the company was accordingly changed from "Racek Industries Ltd." to "Racek Industries Pvt. Ltd." ("Company").
- c. I have been informed that from time to time certain portions of the said Larger Property were surrendered/ acquired by the relevant authorities as set back area. However, I have not perused documents evidencing the same. I have been informed by the Company, that Racek Industries Pvt. Ltd. is presently in the possession of land admeasuring 3539.5 sq. mtrs. bearing CTS Nos. 6, 6/1, 6/2, 6/3, 6/4, 6/5 and 6/6 of Village Vikhrol, Taluka Kurla together with the structures standing thereon, lying, being and situate at 12-A, L.B.S. Marg, Vikhrol, Mumbai-400079 within the Registration District and Sub-District of Mumbai City and Mumbai Suburban (hereinafter referred to as the "said Property").
- d. Pursuant to sanction letters dated 15th July, 2022 issued by one Aditya Birla Finance Ltd. and 18th July, 2022 issued by Aditya Birla Housing Finance Ltd., the company has availed of a term loan of Rs. 15,00,00,000/- and Rs 30,00,00,000/- respectively by mortgaging the said property and units in the said project namely 'Aikya Roots'.



ASHISH T. SURYAVANSHI

ADVOCATE HIGH COURT, MUMBAI

C/O. Advocate R. C. Dhuru 102, Fort Chambers, "A" Wing, 1st Floor, Ambalal Doshi Marg, Fort,
Mumbai - 400 023
Mob. No. 9892054995

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| करल - १ | | |
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Property card annexed to the Annexure being report as set out in
Clause 7 below annexed herewith.

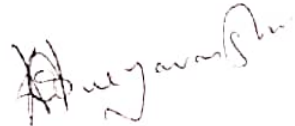
4. Search Report dated 17th September, 2021 taken by Mr. N. D. Rane, Search Clerk at the office of the Sub - Registrar at Bandra, for the period of 42 years i.e. from 1980 to 2021.
5. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property, I am of the opinion that the title of the Racek Industries Pvt. Ltd. to the said property is clear, marketable and without any encumbrances.

6. Owners of the land:

Racek Industries Pvt. Ltd. is the owner of the said property.

7. The report reflecting the flow of the title of the Racek Industries Pvt. Ltd. ("Company") on the said property is enclosed herewith as annexure.




[Ashish Suryavanshi]
Advocate

Encl: Annexure.

Date: 14th September, 2022

ASHISH T. SURYAVANSHI

ADVOCATE HIGH COURT, MUMBAI

C/O. Advocate R. C. Dhuru 102, Fort Chambers, "A" Wing, 1st Floor, Ambalal Doshi Marg, Fort,
Mumbai – 400 023

Mob. No. 9892054995

FORMAT - A
(Circular No.: - 28 /202)

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| करल - १ | | |
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FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

- 1) P.R. Card as on date of application for registration – Annexed to Legal Title Report
- 2) Mutation Entry No – as per Title Report
- 3) Search report for 42 years i.e. from 1980 to 2021 Taken from 'Sub-Registrar' office at BDR.
- 4) Any other relevant title – As per Legal Title Report.
- 5) Litigations if any – as per Title Report.



Ashish Suryavanshi
[Ashish Suryavanshi]
Advocate

Date: 14th September, 2022

346

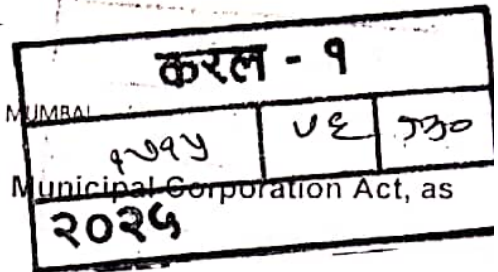
Form -----

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



MUNICIPAL CORPORATION OF GREATER MUMBAI



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

No. P-9936/2022(6)/S
Ward/VIKROLI-S/IOD/1/New

MEMORANDUM

Municipal Office,
Mumbai

To,

PRATIK JAIN OF RACEK INDUSTRIES PVT LTD

Plot Bearing C.T.S. No(S) 6 of Village Vikroli, L.B.S.Road, Vikroli West, Mumbai, Maharashtra situated in S Ward.

With reference to your Notice 337 (New) , letter No. 0000933 dated. 3/1/2022 and Sections Specifications and description and further particulars and details of your building Proposed Residential Cum Commercial buildig on Plot Bearing C.T.S. No(S) 6 of Village Vikroli, L.B.S.Road, Vikroli West, Mumbai, Maharashtra situated in S Ward. CTS/CS/FP No. 6 furnished to me under your letter, dated 3/1/2022. I have to inform you that, I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Mumbai Municipal Corporation Act as amended up to-date, my disapproval by reasons the

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

- 1 That the bore well shall not be constructed in consultation with H.E.
- 2 "That the Board shall not be displayed showing details of proposed work, name of owner, architect, R.C.C. consultant etc."
- 3 That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria, etc. is made to the Insecticide Officer of the concerned Ward Office and provision shall be made as and when required by Insecticide Officer for inspection of water tanks by providing safe and stable ladder, etc. and requirements as communicated by the Insecticide Officer shall be complied with.
- 4 "That the Indemnity Bond indemnifying the Corporation for damages, risks, accidents, etc. and to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C./starting the work."
- 5 "That the qualified registered site supervisor through architect/structural engineer will not be appointed before applying for C.C. & his name and license No. duly revalidated will not be submitted"
- 6 "That the notice under Sec.347 (1)(a) of the Mumbai Municipal Corporation Act will not be sent for intimating the date of commencement of the work"

Page 1 of 13 On 21-Jun-2022

"That the copy of Intimation of Disapproval conditions & other layout or sub division conditions prepared by the Corporation in connection with the developmental site shall not be given to the would be purchaser and also displayed at site."

"That the development charges as per M.R.T.P.(amendment) Act 1992 will not be paid."

"That the remarks from Asst. Engineer, Water Works regarding location, size capacity of the suction tank, overhead storage tank for proposed and existing work will not be submitted before starting the work and his requirements will not be complied with "

1) That the balance pre-requisites as per EODB shall not be complied with.

1 " That the work shall NOT be carried out between 6.00 am to 10.00 pm as per circular u/no. Ch.E./DP/7749/Gen at 07.06.2016."

2 "That the provision will not be made for making available water for flushing and other non-potable purposes through a system of borewell and pumping that water through a separate overhead tank which will be connected to the drainage system and will not have any chances of mixing with the normal water supply of the Corporation."

3 "That the dry and wet garbage shall NOT be separated and the wet garbage generated in the building shall NOT be treated separately on the same plot by the residents/ occupants of the building in the jurisdiction of M.C.G.M. & the necessary condition in Sale Agreement to that effect shall not be incorporated by the Developer/ Owner."

4 "That the carriage entrance shall not be provided before starting the work

5 "Requisitions of regulation no. 49 of DCPR-2034 shall not be complied with and records of quantity verification report, etc. shall not be maintained on site till completion of the entire work"

"That the specific NOC from concerned department /S.W.M department shall not be obtained in the pending ground court case order dated 15.03.2018 in Hon'ble Supreme Court of India.(S.L.P CIVIL No. 23708/2017) before start of work and bank guarantee is not submitted"

"The above proposals shall not contravene the section 251(A)(A) of the MMC Act demolition of existing building."

"The fire insurance shall not be submitted.

19 "That the RCC wall shall NOT be provided between refuge and habitable area

20 "That the entrance of Society office and Fitness Centre shall NOT be separate

21 "That 1.5m wide strip of unpaved land (on 2 sides of plot) on ground for plantation of trees shall NOT be provided.

22 "That the completion certificate from the rain water harvesting consultant for effective completion and functioning of RWH system shall be submitted and quantum of rain water harvested from the RWH completed scheme on site shall be uploaded on RWH tab in online AUTO DCR system. The same shall be complied before OC."

23 "That the NOC from concerned power company shall NOT be submitted for location and size of substation.

24 "That the elevation features such peripheral fins on parapet of podium floor with 0.15 m FRD

No. P-9936/2022/(6)/S
Ward/VIKHROLI-S/IOD/1/New

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Plastic/fiber sheets/aluminium fins at the top of parapet walls on podium floor shall NOT be provided as per circular u/no. Ch.Eng./DP/049020/Gen dt.01.03.2016"

- 25 "That the undertaking regarding excess parking to be handed over to MCGM shall not be submitted."
- 26 That the Latest Assessment NOC shall not be submitted before asking CC
- 27 "That the provision will not be made for making available water for flushing and other non- potable purposes through a system of borewell and pumping that water through a separate overhead tank which will be connected to the drainage system and will not have any chances of mixing with the normal water supply of the Corporation."
- 28 "The dry and wet garbage shall be separated and the wet garbage generated in the building shall be treated separately on the same plot by the residents/occupants of the building in the jurisdiction of M.C.G.M. The necessary condition in Sale Agreement to that effect shall be incorporated by the Developer/Owner"
- 29 That the necessary correction of CTS No in DP 2034 shall not be obtained before asking for CC
- 30 That project proponent shall not abide with forth coming policies, circulars etc. RUT to that effect shall not be submitted before asking CC
- 31 That project proponent shall not pay any short Recovery at the prevailing rate/policies at the time of short payment after audit, registered undertaking to that effect shall not be submitted
- 32 That the disclosure of inadequate size of rooms and inadequate size of driveway shall be made in the agreement to prospective buyers.
- 33 That the certificate regarding surrendering factory permit license from Asst Commisioner, Ward and certificate from MSEDCL regarding disconnection of Power supply shall not be submitted before demolition.
- 34 That the commencement certificate under Sec.45/69(1)(a) of the M.R. & T.P. Act will not be obtained before starting the proposed work.
- 35 That the labour NOC shall not be submitted and shall not be complied with all conditions
- 36 That the advance possession certificate for 10% amenity as per provision of DCPR 2034 shall not be submitted.
- 37 The amenity open space as per Reg.14(B) shall not be handed over to MCGM and transferred in name of MCGM as per the policy and regulation.
- 38 That the undertaking from owner stating that they will not object to the development of the neighbouring building in future shall not be submitted
- 39 That the Indemnity Bond for compliance of I.O.D./I to R condition/Layout Terms and conditions shall not be submitted.
- 40 That the NOC of Directorate of Industries for Closure of the existing factory building shall not be submitted before demolition.
- 41 That the facilities for physically handicapped persons shall not be provided as per the accompaniment in Govt. in U.D. Department notification No.TPB 432001/1829/CR-216/2001/UD-11 dated 2nd December 2003.
- 42 That the adequate & decent temporary sanitary accommodation will not be provided for construction

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workers on before starting the work.

