

*Handwritten signature and scribbles*

**Azad Nagar Excel**

**AGREEMENT FOR SALE**

**BETWEEN**

**DEV LAND & HOUSING PRIVATE LIMITED**

**(DEVELOPER)**

**AND**

**INDMAN MANAGEMENT CONSULTANTS PRIVATE  
LIMITED**

**UNIT / OFFICE NO. 101 /B on the 1<sup>st</sup> Floor**

401/193  
Friday, January 05, 2024  
2:21 PM

पावती

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

पावती क्र.: 217 दिनांक: 05/01/2024

गावाचे नाव: आंबिवली  
दस्तावेजाचा अनुक्रमांक: वदर15-193-2024  
दस्तावेजाचा प्रकार: करारनामा  
सादर करणाऱ्याचे नाव: इंडमन मॅनेजमेंट कन्सल्टंट्स प्रायव्हेट लिमिटेड चे मॅनेजर आसिफ वाहिद अली शेख  
नोंदणी फी रु. 30000.00  
दस्त हाताळणी फी रु. 1800.00  
पृष्ठांची संख्या: 90  
एकूण: रु. 31800.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
2:41 PM ह्या वेळेस मिळेल.

सह. दु. नि. अधीन 4

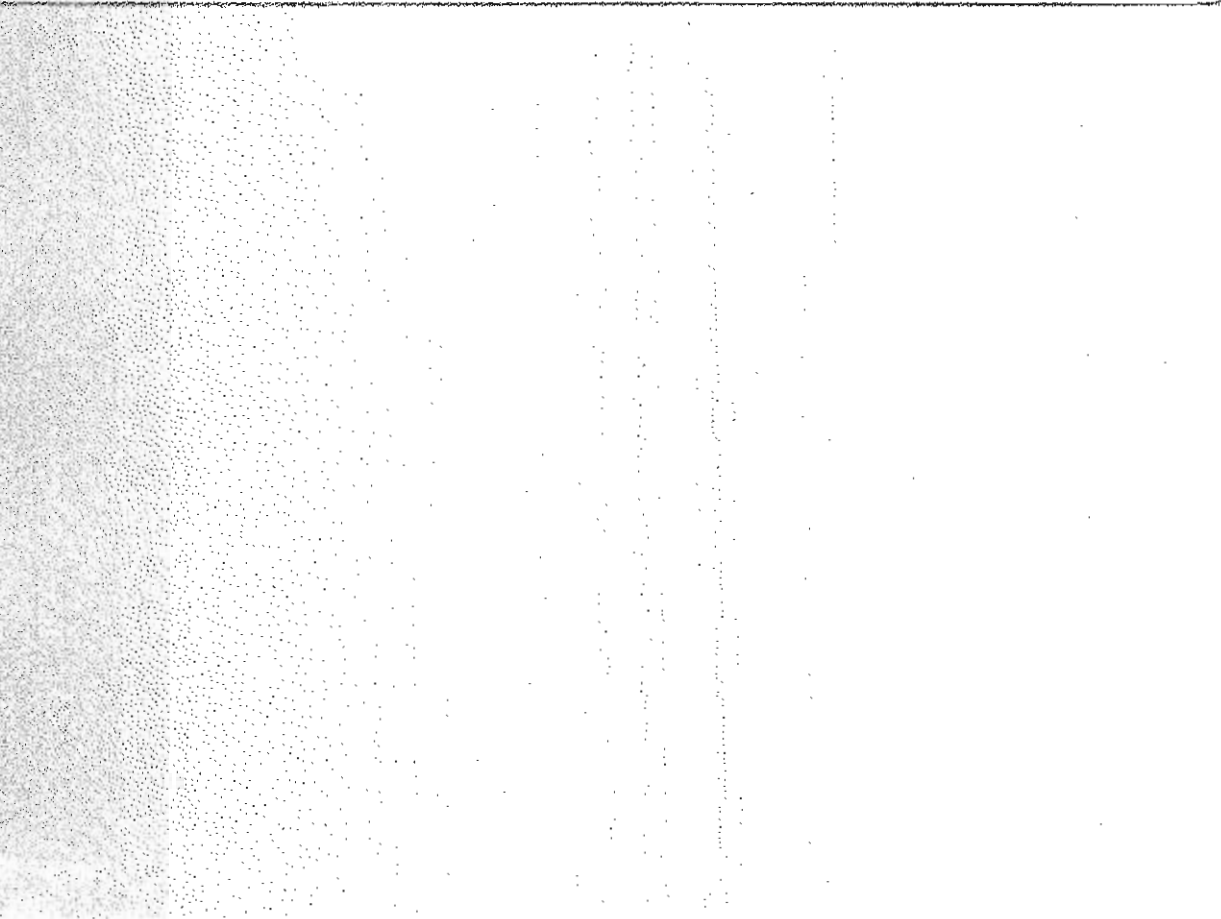
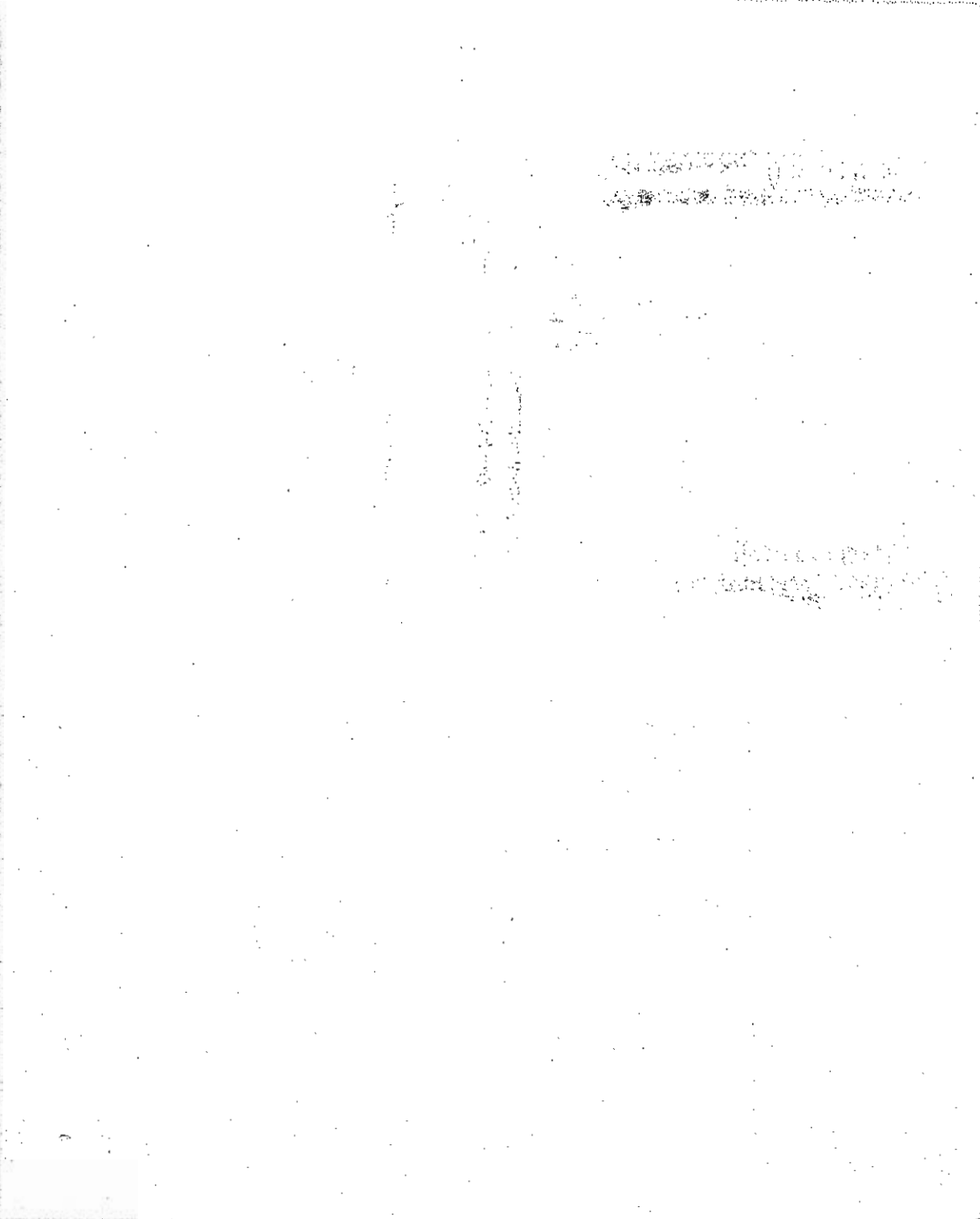
वाजार मूल्य: रु. 20972314.86 /-  
मोबदला रु. 21000000/-  
मरनेले मुद्रांक शुल्क : रु. 1260000/-