- 43 That the N.O.C. from Chief Eng / consultant (M&E) for artificial ventilation to the basement shall not be obtained.
- 44 That the N.O.C. from Insecticide Officer shall not be submitted
- 45 That the commencement certificate under Sec.45/69(1)(a) of the M.R. & T.P. Act shall not be obtained before starting the proposed work.
- 46 That the extra water & sewerage charges will not be paid to the assistant engineer water works before C.C.
- 47 No due pending certificate from A.E.W.W. 'S' Ward shall not be submitted
- 48 That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding as per D.C. Regulation No.38(27) before starting the work.
- 49 That the Structural Engineer will not be appointed. Supervision memo as per appendix XI (regulation 5(3)(ix)) will not be submitted by him.
- 50 That the Indemnity Bond indemnifying the Corporation for damages, risks, accidents etc. and to the occupier's and an undertaking regarding no nuisance will not be submitted before C.C./starting the work
- 51 That the requirements of N.O.C. of (i) Reliance Energy /Tata Power, [ii] S.G. [iii] P.C.O., [iv] A.A. & C. [v] S.P. [vi] S.W.D., [vii] M.T.N.L., [viii] H.E. will not be obtained and the requisitions if any will not be complied with before occupation certificate / B.C.C.
- 52 That the qualified/registered site supervisor through architect/structural Engineer will not be before applying for C.C.
- 53 That the clearance from Railway Authorities, M.M.R.D.A., Highway Authority, M.O.E.F., U.D. dept., will not be submitted before asking for C.C.
- 54 That the Jaiva Insurance Policy in the name of site or policy to cover the compensation claims arising from work under Compensation Act 1923 will not be taken out before starting the work and also will not be renewed during the construction work.
- 55 That the N.O.C. from Superintendent of Garden for tree authority shall not be submitted.
- 56 That the design will not be designed with the requirements of all relevant IS codes including IS codes for earthquake design while granting occupation certificate from Structural Engineer to be insisted.
- 57 That no main beam in R.C.C. framed structure shall not be less than 230 mm. wide. The size of the columns shall also not be governed as per the applicable I.S. Codes.
- 58 That the Vermiculture bins for disposal of wet waste as per the design and specification of Organisations/individuals specialized in this field, as per the list furnished by Solid Waste Management Department of M.C.G.M. shall not be provided to the satisfaction of Municipal Commissioner.
- 59 That setback/D.P. Road/D.P. Reservation/Amenity Space area shall not be handed over to M.C.G.M.

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- 60 The developer shall not submit the registered undertaking agreeing to comply with & follow all the rules, regulations, circulars, directives related to the safety of construction labors/workers, issued time to time by the department of building & other construction labours, Government of Maharashtra.
- 61 That the developer will not intimate the prospective buyer and existing tenants regarding concessions availed for deficiency in open space, deficient parking space, etc. as well as not objecting neighbourhood development with deficient open spaces etc. and the clause shall not be incorporated in sale agreement so as to make aware prospective buyer/ members about deficient open space/maneuvering spaces.
- 62 That the R.U.T. shall not be submitted by the developer stating that they will not take any objection in future for the development on adjoining plot with deficient open spaces and also condition will be incorporated about deficient open spaces of proposed bldg. in the sale agreement of flats.
- 63 That the registered undertaking shall not be submitted for payment of difference for fungible, open space deficiency or any type of premium retrospectively as & when demanded by M.C.G.M.
- 64 That the C.C. under Sec. 44\69 (1) (a) of the M.R.T.P. Act will not be obtained before the proposed work.
- 65 That the Janata Insurance Policy shall not be submitted before C.C.
- 66 That the bore well shall not be constructed in consultation with H.E.
- 67 That the Board shall not be displayed showing details of proposed work, name of owner, developer, architect, R.C.C. consultant etc.
- 68 That the registered undertaking in prescribed proforma agreeing to demolish the excess area constructed beyond permissible F.S.I. shall not be submitted before asking for C.C.
- 69 That the RUT for contravening toilet shall not be submitted.



C: CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C

- 1 That the notice in the form of Annexure-14 of DCPR-2034 (Intimation of completion of plinth by site supervisor) shall not be submitted.
- 2 That the plinth dimensions shall not be got checked from this office before asking for further C.C. beyond plinth.
- 3 That the structural stability certificate through Regd. Structural engineer regarding stability of constructed plinth shall not be submitted before asking for CC beyond plinth.
- 4 All the payments as intimated by various departments of MCGM shall not be paid.
- 5 Revalidated Janata Insurance Policy shall not be submitted.
- 6 That the Material testing report shall not be submitted
- 7 That the monthly progress report of the work will not be submitted by the Architect.
- 8 That the extra water and sewerage charges shall not be paid and requisite No Due pending certificate of Asst. Engineer (Water Works) shall not be submitted.
- 9 That the all conditions mentioned in amended plan approved time to time shall not be compiled with.
- 10 That the CC shall not be asked for the area of 10% amenity open space unless until the same shall not

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handing over to MCGM.

That the up to date Bank Guarantee and Revised SWM NOC shall not be submitted.

That Preferably electric vehicle shall be used for all the development activities such as transporting material/Human Resources etc.

D: GENERAL CONDITIONS TO BE COMPLIED BEFORE O.C

- 1 That the dust bin will not be provided.
- 2 That the NOC for vermiculture bin shall not be submitted.
- 3 That 3.00 mt. wide paved pathway upto staircase will not be provided
- 4 That the open spaces as per approval, parking spaces and terrace will not be kept open
- 5 " That the name plate/board showing Plot No., Name of the Bldg. etc. will not be displayed at a prominent place."
- 6 "That carriage entrance shall not be provided as per design of registered structural engineer and carriage entrance fee shall not be paid."
- 7 "That terraces, sanitary blocks, nahanis in kitchen will not be made Water proof and same will not be provided by method of pounding and all sanitary connections will not be leak proof and smoke test will not be done in presence of licensed plumber."
- 8 "That final N.O.C./Remarks from concerned authorities / empanelled consultants for a) S.W.D. b) Fire Fighting Provisions c) Tree authority d) water department shall not be submitted e) Airport Authority India/ GVK for height of building"
- 9 "That Structural Engineer's laminated final Stability Certificate along with upto date License copy shall not be submitted."
- 10 "That completion plans shall not be submitted along with Notice of Completion of work u/sec. 353 A of M.C.A. Act for work completed on site."
- 11 "That Site Supervisor certificate for quality of work and completion of the work shall not be submitted in prescribed form."
- 12 "That Registered Agreement with prospective buyers/members shall not be submitted before O.C. Work shall be as per comprehensive undertaking submitted."
- 13 "That the Vermiculture bins for disposal of wet waste as per the design and specification of Organizations / individuals specialized in this field, as per the list furnished by Solid Waste Management Department of MCGM, shall not be provided to the satisfaction of Municipal Commissioner."
- 14 That the N.O.C. from A.A.&C.[N/Ward] shall not be submitted
- 15 The Dry and wet garbage shall not be separated and the wet garbage generated in the building shall not be treated separately as the same plot by the resident/occupants of the building in the jurisdiction of MCGM. The necessary condition in the sale agreement to that effect shall not be incorporated by the developer/owner.
- 16 That the separate vertical drain pipe, soil pipe, with a separate gully trap, water main, O.H. Tank, etc. will not be provided and that drainage system or the residential part of the building will not be affected

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if applicable.

That the all the conditions of I to R issue letter and Layout Terms and Conditions shall not be complied with.

That certificate under Sec. 270A of B.M.C. Act will not be obtained from H.E. Department regarding adequacy of water supply.

That Fitness Centre permissible as per DCR before occupation for the building under reference shall not be constructed.(if applicable)"

That the certificate under Sec.270-A of the B.M.C. Act will not be obtained from H.E.'s department regarding adequacy of water supply.

That the RUT shall not be submitted regarding handing over of society office and fitness center to proposed CHS/Apartment owner association without any compensation

That B.C.C. will not be obtained and I.O.D. and Debris deposit etc. will not be claimed for refund within a period of 6 years

That the completion certificate from RWH consultant for effective completion and functioning of RWH system shall not be submitted and quantum of RW harvested from RWH completed scheme on site shall not be uploaded on RWH tab in online auto DCR system.

The amenity open space as per Reg.14(B) shall not be handed over to MCGM and transferred in name of MCGM before OCC.



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- () That proper gutters and down pipes are not intended to be put to prevent water dropping from the leaves of the roof on the public street.
- () That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements but not otherwise you will be at liberty to proceed with the said building or work at anytime before the 20 June day of 2023 but not so as to contravene any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time in force.
Your attention is drawn to the Special Instructions and Note accompanying this Intimation of Disapproval.

Executive Engineer, Building Proposals,
Zone, Wards.

SPECIAL INSTRUCTIONS

1. THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.
2. Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.



8 of the Commissioner has fixed the following levels :-

- Not less than 2 feet (60 cms.) above the center of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be laid in such street
- Not less than 9 feet (60 cms.) Above every portion of the ground within 5 feet (160 cms.)-of such building
- Not less than 92 ft. (TownHall) above Town Hall Datum.

Noted to the provision of Section 152 of the Act whereby the person liable to pay property taxes is liable to pay the same on the date of erection of a new building or occupation of building which has been vacant, to the Commissioner, within 90 days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion or occupation is detected by the Assessor and Collector's Department.

5. Your attention is further drawn to the provision of Section 353-A about the necessary of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary
6. Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (aa) of the Bombay Municipal Corporation Act.
7. One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.

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8 Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the site that may be fixed by the Collector, under the Land Revenue Code and Rules there under.

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



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No. EB/CE/ /BS /A/

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- 1) The work should not be started unless objections are complied with
- 2) A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
- 3) Temporary permission on payment of deposit should be obtained any shed to house and store for construction purpose. Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and certificate signed by Architect submitted along with the building completion certificate.
- 4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- 5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance over the road side drain.
- 6) The owners shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the commencement of the proposed construction work is taken in hand that the water existing in the compound will be used for their construction works and they will not use any Municipal Water for construction. If this is not done, it will be presume that Municipal tap water has been consumed on the construction work and will be referred against them accordingly.
- 7) The hoarding wall for supporting the depots of building materials shall be constructed before commencement of the work. Even though no materials may be expected to be stabled in front of the property. The hoarding should be made of metal, sand preps debris, etc. should not be deposited over footpaths or public street by the owners or their contractors, etc without obtaining prior permission from the Ward Officer of the Ward.
- 8) The work should not be started unless the manner in obviating all the objection is approved by this department.
- 9) No work should be started unless the structural design is approved.
- 10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimension.
- 11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to

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avoid the excavation of the road an footpath.

- 12) All the terms and condition of the approved layout /sub-division under No. of should be adhered to and complied with.
- 13) No Building /Drainage Completion Certificate will be accepted non water connection granted (except for the construction purpose) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- 14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- 15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting lighting and drainage before submission of the Building Completion Certificate.
- 16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- 17) The surrounding open spaces around the building should be consolidated in Concrete pieces at the rate of 12.5 cubic meters per 10 sq. meters below payment.
- 18) The compound wall or fencing should be constructed clear of the road widening level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- 19) No work should be started unless the existing structures proposed to be demolished are demolished.
- 20) The Intimation of Disapproval is given exclusively for the purpose of enabling you to make the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section (h) (11) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347(1) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act 1966. (12) of the Town-Planning Act). will be with drawn.
- 21) If it is proposed to demolish the existing structures be negotiations with the tenant. under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following:-
 - i. Specific plans in respect of evicting or rehousing the existing tenants on hour stating their number and the areas in occupation of each.
 - ii. Specifically signed agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.
 - iii. Plans showing the phased programme of constructions has to be duly approved by this office before

No. P-9936/2022/(6)/S
Ward/VIKHHOLI-S/IOD/1/New

starting the work so as not to contravene at any stage of construction, the Development control rules regarding open spaces, light and ventilation of existing structure.

22) In case of extension to existing building, blocking of existing windows of rooms deriving light and air from other sides should be done first starting the work.

23) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.

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

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

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

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

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

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

30) Open channel drains shall be provided with right fitting mosquito proof made of wrought iron plates or hinged covers. The manholes of all cisterns shall be covered with a properly fitting mosquito proof cover in one piece, with locking arrangement provided with a bolt and huge screwed on the top for the purpose of lock and the warning pipes of the rabbit pretested with screw or dome shape pipes like a mari rose) with copper pipes with perfections each not exceeding 1.5 mm in diameter. The cover should be made easily, safely and permanently accessible by providing a firmly fixed iron ladder. The upper end of the ladder should be earmarked and extended 40 cms above the top where they are to be fixed in cement concrete blocks.