सह. दुय्यम निबंधक, अंधेरी क्र. ४,  
मुंबई उपनगर जिल्हा.

- 1) देयकाचा प्रकार: eChallan रकम: रु. 30000/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013503648202324E दिनांक: 05/01/2024  
वैकचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रकम: रु. 1800/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0124057307463 दिनांक: 05/01/2024  
वैकचे नाव व पत्ता:

*Ch. Bales*

REGISTERED ORIGINAL DOCUMENT  
DELIVERED ON 05 JAN 2024

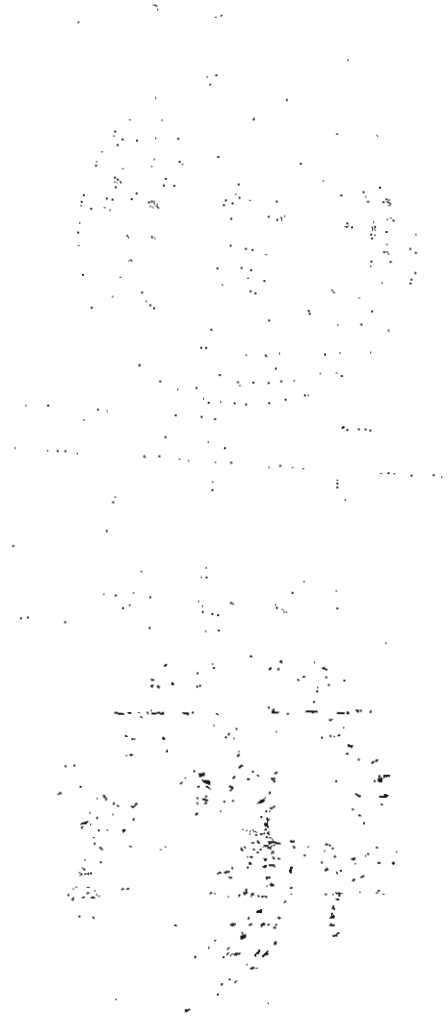


मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )						
Valuation ID	202401037170			03 January 2024,05:00:15 PM		
मूल्यांकनाचे वर्ष	2023					
जिल्हा	मुंबई(उपनगर)					
मूल्य विभाग	47-ऑबिवली ( अंधेरी )					
उप मूल्य विभाग	भुभाग: उत्तरेस गावाची सीमा, पुर्वेस वीरा देसाई मार्ग, दक्षिणेस गावाची सीमा, पश्चिमेस लिंक रोड.					
सर्व्हे नंबर /न. भू क्रमांक :	सि.टी.एस. नंबर#838					
वाग्षेक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदानिका	कार्यालय	दुकाने	औद्योगिक	मांजमापनाचे एकक
	112550	209630	241080	262040	209630	चौरस मीटर
बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र(Built Up)- 94.01 चौरस मीटर					
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	14 वर्ष	मिळकतीचा प्रकार-	बांधीव	
उद्दवाहन सुविधा-	आहे	मजला -	1st floor To 4th floor	बांधकामाचा दर -	Rs.30250/-	
रस्ता सन्मुख -	संमिश्र					
वापराच्या इमारतीमधील कार्यालये/व्यावसायिक - No	- No					
Sale Type -	First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018						
मजला निहाय घट/वाढ	= 100% apply to rate= Rs.241080/-					
रस्ता सन्मुखनुसार मूल्यदर	= 100% apply to rate = Rs.241080/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा-यानुसार टक्केवारी )+ खुल्या जमिनीचा दर ) = (( (241080-112550) * (86 / 100) )+112550) = Rs.223086/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 223086 * 94.01 = Rs.20972314.86/-					
Applicable Rules	= ,10,9 ब,4					
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझॅनाईन भजला क्षेत्र मूल्य + रगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त वाळकऱ्या + मॅकेनिकल वाहनतळ = A + B + C + D + E + F + G + H + I + J = 20972314.86 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 =Rs.20972314.86/-					