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

32) a) Louvers should be provided as required by Bye0law No. 5 (b)
b) Linteis or Arches should be provided over Door and Windows opening
c) The drains should be laid as require under Section 234-1(a)
d) The inspection chamber should be plastered inside and outside.

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

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Executive Engineer, Building Proposals
Zones wards.

P-9936/2022/(6)/S Ward/VIKHROLI-S/IOD/1/New

- Copy To :-
1. MRUGESH S. PANCHAL
B-2, Shri Siddhi Complex, Near Udpi Hotel, Goregaon East Mumbai-400063
 2. Asst. Commissioner S Ward.
 3. A E W W. S Ward.
 4. Dy A & C. Eastern Suburb
 5. Chief Officer, M.B.R. & R. Board S Ward .
 6. Designated Officer, Asstt. Engg. (B. & F.) S Ward ,
 7. The Collector of Mumbai



C - 3



BRIHANMUMBAI MUNICIPAL CORPORATION करम

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-9936/2022/(6)/S Ward/VIKROLI-S/FCC/3/Amend

COMMENCEMENT CERTIFICATE

| | |
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| 9337 | SE 330 |
| 2024 | |

To,
 PRATIK JAIN OF RACEK INDUSTRIES PVT LTD
 Plot Bearing C T S No(S) 6 of Village Vikroli,
 L B S Road, Vikroli West, Mumbai, Maharashtra
 situated in S Ward
 Sir,

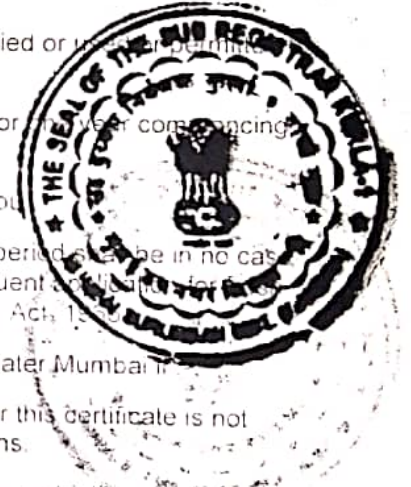
With reference to your application No. P-9936/2022/(6)/S Ward/VIKROLI-S/FCC/3/Amend Dated 03 Jan 2022 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated 03 Jan 2022 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. 6 C.T.S. No. 6 Division / Village / Town Planning Scheme No VIKHROLI-S situated at L B S Road Road / Street in S 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 for any purpose 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 development 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 AE BP S&T ward Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 6/9/2023



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| <p style="text-align: center;">ଓଡ଼ିଶା - ୨</p> | | |
| Issue On | 07 Sep 2022 | ୨୩୨୩ |
| Application Number | ୨୦୨୫ | |

Valid Upto : 06 Sep 2023

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Ward/VIKHROLI-S/CC/1/New

Remark :

top of basement level, i.e. plinth of Wing-A,B and C as per approved IOD plans dated 21/06/2022

Approved By
Executive Engineer (BP) ES II
Executive Engineer

Issue On : 16 May 2023

Valid Upto : 15 May 2024

Application Number : P-9936/2022/(6)/S
Ward/VIKHROLI-S/FCC/1/New

Remark :

Full C.C. is granted for entire work of Residential cum commercial building comprising of 3 wings designated as Wing A as Residential & Wing C as commercial as per approved IOD plan dated 21.06.2022 subject to timely renewal of B.G, Workmen's compensation policy, SWM NOC and taking all sorts of precautions during construction.

Approved By
AE BP S&T ward
Assistant Engineer (BP)



Issue On : 25 Oct 2023

Valid Upto : 25 Oct 2024

Application Number : P-9936/2022/(6)/S
Ward/VIKHROLI-S/FCC/1/Amend

Remark :

Further C.C. for wing 'A' and Wing 'B' up to top of 10th floor and full C.C. for wing 'C' is granted as per approved amended plan dated 11.10.2023 by restricting C.C. of 11th and 12th floor of wing 'A' and 11th floor of wing 'B' for installment facility subject to timely renewal of B.G, SWM NOC, Workmen's compensation policy and taking all sorts of precautions during construction and for air pollution.

P-9936/2022/(6)/S Ward/VIKHROLI-S/FCC/3/Amend

Page 2 of 4 On 01-Jan-2025

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| Approved By | |
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| AE BP S&T Ward | |
| Assistant Engineer (BP) | १७९९ |
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Issue On : 02 Sep 2024 Valid Upto : 01 Sep 2025

Application Number : P-9936/2022/(6)/S
Ward/VIKHHOLI-S/FCC/2/Amend

Remark :

Further C.C. is granted upto 18th upper floor for Wing 'A' & 'B' and full C.C is granted for Wing 'C' as per last approved amended plan dated 09.08.2024 by restricting C.C. of 19th and 20th (part) floor of wing 'A' and wing 'B' for installment facility, subject to timely renewal of B.G, SWM NOC, Workmen's compensation policy and taking all sorts of precautions during construction and for air pollution.

Approved By
AE BP S&T ward
Assistant Engineer (BP)

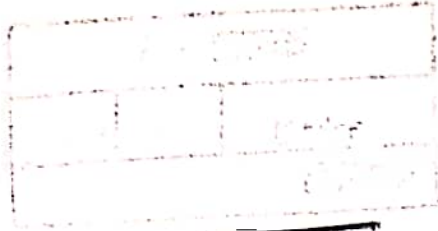
Issue On : 01 Jan 2025 Valid Upto : 06 Sep 2025

Application Number : P-9936/2022/(6)/S
Ward/VIKHHOLI-S/FCC/3/Amend

Remark :

Full C.C is granted for wing 'A' & 'B' as per amended approved plan dated 09.08.2024 subject to timely renewal of B G SWM NOC, Workmen's compensation policy and taking all sorts of precautions during construction and for air pollution.





✓
Digitally signed by Nam Vasanthan
Date: 01 Jan 2025 21:36:55
Organization: Brihanmumbai Municipal Corporation
Designation: Assistant Engineer (B)

| | | |
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| करणा - १ | | |
| १०१५ | २२ | १३० |
| २०२५ c to | | |
| Architect | | |

2. Collector Mumbai Suburban /Mumbai District.

For and on behalf of Local Authority
Brihanmumbai Municipal Corporation
Assistant Engineer, Building Proposal
Eastern Suburb S Ward Ward

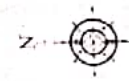


नगर भूनामन - थिरुकोळी
 तालुका :- युव्वा
 जिल्हा :- मुंबई उपनगर

अभिज्ञान सं. / पीडी मो. सं. २२६ / २०२३
 दि. ०८/०९/२०२३

समजूतीच्या टिप -

1. — यापुढील नमुने प्रत्येक नुकसणिलेखानुसार हट्ट असे.
2. OF या प्रमाणे कायदा मूला करता.
3. — यापुढील टिप असे.
4. [ZZZ] याप्रमाणे वापर करता असे.
5. — यापुढील नमुने प्रत्येक नुकसणिलेखानुसार हट्ट असे.



प्रमाण १:५००

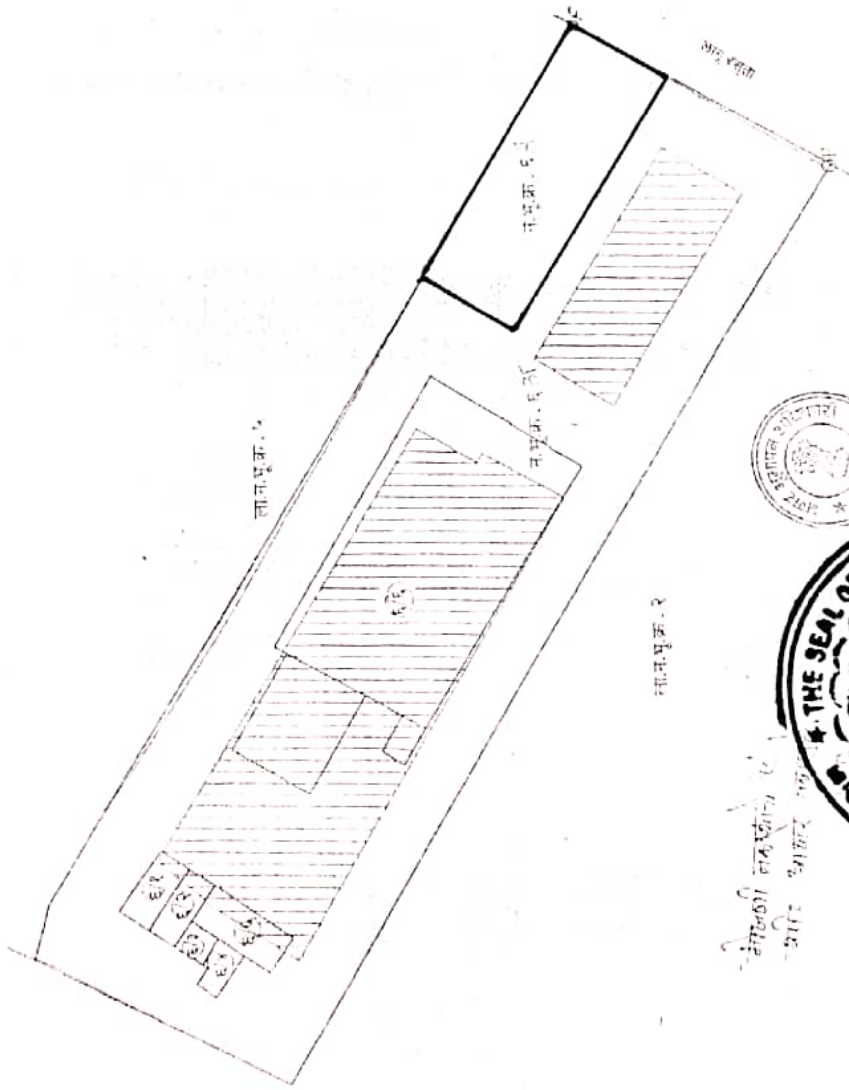
दिनांक : ०३/१०/२०२३

श्री. एम्. वा. उवाके
 प. मू. ९

करल - १

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| २०२५ | | |

हे नमुने...
 यापुढील नमुने प्रत्येक नुकसणिलेखानुसार हट्ट असे.
 OF या प्रमाणे कायदा मूला करता.
 यापुढील टिप असे.
 याप्रमाणे वापर करता असे.



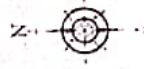
श्री. एम्. वा. उवाके
 प. मू. ९

नाम: भुवाम्ब - विक्रांती
 तालुका: कुर्ना
 जिल्हा: मुंबई उपनगर

अविनाशक: पीडी / मा.सं. २२९ / २०२३
 दि. ०८/०६/२०२३

संपत्तीच्या टिका -

१. — याचप्रमाणे पृष्ठको मूळ अधिलेखनपत्रावर हरे आहे.
२. OF या प्रतीक वापर घेतले असून.
३. — याचप्रमाणे चिन्ने आहे.
४. — याचप्रमाणे चिन्ने आहे.
५. — याचप्रमाणे चिन्ने आहे.



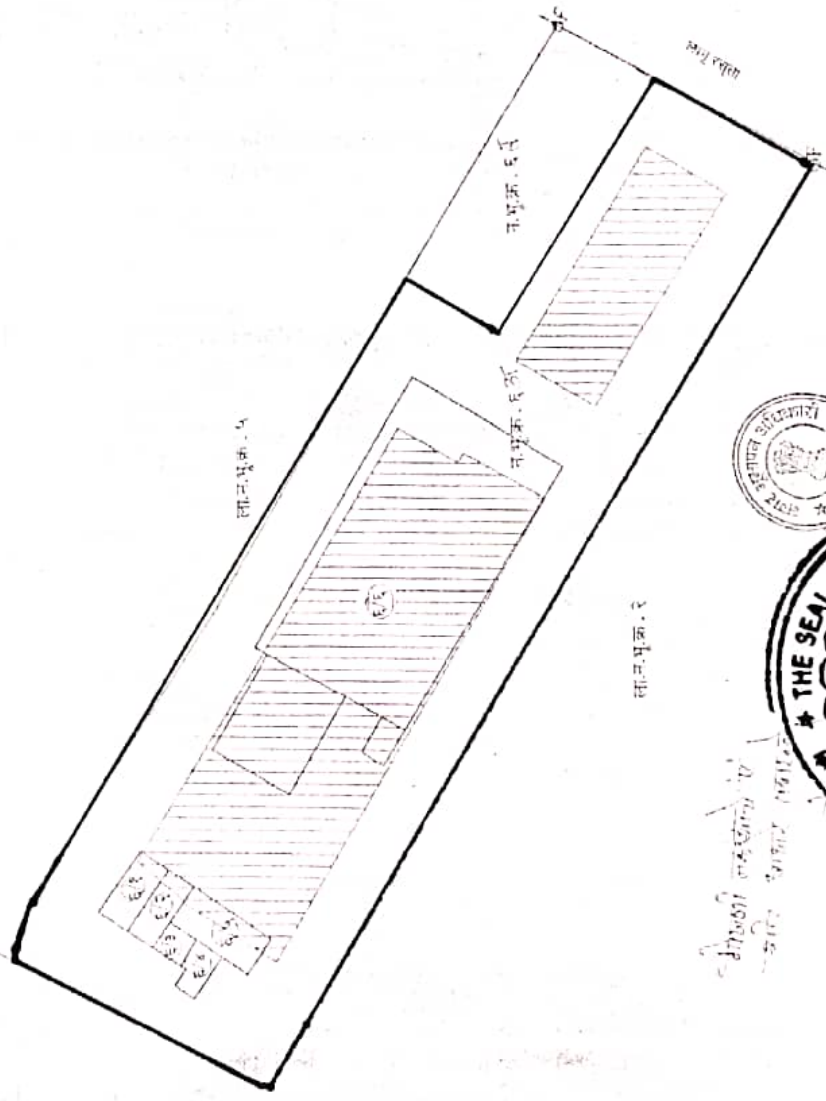
प्रमाण ₹.५००

माजणी दिनांक: ०३/१०/२०२३

माजणी करणारे: (श्री.एम.बी.अंबाळे)
 प.सं. ९

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| करल - १ | | |
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सा.म.सू.क. २



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'
[See rule 6(a)]

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| करल - १ | | |
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This registration is granted under section 5 of the Act to the following project under project registration number P51800047194

Project **AIKYA ROOTS**, Plot Bearing / CTS / Survey / Final Plot No.: 6 & 7/10/2025, at Kurla, Kurla, Mumbai Suburban, 400079.

1. Racek Industries Pvt Ltd having its registered office / principal place of business at Tehsil. **Mumbai City**, District: **Mumbai City**, Pin: **400011**.
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 **11/10/2022** and ending with **30/06/2027** 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 Pramanand Prabhu
(Secretary, MahaRERA)
Date: 11-10-2022 13:55:35

Dated **11/10/2022**
Place: **Mumbai**

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

AMENITIES

Structure

➤ Earthquake resistant RCC structure

Door

➤ Main Door-Hardwood/ Engineered door

Frames, fire rated flush door

➤ Internal Doors & Toilet Doors-
Hardwood/ Engineered door frames,
flush door with laminate finish on both
sides

Plastering Painting & Polishing

➤ Internal apartment walls finished with
gypsum and acrylic emulsion paint

➤ Internal walls mix of RCC and block
Masonry

➤ Exterior tower walls finished with
textured paint

Flooring

➤ Vitrified tile flooring for living, dining,
passages, kitchens and in all bedrooms.

➤ Rough textured tiles flooring in all baths

Kitchen

➤ Dado upto 2'0* above platform

➤ Granite platform

Electrical

➤ Concealed electrical wiring in-
apartments with Earth Leakage
protection

➤ Electrical points of branded
modular switches and sockets of
Anchor/Havells/GMI Indoasion or
equivalent make

➤ Points for TV and Telephone
Switches

Elevator

➤ Made of kōne/Schindler/Otis or
Equivalent make

Windows

➤ UPVC/ Aluminium
Sections

Toilet

➤ Sanitary ware in all toilets of
Parryware/Jaguar/Cera/soncera
or equivalent make

➤ CP fittings of American standard/
Jaguar or equivalent make

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| करल - १ | | |
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AMENITIES

➤ Swimming Pool

➤ Gymnasium

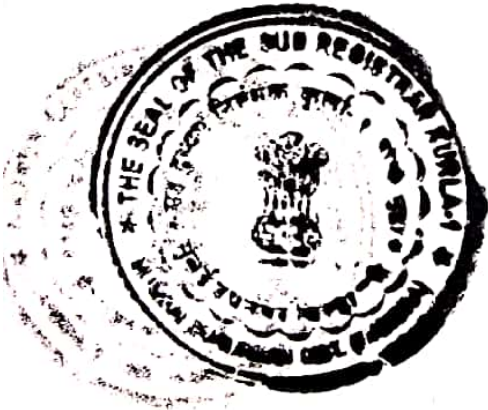
➤ Multipurpose Area

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| करल - 9 | |
| 749Y | 25 |
| 2024 | 330 |

Multipurpose Court

➤ Kids Play Area

➤ Jogging Track



319/1245

Wednesday, January 18, 2023

12:48 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 1346 दिनांक: 18/01/2023

गावाचे नाव: मलवार

दस्तऐवजाचा अनुक्रमांक: बवइ2-1245-2023

दस्तऐवजाचा प्रकार: पॉवर ऑफ अॅटर्नी

सादर करणाऱ्याचे नाव: ऐक्य रियल्टी प्रा. लि. चे संचालक प्रतिक शांतीलाल जैन

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 22

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| ₹. 440.00 | | |
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| २०२५ | | |
| ₹. 540.00 | | |

एकूण:

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

1:05 PM ह्या वेळेस मिळेल.

[Signature]

सह दुय्यम निबंधक, मुंबई-२

बाजार मुल्य: रु. 1/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

सह दुय्यम निबंधक

मुंबई शहर क्र. २

1) देयकाचा प्रकार: DHC रक्कम: रु. 440/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1801202304435 दिनांक: 18/01/2023
बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013805421202223E दिनांक: 18/01/2023
बँकेचे नाव व पत्ता:

[Signature]





CHALLAN
MTR Form Number-6



| | | | | | | | | |
|-----------------------------|--------------------|---------|---------------|--|------|---------------------|---------|-------|
| GRN | MH013805421202223E | BARCODE | [Barcode] | | Date | 16/01/2023-15:31:55 | Form ID | 48(1) |
| Department | | | | Inspector General Of Registration | | | | |
| Type of Payment | | | | Stamp Duty Registration Fee | | | | |
| Office Name | | | | BOM2_JT SUB REGISTRAR MUMBAI CITY 2 | | | | |
| Location | | | | MUMBAI | | | | |
| Year | | | | 2022-2023 One Time | | | | |
| Account Head Details | | | Amount In Rs. | Premises/Building | | | | |
| 0030045501 Stamp Duty | | | 500.00 | Road/Street | | | | |
| 0030063301 Registration Fee | | | 100.00 | Area/Locality | | | | |
| | | | | Town/City/District | | | | |
| | | | | PIN | | | | |
| | | | | Remarks (If Any) | | | | |
| | | | | SecondPartyName=KAPIL SHARMA AND OTHERS- | | | | |
| | | | | Amount In Six Hundred Words | | | | |
| Total | | | 600.00 | Words | | | | |
| Payment Details | | | | PUNJAB NATIONAL BANK | | | | |
| Cheque/DD Details | | | | Bank CIN Ref. No. | | | | |
| Cheque/DD No. | | | | Bank Date RBI Date | | | | |
| Name of Bank | | | | Bank-Branch | | | | |
| Name of Branch | | | | Scroll No. , Date | | | | |

करल - १
१२१५ २२ १३०
२०२६ ४ ० ० ० ० ० ७



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलान केवल दुर्यम निबंधक कार्यालयात नोंदणी करवयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करवयाच्या दस्त्यासाठी चालन लागू नाही.

[Handwritten signatures]

१२१५ १/२२
२०२३

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| करल - १ | | |
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| २०२५ | | |



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| बल - २ | | |
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POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME,
 I, MR. PRATIK SHANTILAL JAIN having address at Aikya Signature, 1902,
 19th Floor, Sleater Road, Grant Road West Mumbai 400 007, Director of AIKYA
 REALTY PVT LTD a Company duly registered under the Companies Act, 1956
 & RACEK INDUSTRIES PVT. LTD., a Company duly registered under the
 Companies Act, 1913 both companies having its office at. 213, 2nd Floor, Turf
 Estate, Shakti Mill Lane, Mahalaxmi, Mumbai - 400 011, do hereby SEND
 GREETINGS;

WHEREAS :

WHEREAS I am the owner and carrying on business interalia as of Builder and Developer/Promoter and as incidental to our business I am constructing various building on land plot of land bearing a) C.T.S. No.6, 6/1, 6/2, 6/3, 6/4, 6/5, 6/6 of Village Vikhroli, L.B.S. Road, Vikhroli (West), Mumbai and b) C.S.No.1E/659 of Malabar Hill Division at Gamadia Colony Road in 'D' Ward, Mumbai and entering into and executing diverse Agreements/Deeds, Agreement for sale/Sale Deed, Deed of Assignment, Lease/Leave and license agreement, Undertaking, Affidavit, Declaration, Agreement, Conveyance/ Re-conveyance, Confirmation, Rectification & Cancellation Deed of flats /shops/ parking space/garage etc. with various persons and authorities:

AND WHEREAS it is not possible for me due to our business commitments to appear before the Sub-Registrar of Assurances, Mumbai personally for admission and presentation for registration of the said diverse Agreements/Deeds, Agreement for sale/Sale Deed, Deed of Assignment, Lease/Leave and license agreement, Undertaking, Affidavit, Declaration, Agreement, Conveyance/ Re-conveyance, Confirmation, Rectification & Cancellation Deed or any other documents already executed by us and/or to be executed by me hereinafter.

NOW KNOW ALL YE MEN THAT BY THESE PRESENTS I, MR. PRECIOUS SHANTILAL JAIN Director of AIKYA REALTY PVT LTD RACEK INDUSTRIES PVT. LTD., do hereby nominate, constitute and appoint 1) MR. KAPIL SHARMA, 2) MR. HARKISHAN BHAVSAR & 3) MR. YOGESH KOLI, resident of Mumbai to be my true and lawful attorney for me and in our names and on our behalf (jointly or severally) to do or cause to be done all or any of the following acts, deeds, matters and things that is to say :

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| १२०५ | ३ / २२ |
| २०२३ | |



1. To admit the execution of the Agreements/Deeds, Agreement for sale/Sale Deed, Deed of Assignment, Lease/Leave and license-agreement, Undertaking, Affidavit, Declaration, Agreement, Conveyance/ Re-conveyance, Confirmation, Rectification & Cancellation Deed or any other documents already executed by me and/or to be executed by me hereinafter.

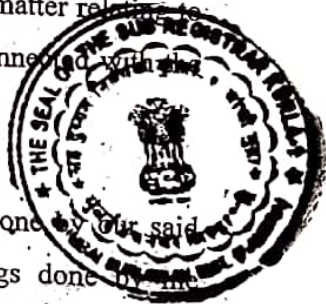
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| करल - १ | | |
| १७११ | १०२ | १३० |
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2. To present the abovementioned various documents before the Sub-Registrar for the purpose of registration of the same and to do all acts that are necessary for effectively registering the said documents.

3. To receive on my behalf and for us document or documents from the Sub-Registrar after registration and to give proper receipts and discharge for the same.

4. To appear before any Court or Authority for the purpose of any matter relating to the registration declaration of value or any other proceedings connected with the same.

I do hereby ratify and confirm that all acts, deeds and things done by our said attorney shall be deemed to have been acts, deeds and things done by me personally and I undertake to ratify and confirm all and whatsoever that our said attorney shall lawfully do or cause to be done for us by virtue of the power hereby given.



[Handwritten Signature]

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IN WITNESS WHEREOF, we have executed this Power on this 18th day of January, 2023.

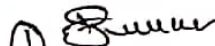
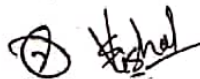
SIGNED, SEALED AND DELIVERED)
by the withinnamed)
MR.PRATIK SHANTILAL JAIN)

| | | |
|---|---|---|
| For AIKYA REALTY PVT. LTD DIRECTOR 9093 903 930 2023 |  |  |
| | | |

Director of)
AIKYA REALTY PVT LTD)

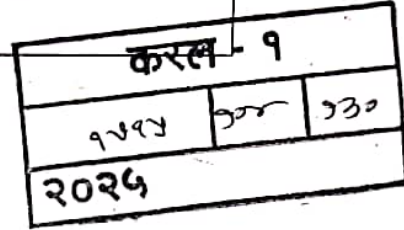
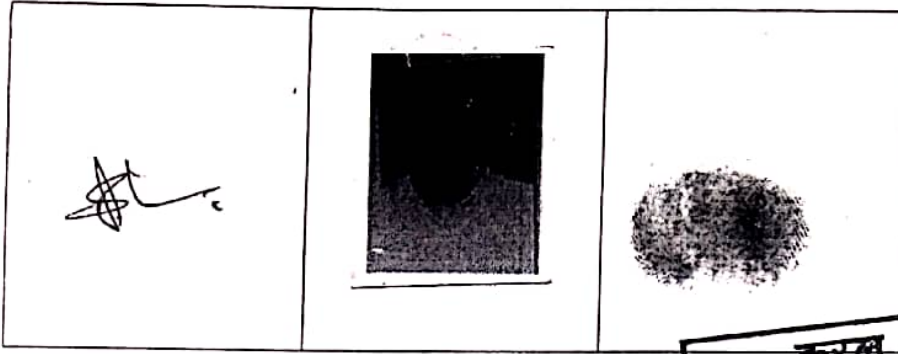
MR. PRATIK SHANTILAL JAIN

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| THE SEAL OF THE SUB REGISTRAR RACEK INDUSTRIES PVT. LTD. DIRECTOR |  |  |
| | | |

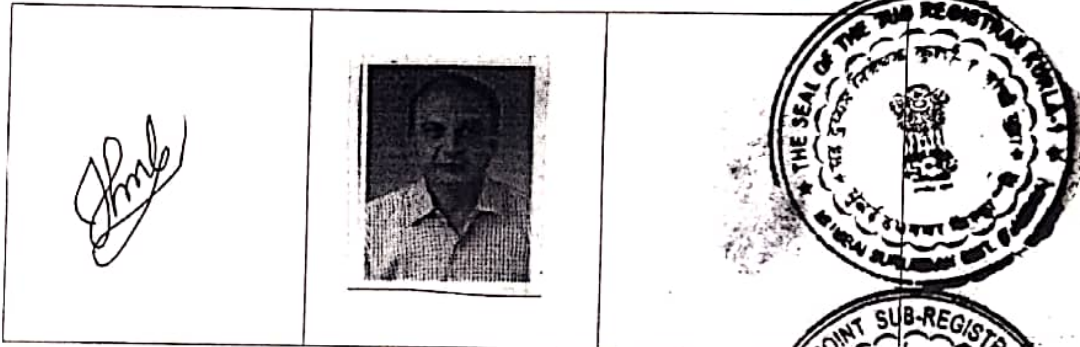
THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI CITY-II
DIRECTOR
RACEK INDUSTRIES PVT LTD
in the presence of.....)
① 
② 

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| २०२३ | |

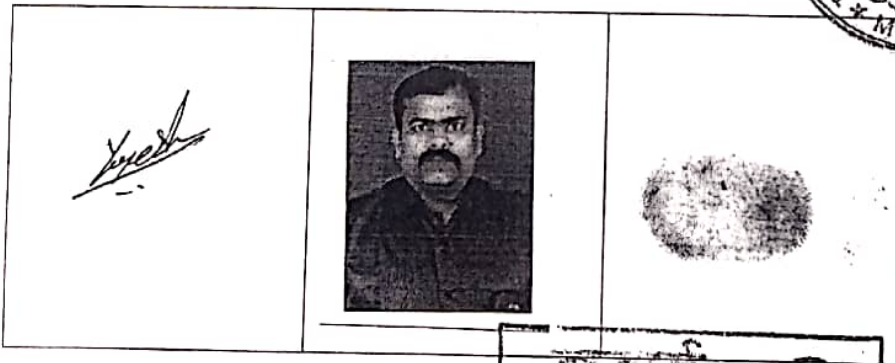
1) MR. KAPIL SHARMA,



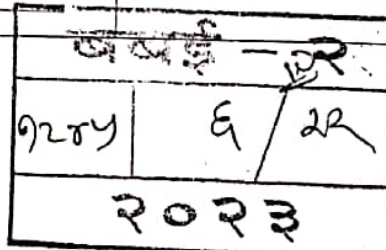
2) MR. HARKISHAN BHAVSAR &



3) MR. YOGESH KOLI



- ① Bhum
- ② Hishal





MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS:

PLACE :- Mumbai

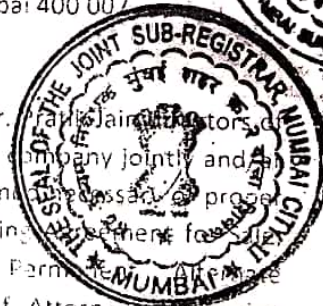
DATE :- 15/01/2021

TIME :- 2 P.M.

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| करल - १ | | |
| १-१११ | १०१ | १३० |
| २०२५ | | |

BE AND IT IS HEREBY resolved that the company has agreed to acquire from the Owner, M/S SUN CONSTRUCTIONS property being all that piece or parcel of land bearing Cadastral Survey No. 1E/659 of Malabar Division in the Registration District and Sub-District of the Island City of Mumbai measuring 650 sq. yards equivalent to 543.48 sq. mtrs. along with structure thereon and assessed by Bombay Municipality under "D" Ward No. D-36 lying, being and situate at Gamadia Colony, Tardeo, Mumbai 400 007.

FURTHER RESOLVED THAT Mr. Shantilal Jain and Mr. [Name] Directors of the company be and hereby authorized, on behalf of the company jointly and severally to do all acts, deeds, matters and things as deemed necessary and to sign and execute all necessary documents including Deed of Conveyance, MOU'S Agreement for Permanent Accommodation, Transfer Deed, Indemnity, Powers of Attorney, possession



FOR AND ON BEHALF OF AIKYA REALTY PRIVATE LIMITED
 Director
 Director

Info@aikyarealty.com | www.aikyarealty.com | 022-26422492
 27/2, The Estate, Naraina Park, Sakinaka, Mumbai - 400 072

| | | |
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| बस - २ | | |
| १२०५ | ६ | २२ |
| २०२३ | | |

letters, attornment letters, escrow letters, Declarations on Title for and on behalf of the company etc., as may be required for effectively completing the transaction of acquisition of the property.

RESOLVED further that the said Mr. Shantilal Jain and Mr. Pratik Jain be and are hereby authorised to jointly and/or severally appoint Advocates & Solicitors and to sign necessary documents Writs/ Affidavits/ Suits and otherwise deal with stamp authorities and registration authorities and also appear in the Court of Law to file necessary Writs/Suits etc from time to time as required.

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| व्यवस्था - १ | | |
| १२४५ | १०६ | १३० |
| Sr. Name of Director | | |
| २०२५ | | |

No. Remained present in the meeting

Signature



SHANTILAL DEVICHAND JAIN

PRATIK SHANTILAL JAIN



For A.T. ...
 ghant
 ...
 ...

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| व्यवस्था - २ | | |
| १२०५ | २२ | |
| २०२३ | | |

RACEK INDUSTRIES PRIVATE LIMITED

CIN: U29301MH1955PTC009564

TR01/0213, FLOOR-2, PLOT- CS 3116, TURF ESTATE, DR E MOSES ROAD, SHAKTI MILL
LANE, JACOB CIRCLE, MUMBAI- 400011. MAHARASHTRA,
CONTACT NO-24965495, EMAIL ADDRESS- info@aikyarealty.com

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS:

PLACE :- Mumbai

DATE :- 22/06/2022

TIME :- 2 P.M.

| | | |
|---------|-----|-----|
| करल - १ | | |
| १२१५ | १०० | ७३० |
| २०२५ | | |

BE AND IT IS HEREBY resolved that the company M RACEK INDUSTRIES PVT LTD is the Owner of property bearing all that piece of land on Plot Bearing C.T.S. No(S) 6 of Village Vikhroli, L.B.S. Road, Vikhroli West, Mumbai, Maharashtra situated in S Ward.



FURTHER RESOLVED THAT Mr. Shantilal Jain and Mr. Pratik Jain directors of the company be and hereby authorized, on behalf of the company jointly and severally to do all acts, deeds, matters and things as deemed necessary and to sign and execute all necessary documents including Agreement of Sale, Deed of Conveyance, MOU'S Agreement for Permanent Accommodation, Transfer Deed, Indemnity, Powers of Attorney, Deed, Easement Documents, Letters, Attornment letters, etc., as may be required for effectively completing the transaction of acquisition of the property.



RACEK INDUSTRIES

RACEK INDUSTRIES PVT

Shantilal Jain
Director

| | |
|---------|------|
| करल - २ | |
| १२०५ | १७२२ |
| २०२३ | |

RESOLVED further that the said Mr. Shantilal Jain and Mr. Pratik Jain be and are hereby authorised to jointly and/or severally appoint Advocates & Solicitors and to sign necessary documents Writs/ Affidavits/ Suits and otherwise deal with stamp authorities and registration authorities and also appear in the Court of Law to file necessary Writs/Suits etc from time to time as required.

| | | |
|------------|-----|---------------------------------|
| करम - स.नि | | Name of Director |
| १७९५ | १०८ | १३० |
| No. | | Remained present in the meeting |
| ०२९ | | |

1. SHANTILAL DEVICHAND JAIN



SHANTILAL JAIN



Signature

M/S. RACEK INDUSTRIES PVT. LTD

Shantilal Jain
DIRECTOR



M/S. RACEK INDUSTRIES PVT. LTD

Pratik Jain
DIRECTOR

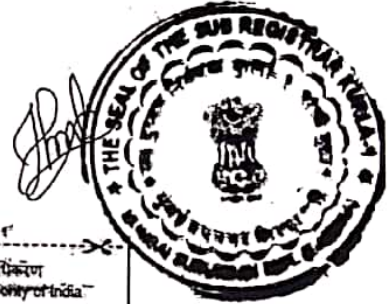
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| करम - स.नि | | १०२ |
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| २०२२ | | |





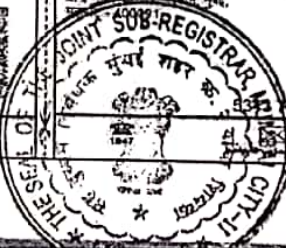
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| करल - १ | | |
| १५९५ | १०८ | ७३० |

| | |
|---|--|
|  <p>भारत सरकार GOVERNMENT OF INDIA</p> <p>कपिल जे. शर्मा Kapil J. Sharma जन्म तारीख/ DOB: 21/05/1989 पुरुष / MALE</p> <p style="text-align: right;">7834 8022 3595</p> |  <p>भारत सरकार GOVERNMENT OF INDIA</p> <p>पता: S/O: सुरेश जे. शर्मा, 46/सी/१९, मनिश क्रिष्णा सी.एस.एल. जे.पी.रोड, मनिश शॉपिंग सेंटर, मनिश नगर, अंधेरी वेस्ट, मुंबई, महाराष्ट्र - 400053</p> <p>Address: S/O: Suresh J. Sharma, 46C9, Manish Krishna C.S.L. J.P. Road, Manish Shopping Center, Manish Nagar, Andheri West, Mumbai, Maharashtra - 400053</p> <p style="text-align: right;">7834 8022 3595</p> |
| माझे आधार, माझी ओळख | |

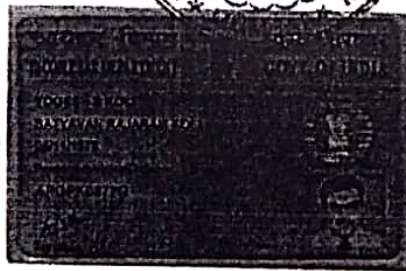
Handwritten signature





| | |
|--|--|
|  <p>भारत सरकार GOVERNMENT OF INDIA</p> <p>हरकिशन मगनलाल भावसार Harkishan Maganlal Bhavsar जन्म तारीख/ DOB: 02/07/1954 पुरुष / MALE</p> <p style="text-align: right;">5343 7480 0213</p> |  <p>भारत सरकार GOVERNMENT OF INDIA</p> <p>पता: डी २२/२०२-ए, योगी तीर्थ सी-ओप इन्डिया सोसायटी लिमिटेड, एक्सर रोड, योगी नगर, बोरनलिवेस्ट, मुंबई, महाराष्ट्र - ४०००५१</p> <p>Address: D 22/202-A, YOGI TIRTH CHS LTD, EKSAR ROAD, YOGI NAGAR, BORNALLI WEST, Mumbai, Maharashtra - 400051</p> <p style="text-align: right;">5343 7480 0213</p> |
| माझे आधार, माझी ओळख | |



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| १२०५ | ११/२२ |
| २०२३ | |



Handwritten signature

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|  <p>भारत सरकार GOVERNMENT OF INDIA</p> <p>योगेश सत्यन कोल Yogesh Satyan Kol जन्म तारीख/ DOB: 05/11/1978 पुरुष / MALE</p> <p style="text-align: right;">XXXX XXXX 6184 VID: 9143 8081 4407 3437</p> |  <p>भारत सरकार GOVERNMENT OF INDIA</p> <p>पता: B/१, फ्लॉयड, फ्लॉयड-रॉकेट चौक, ए.व. रोड, न्यू पोलीस स्टेशन, दादर, मुंबई, महाराष्ट्र - ४०००४१</p> <p>Address: B/1, Floyd, Floyd-Rocket Chs., S.V. Road, Near New Police Station, Dadar, Mumbai, Maharashtra - 400041</p> <p style="text-align: right;">XXXX XXXX 6184 VID: 9143 8081 4407 3437</p> |
| माझे आधार, माझी ओळख | |

आयकर विभाग
INCOME TAX DEPARTMENT
AIKYA REALTY PRIVATE LIMITED



भारत सरकार
GOVT. OF INDIA

18/11/2014

Particulars Account Number

AANC00462C



09/12/2014

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| करल - १ | | |
| १७१५ | ११० | १३० |
| २०२५ | | |

FOR POA REGISTRATION ONLY



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| १७१५ | | |
| १२ | २२ | |
| २०२३ | | |



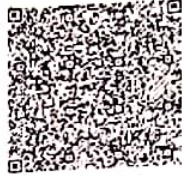
आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

Permanent Account Number Card
AAACR2187G

नाम / Name
RACER INDUSTRIES PVT LTD

दिनांक / मंडल की तारीख
 Date of Incorporation / Registration
07/06/1953



| | | |
|--------|-----|-----|
| कर - १ | | |
| १२५५ | ९९९ | ७३० |
| ०२५ | | |



FOR POA REGISTRATION ONLY



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| कर - २ | | |
| १२०५ | ९३ | २२ |
| २३ | | |



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRATIK SHANTILAL JAIN
SHANTILAL DEVICHAND JAIN

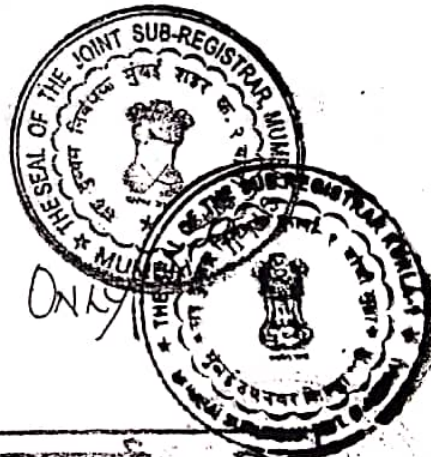
26/11/1986
Permanent Account Number
AGGPJ6428F

Signature

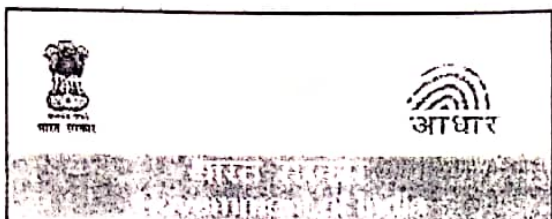


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| करल - १ | | |
| १०११ | ७७ | १३० |
| २०२५ | | |

FOR POA REGISTRATION ONLY



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| १०११ | | |
| १०११ | ७७ | २२ |
| २०२३ | | |



नामांकन क्रम / Enrolment No.: 2722/78905/02608

आपका आधार क्रमांक / Your Aadhaar No. : 2044 6804 2851
 VID : 9134 7709 0913 9677

मेरी आधार, मेरी पहचान

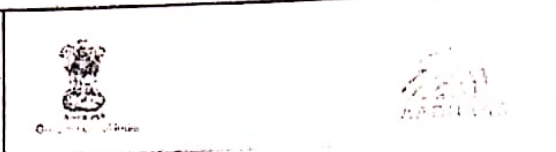


भारत सरकार
 Government of India

प्रबोध शशीधर जैन
 Prabh Shashidhar Jain
 जन्म तिथि/DOB: 26/11/1986
 लिंग/ GENDER: MALE

2044 6804 2851
 VID : 9134 7709 0913 9677

मेरी आधार, मेरी पहचान



सूचना

- पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- भारत देश भर में मान्य है।
 - कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
 - मोबाइल नंबर और ईमेल ID अपडेट रखें।
 - आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।
- Aadhaar is valid throughout the country
 - Aadhaar helps you avail various Government and non-Government services easily
 - Keep your mobile number & email ID updated in Aadhaar
 - Carry Aadhaar in your smart phone – use mAadhaar App.

भारतीय विशिष्ट पहचान प्राधिकरण
 Unique Identification Authority of India

पता
 प्रबोध शशीधर जैन, प्रबोध शशीधर जैन, 1402, 15th Floor,
 19th Floor, SLEATER ROAD, GRANT ROAD,
 WEST, Mumbai, Maharashtra - 400007

Address:
 C/O: Shashidhar Jain, AIKYA SINGNATURE 1402,
 19TH FLOOR, SLEATER ROAD, GRANT ROAD
 WEST, Mumbai, Maharashtra - 400007

2044 6804 2851
 VID : 9134 7709 0913 9677

मेरी आधार, मेरी पहचान

FOR POA REGISTRATION ONLY



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

नोदणी क्रमांक/Enrolment No.: 1007/20021/26280

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| करल - १ | | |
| १७१५ | ११८ | १३० |
| २०२५ | | |

1007/20021/26280
 मुनिल सुरळकर
 S/O Dhanraj Turakar
 Flat no 985 Gate no 1 Mahatma Jyotiba Phule Nagar
 Sanjay Park
 Near Piyamburk Building
 Churnaghat East
 San SO
 Mumbai
 Maharashtra - 400022

Ref. No : 00001401-00005604-00007008-
 UB 00258957 6 IN



आपला / Your Aadhaar No. :
9730 9085 9077

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
 GOVERNMENT OF INDIA
 मुनिल सुरळकर
 Sunil Turakar
 जन्म वर्ष / Year of Birth : 1977
 पुरुष / Male
 9730 9085 9077



आधार - सामान्य माणसाचा अधिकार

Sunil Turakar

| | | |
|---------|----|----|
| करल - २ | | |
| १२४५ | १६ | २२ |
| २०२३ | | |



भारत सरकार
Government of India



Issue Date: 17/02/2013



विशाल सुनिल बैठा
Vishal Sunil Baitha
जन्म तारीख/DOB: 04/08/2004
पुरुष/ MALE
Mob.: 9967516122

5103 1477 6202

VID : 9148 5340 4669 9946

माझे आधार, माझी ओळख

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| करल - १ | | |
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| २०२५ | | |



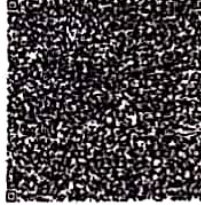
भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India



पता:
मार्केट: सुनिल बैठा, ७७ ए मार्कण्डेश्वर नगर, डॉ. अ.अ.नि
बेझंट रोड, पूनाम चेंबर मार्ग, मुंबई, मुंबई,
महाराष्ट्र - ४०००१८

Address:
C/O: Sunil Baitha, 77 A Markandeshwar
Nagar, Dr. Annie Beasant Road, Behind
Poonam Chamber, Mumbai, Mumbai City,
Maharashtra - 400018

Download Date: 08/12/2022



5103 1477 6202

VID : 9148 5340 4669 9946

1847 | help@uidai.gov.in | www.uidai.gov.in

Vishal



| | | |
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| वर्ड - २ | | |
| १२०५ | १६ | २२ |
| २०२३ | | |



CHALLAN
MTR Form Number-8



| | | | | | | | | |
|-----------------------------|--------------------|---------|-----------|--|------|---------------------|---------|-------|
| GRN | MH013805421202223E | BARCODE | [Barcode] | | Date | 16/01/2023-15:31:55 | Form ID | 48(0) |
| Department | | | | Inspector General Of Registration | | | | |
| Type of Payment | | | | Stamp Duty Registration Fee | | | | |
| Office Name | | | | BOM2_JT SUB REGISTRA MUMBAI CITY 2 | | | | |
| Location | | | | MUMBAI | | | | |
| Year | | | | 2022-2023 One Time | | | | |
| Account Head Details | | | | Amount In Rs. | | | | |
| 0030045501 Stamp Duty | | | | 500.00 | | | | |
| 0030063301 Registration Fee | | | | 100.00 | | | | |
| Total | | | | 600.00 | | | | |
| Payment Details | | | | PUNJAB NATIONAL BANK | | | | |
| Cheque-DD Details | | | | Bank CIN Ref. No. 0300617202201600625 5105846170 | | | | |
| Cheque/DD No. | | | | Bank Date RBI Date 16/01/2023-15:32:47 Not Verified with RBI | | | | |
| Name of Bank | | | | Bank-Branch PUNJAB NATIONAL BANK | | | | |
| Name of Branch | | | | Scroll No. , Date 1 , 17/01/2023 | | | | |

करल - १
[Handwritten Signature]
२०२५

DEFACTED
₹ 600.00
DEFACTED

SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI
FOR USE IN RECEIVING BANK

SEAL OF THE SUB-REGISTRAR, MUMBAI

Department ID : [Blank]
NOTE:- This challan is valid for document to be registered in Sub-Registrar Office only. Not valid for unregistered document.
सदर चालान नोंदणीद्वारा निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करतावयाच्या दस्त्यासाठी सदर चालान लागू नाही.

[Handwritten Signature]
१२०५ **१८/२२**
२०२३

Challan Defaced Details

| Sr. No. | Remarks | Defacement No. | Defacement Date | Userid | Defacement Amount |
|-------------------------|---------------|------------------|---------------------|--------|-------------------|
| 1 | (IS)-319-1245 | 0006901962202223 | 18/01/2023-12:47:28 | IGR183 | 100.00 |
| 2 | (IS)-319-1245 | 0006901962202223 | 18/01/2023-12:47:28 | IGR183 | 500.00 |
| Total Defacement Amount | | | | | 600.00 |

[Handwritten Signature]

Page 1/1

[Handwritten Signature]

Print Date 18-01-2023 12:49:32



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

Receipt of Document Handling Charges

PRN 1801202304435

Receipt Date 18/01/2023

Received from PRATIK SHANTILAL JAIN AND OTHERS, Mobile number 0000000000, an amount of Rs.440/-, towards Document Handling Charges for Document to be registered on Document No. 1245 dated 18/01/2023 at the Sub Registrar office Joint S.R. Mumbai City 2 of the District Mumbai District.

करल - १

| | | | |
|---------|------|------|-----|
| DEFACED | १७१७ | १११० | ३३० |
| ₹ 440 | २०२५ | | |
| DEFACED | | | |

Payment Details

Bank Name PUNB

Payment Date 18/01/2023

Bank CIN 10004152023011804052

REF No. 5106033014

Deface No 1801202304435D

Deface Date 18/01/2023

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



बबई - १

| | |
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| १२४५ | १८ |
| २०२३ | |

319/1245

बुधवार, 18 जानेवारी 2023 12:48 म.नं.

दस्त गोषवारा भाग-1

बबइ2

दस्त क्रमांक: 1245/2023

120

दस्त क्रमांक: बबइ2 /1245/2023

बाजार मुल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. बबइ2 यांचे कार्यालयात

अ. क्र. 1245 वर दि.18-01-2023

रोजी 12:43 म.नं. वा. हजर केला.

पावती:1346

पावती दिनांक: 18/01/2023

सादरकरणाराचे नाव: ऐक्य रियल्टी प्रा. लि. चे संचालक प्रतिक शांतीलाल जैन

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 22

| | | |
|------------|-----|-----|
| करल - 9 | | |
| रु. 100.00 | | |
| रु. 400.00 | | |
| 1245 | 995 | 230 |
| 2024 | | |

एकुण: 540.00

दस्त हजर करणाऱ्याची सही:

सह. दुय्यम निबंधक, मुंबई

मुंबई शहर क्र. 2

दस्ताचा प्रकार: पॉवर ऑफ अटॉर्नी

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

शिक्का क्र. 1 18 / 01 / 2023 12 : 43 : 42 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 18 / 01 / 2023 12 : 45 : 34 PM ची वेळ: (फी)

सह. दुय्यम निबंधक, मुंबई

मुंबई शहर क्र. 2

प्रतिज्ञापत्र

*सदर दस्तऐवज हा नोंदणी क्रमांक 1245 अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. *दस्तावेज संतुष्ट मनकुर निष्पादक व्यक्ती, साक्षीदार व सोबत नोंदतेरस बाबत नोंदणीस आणलेले आहेत. *दस्ताची सत्यता, वैधता कायदेशीर बाबत नोंदणीस आणलेली व कर्तव्यधारक हे संतुष्टपणे जबाबदार राहतील.

लिहून घेणारे :

लिहून घेणारे :





18/01/2023 12 59:45 PM

दस्त गोपवारा भाग-2

बवड2

दस्त क्रमांक:1245/2023

29

दस्त क्रमांक: बवड2/1245/2023
दस्ताचा प्रकार :- पाँवर ऑफ अटॉर्नी

करल - 9

छायाचित्र

अंगठ्याचा छपी

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

1 नाव: कपिल जे. शर्मा
पत्ता: प्लॉट नं: 101, माळा नं: 1 सा मजला, इमारतीचे नाव: श्री बल्लभ रेमिडेन्सी, ब्लॉक नं: बोरीवली पूर्व, रोड नं: दीनत नगर, रोड नं 3, महागाट, मुम्बई,
पिन नंबर: AAVPS0892H

पाँवर ऑफ अटॉर्नी
होल्डर
वय :- 53
स्वाक्षरी:



2 नाव: हरकिशन एम. भावसागर
पत्ता: प्लॉट नं: 101, माळा नं: 1 सा मजला, इमारतीचे नाव: श्री बल्लभ रेमिडेन्सी, ब्लॉक नं: बोरीवली पूर्व, रोड नं: दीनत नगर, रोड नं 3, महागाट, मुम्बई,
पिन नंबर: AKUPB4822B

पाँवर ऑफ अटॉर्नी
होल्डर
वय :- 68
स्वाक्षरी:



3 नाव: योगेश एम. कोळी
पत्ता: प्लॉट नं: 101, माळा नं: 1 सा मजला, इमारतीचे नाव: श्री बल्लभ रेमिडेन्सी, ब्लॉक नं: बोरीवली पूर्व, रोड नं: दीनत नगर, रोड नं 3, महागाट, मुम्बई,
पिन नंबर: APGPK0877G

पाँवर ऑफ अटॉर्नी
होल्डर
वय :- 43
स्वाक्षरी:



4 नाव: गोकच रिचल्टी प्रा. लि. चे मंचालक प्रतिक शांतीलाल जैन
पत्ता: प्लॉट नं: 213, माळा नं: 2 रा मजला, इमारतीचे नाव: टर्फ एस्टेट, ब्लॉक नं: महालक्ष्मी, मुंबई, रोड नं: शक्ती मिल लेन, महागाट, मुम्बई,
पिन नंबर: AANCA0462C

कुममुखत्यार देणार
वय :- 36
स्वाक्षरी:



5 नाव: रामेक इंडस्ट्रीम प्रा. लि. चे मंचालक प्रतिक शांतीलाल जैन
पत्ता: प्लॉट नं: 213, माळा नं: 2 रा मजला, इमारतीचे नाव: टर्फ एस्टेट, ब्लॉक नं: महालक्ष्मी, मुंबई, रोड नं: शक्ती मिल लेन, महागाट, मुम्बई,
पिन नंबर: AAACR2187G

कुममुखत्यार देणार
वय :- 36
स्वाक्षरी:



रीजल दस्तगवेज करून देणार तधाकर्थीन पाँवर ऑफ अटॉर्नी चा दस्त ऐवज करून दिव्याचे कदुल करतात.
शिक्का क्र.3 ची वेळ: 18 / 01 / 2023 12 : 57 : 41 PM

ओळख -
डारमील इनम अंम निवेदीन करणात की ते दस्तगवेज करून देणा-यानां व्यक्तीश: ओळखनात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

छायाचित्र

1 नाव: मुनील तुळकर
वय: 45
पत्ता: रुम न 365, गेट न 1, महात्मा ज्योतीबा फुले नगर, मायन टोम्बे रोड, चुनाभट्टी रोड पूर्व, मुंबई
पिन कोड: 400022

स्वाक्षरी



2 नाव: विशालकुमार मुनीन बंडा
वय: 18
पत्ता: 312, मार्कनडेश्वर नगर, डॉ. एन्री वेमंट रोड, वरळी, मुंबई
पिन कोड: 400018

स्वाक्षरी



शिक्का क्र.4 ची वेळ: 18 / 01 / 2023 12 : 58 : 48 PM

सह. दुय्यम निबंधक
मुंबई शहर क्र. 2



प्रमाणित करणेत येते की
दस्तामध्ये एकूण.....पाने आहेत.
पुस्तक क्र. २४, मध्ये अ.क्र. बवडई-२/२०२३
नोंदला: 8 JAN 2023
दिनांक

सह. दुय्यम निबंधक, मुंबई शहर क्र. २

Payment Details.

| sr. | Purchaser | Type | Verification no/Vendor | GRN/Licence | Amount | Used At | Deface Number | Deface Date |
|-----|----------------------------------|----------|------------------------|--------------------|--------|---------|------------------|-------------|
| 1 | PRATIK SHANTILAL JAIN AND OTHERS | eChallan | 03006172023011600825 | MH013805421202223E | 500.00 | SD | 0006901962202223 | 18/01/2023 |
| 2 | | DHC | | 1801202304435 | 440 | RF | 1801202304435D | 18/01/2023 |
| 3 | PRATIK SHANTILAL JAIN AND OTHERS | eChallan | | MH013805421202223E | 100 | RF | 0006901962202223 | 18/01/2023 |

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

1245 /2023

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

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बबई - 12

9097 72/22

2023



घोषणापत्र

| | | |
|---------|-----|-----|
| करल - १ | | |
| १७१७ | १२३ | १३० |
| २०२५ | | |

मी, कपिल शर्मा याद्वारे घोषित करतो की दुय्यम निबंधक कुर्ला - १ यांचे कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. रासेक इंडस्ट्रीइस प्रा.लि. चे संचालक प्रतिक शांतीलाल जैन यांनी दि. 18/01/2023 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/ निष्पादित करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबंदल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपयोक्त कृती करण्यास पूर्णता सक्षम आहे सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक : 19/1/2025



कुलमुखत्यारपत्र धारकाचे नाव व सही



| | |
|---------|-----|
| करल - १ | |
| १५११ | ७२२ |
| २०२५ | |

भारत सरकार
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

VINOD SIRWANI
ASHOK BHUDARMAL SIRWANI

१६/०५/१९८१
 Permanent Account Number
AZUPS6201L


[Handwritten signature]



भारत सरकार
Government of India

आधार

Issue Date : 12/10/2012



Deepak Ashok Sirwani
DOB : 13/03/1987
Male

आधार पहचान का प्रमाण है, नागरिकता का नहीं।
Aadhaar is a proof of identity, not of citizenship.

2036 9681 8485

मेरा आधार, मेरी पहचान

करल - १

१४३ १३०


आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

SIRWANI DEEPAK ASHOK
ASHOK BHUDARMAL SIRWANI

13/03/1987
Permanent Account Number
GHIPS4947K



Deepak
Signature



Deepak

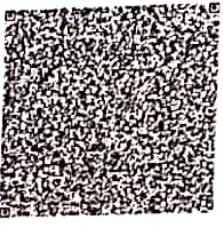


| | | |
|---------|-----|-----|
| करल - १ | | |
| १७९५ | १२४ | १३० |
| २०२५ | | |





 भारतीय विशिष्ट पहचान प्राधिकरण
 Unique Identification Authority of India
 

Address: Flat No.704, A1- Wing,
 Kings Court, The Residences,
 Barave Road, Near Jhulelal Chowk,
 Godrej Hill, Khadakpada, Kalyan
 West, Kalyan, Thane, Maharashtra,
 421301

Print Date : 06/09/2023



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 आयकर सेन सेवा इकाई, एन पन सी पन
 तीसरी मंजिल, साफायर चुंबर्स,
 बानेर टेलिफोन एक्सचेंज के नजदीक
 बानेर, पुना - 411 045


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 3rd Floor, Sapphire Chambers,
 Near Banker Telephone Exchange,
 Baner, Pune - 411 045

Tel: 91-20-2721 8081, Fax: 91-20-2721 8081
 e-mail: itrinfo@nsdl.co.in





 भारत सरकार
 Government of India


 ABHISHEK ASHOK PANJABI
 DOB : 24/12/1987
 Male

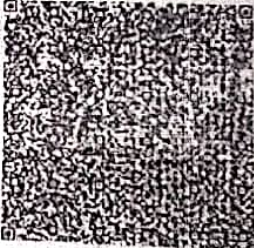


7285 9175 8199
 मेरा आधार, मेरी पहचान

| | | |
|---------|-----|-----|
| करल - १ | | |
| १५१३ | १२५ | १३० |
| २०२५ | | |

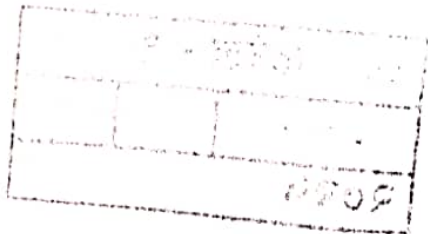

 भारतीय विशिष्ट पहचान प्राधिकरण
 Unique Identification Authority of India

Address: B/1203, Om Heights- Kashish
 Park, Khadakpada, Near Madhav Sansar,
 Kalyan West, Kalyan, Kalyan D c., Thane,
 Maharashtra, 421301



7285 9175 8199

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विनोद अशोक सिरवानी
 Vinod Ashok Sirwani
 जन्म तारीख/DOB: 16/05/1981
 पुरुष/ MALE
 Mobile No: 8390023803

6789 8993 1346

VID : 9191 8119 4472 3653

माझे आधार, माझी ओळख



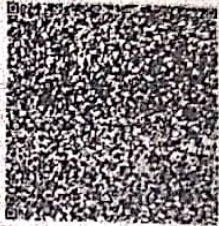
भारतीय विविध पहचान प्राधिकरण
 NATIONAL IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
 शे-204, साई दर्शन अपार्टमेंट, निलम सोसायटी जवळ, ओ. टी. सेक्शन, उल्हासनगर-3, उल्हासनगर, ठाणे, महाराष्ट्र - 421002


Address
 B 204, S/A. DARSHAN APT, NR. NEELAM SOCIETY, O.T. SECTION, ULHASNAGAR-3, Ulhasnagar, Thane, Maharashtra - 421002


6789 8993 1346

VID : 9191 8119 4472 3653




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| | | |
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| करल - १ | | |
| १९१५ | १२६ | १३० |
| २०२५ | | |

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी खाता संख्या/कार्ड
Permanent Account Number/Card
AZRPP246ZL



नाम/Name
EISHA DEEPAK SIRWANI

पिता/माता/सहोदर का नाम
Father's Name
ASHOK CHAMANLAL PANJABI

जन्म की तिथि/Date of Birth
18/03/1986

हस्ताक्षर/Signature

| | | |
|---------|-----|-----|
| करल - 9 | | |
| 9297 | 520 | 930 |
| 2024 | | |

भारत सरकार
Government of India

आधार



Eisha Deepak Sirwani
DOB : 18/03/1986
Female

जुदाया पहचान का प्रमाण है, नागरिकता का नहीं।
Aadhaar is a proof of identity, not of citizenship.

7859 1153 7531

मेरा आधार, मेरी पहचान

Eisha...



यदि कार्ड के बारे में/पाने पर कृपया सूचित करें/नोट करें।
आपका कार्ड खोया है/एन एन डी एन
5 की प्रतिलिपि, नवी करीब।
फ्लॉट नं. 341, सर्वे नं. 991/8,
मॉडल कॉलोनी, नज़र देव बंगला चौक के पास,
पुणे - 411 016.

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Income Tax PAN Services Unit, NSDL,
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Plot No. 341, Survey No. 991/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.
Tel: 91-20-2721 8080 Fax: 91-20-2721 8081
e-mail: unitinfo@nsdl.co.in

भारतीय विश्वविद्यालय/संस्थाधिकरण
Unique Identification Authority of India

Address: Flat No.704, A1- Wing,
Kings Court, The Residences,
Barave Road, Near Jhulelal Chowk,
Godrej Hill, Khadakpada, Kalyan
West, Kalyan, Thane, Maharashtra,
421301

7859 1153 7531

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369/1715

रविवार, 19 जानेवारी 2025 11:17 म.पू.

दस्त गोषवारा भाग-1

करल 1

दस्त क्रमांक: 1715/2025

दस्त क्रमांक: करल 1 /1715/2025

बाजार मुल्य: रु. 1,28,28,847/-

मोबदला: रु. 1,43,08,518/-

भरलेले मुद्रांक शुल्क: रु.8,58,600/-

दु. नि. सह. दु. नि. करल 1 यांचे कार्यालयात

अ. क्र. 1715 वर दि.19-01-2025

रोजी 11:14 म.पू. वा. हजर केला.

पावती:1953

पावती दिनांक: 19/01/2025

सादरकरणाराचे नाव: ईशा दिपक सिरवानी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2600.00

पृष्ठांची संख्या: 130

एकुण: 32600.00

दस्त हजर करणाऱ्याची सही:

सह. निबंधक कुलनिबंधक

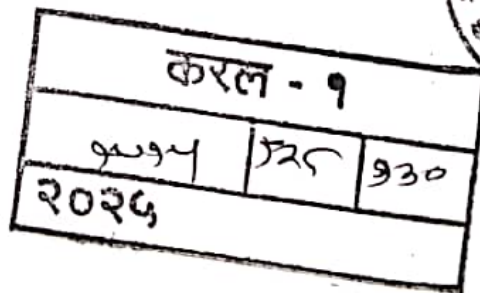
कुर्ला-१ (वर्ग-२)

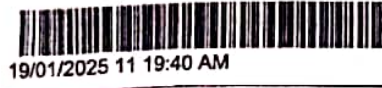
दस्ताचा प्रकार: करारनामा

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

शिक्का क्र. 1 19 / 01 / 2025 11 : 14 : 23 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 19 / 01 / 2025 11 : 15 : 16 AM ची वेळ: (फी)

सह. दुय्यम निबंधक
दु. निबंधक कुर्ला-१
कुर्ला-१ (वर्ग-२)



19/01/2025 11 19:40 AM

दस्त गोपबारा भाग-2

करल1

दस्त क्रमांक:1715/2025

दस्त क्रमांक :करल1/1715/2025

दस्ताचा प्रकार :-करारनामा

| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | ठसा प्रमाणित |
|----------|--|---|-----------|--------------|
| 1 | नाव:रामेक इंडस्ट्रीइस प्रा.लि. चे संचालक प्रतिक शांतीलाल जैन तर्फे मुखत्यार कपिल शर्मा पत्ता:प्लॉट नं: 213, माळा नं: 2 रा मजला, इमारतीचे नाव: टर्फ एस्टेट, ब्लॉक नं: महालक्ष्मी, मुंबई, रोड नं: शक्ती मिल लेन, महाराष्ट्र, मुम्बई. पॅन नंबर:AAACR2187G | लिहून देणार वय :- स्वाक्षरी:- | | |
| 2 | नाव:ईशा दिपक सिरवानी पत्ता:प्लॉट नं: 704, ए 1 विंग, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: कल्याण पश्चिम, रोड नं: किंग्स कोर्ट, द रेसिडन्स, बारावे रोड मुलेलाल चौक गोदरेज हिल खडकपाडा, महाराष्ट्र, ठाणे. पॅन नंबर:AZRPP2467L | लिहून घेणार वय :-38 स्वाक्षरी:- | | |
| 3 | नाव:दिपक अशोक सिरवानी पत्ता:प्लॉट नं: 704, ए 1 विंग, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: कल्याण पश्चिम, रोड नं: किंग्स कोर्ट, द रेसिडन्स, बारावे रोड मुलेलाल चौक गोदरेज हिल खडकपाडा, महाराष्ट्र, ठाणे. पॅन नंबर:CHIPS4947K | लिहून घेणार वय :-37 स्वाक्षरी:- | | |

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:19 / 01 / 2025 11 : 17 : 17 AM

ओळख:-

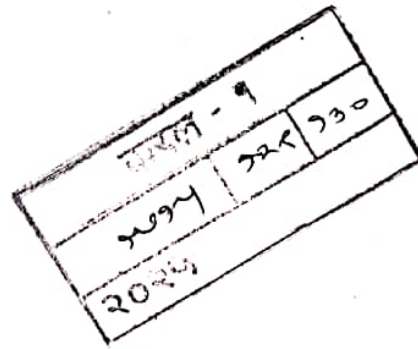
खालील इमम अमे निवेदीत करतात की ते दस्तऐवज करून देणाऱ्यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

| अनु क्र. | पक्षकाराचे नाव व पत्ता | स्वाक्षरी | छायाचित्र | ठसा प्रमाणित |
|----------|---|---------------|-----------|--------------|
| 1 | नाव:अभिषेक अशोक पंजाबी वय:37 पत्ता:बी 203 ओम हार्ट्स कशिश पार्क कल्याण पश्चिम पिन कोड:421301 | | | |
| 2 | नाव:विनोद अशोक सिरवानी वय:43 पत्ता:बी 204 साई दर्शन अपार्टमेंट उल्हासनगर 3 ठाणे पिन कोड:421002 | स्वाक्षरी | | |

शिक्का क्र.4 ची वेळ:19 / 01 / 2025 11 : 17 : 51 AM

शिक्का क्र.5 ची वेळ:19 / 01 / 2025 11 : 17 : 57 AM नोंदणी पुस्तक 1 मध्ये

सहाय्य निवृत्त निबंधक
कुर्ला-9 (वर्ग-2)



Payment Details.

| sr. | Purchaser | Type | Verification no/Vendor | GRN/Licence | Amount | Used At | Deface Number | Deface Date |
|-----|----------------------------|----------|------------------------|--------------------|-----------|---------|------------------|-------------|
| 1 | EISHA DEEPAK SIRWANI | eChallan | 02003942025011800262 | MH014562128202425E | 858600.00 | SD | 0008046867202425 | 19/01/2025 |
| 2 | | DHC | | 0125189702591 | 600 | RF | 0125189702591D | 19/01/2025 |
| 3 | | DHC | | 0125186602360 | 2000 | RF | 0125186602360D | 19/01/2025 |
| 4 | EISHA DEEPAK SIRWANI | eChallan | | MH014562128202425E | 30000 | RF | 0008046867202425 | 19/01/2025 |

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

| | | |
|---------|-----|-----|
| करल - १ | | |
| १०९५ | १३० | १३० |
| २०२५ | | |

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करल-१/ १०९५ /२०२५
पुस्तक क्रमांक १ क्रमांकावर नोंदला
दिनांक १९/०१/२०२५

सु.भा. म्हैसने
सह. दुय्यम निबंधक, कुर्ला-१
मुंबई उपनगर जिल्हा