Home Print

बदर-१५  
१०३ १ ००  
२०२४







**CHALLAN**  
MTR Form Number-6



GRN	MH013503648202324E	BARCODE			Date	05/01/2024-12:24:39	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)	AAFC12012Q			
Office Name	BDR15_JT SUB REGISTRAR ANDHERI 4			Full Name	INDMAN MANAGEMENT CONSULTANTS PRIVATE LIMITED			
Location	MUMBAI			Flat/Block No.	OFFICE/UNIT NO 101,1ST FLOOR,WING B,NEW EXCEL OF AZAD NAGAR EXCEL CHSL			
Year	2023-2024 One Time			Premises/Building	EXCEL OF AZAD NAGAR EXCEL CHSL			
Account Head Details		Amount In Rs.		Road/Street	BUILDING NO. 41, AZAD NAGAR, VEERA DESAI ROAD			
0030045501 Stamp Duty		1260000.00		Area/Locality	ANDHERI WEST, MUMBAI			
0030063301 Registration Fee		30000.00		Town/City/District				
				PIN	4 0 0 0 5 3			
				Remarks (If Any)	PAN2=AAACCD3656L~SecondPartyName=DEV LAND AND HOUSING PRIVATE LTD-CA=21000000			
				Amount In Words	Twelve Lakh Ninety Thousand Rupees Only			
Total		12,90,000.00						
Payment Details		IDBI BANK			FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No. 6910333202301051386812846982512					
Cheque/DD No.		Bank Date	RBI Date 05/01/2024-12:25:40 Not Verified with RBI					
Name of Bank		Bank-Branch		IDBI BANK				
Name of Branch		Scroll No., Date		Not Verified with Scroll				

Department ID : \_\_\_\_\_ Mobile No. : 0000000000  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 याचि चालानाचा प्रयोग केवळ उप-नोंददाराच्या कार्यालयीन कामांसाठीच करता येईल. याचि चालानाचा प्रयोग ननोंददाराच्या कार्यालयीन कामांसाठीच करता येईल.

**Challan Defaced Details**

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-401-193	0007123436202324	05/01/2024-14:21:24	IGR189	30000.00
2	(IS)-401-193	0007123436202324	05/01/2024-14:21:24	IGR189	1260000.00
Total Defacement Amount					12,90,000.00



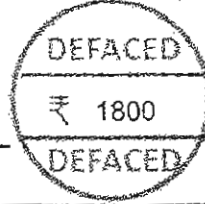


**D H C**  
Document Handling Charges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 0124057307463 Receipt Date 05/01/2024

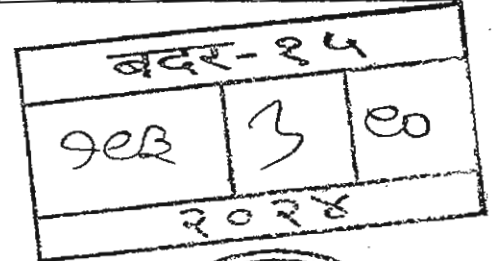
Received from dhc, Mobile number 0000000000, an amount of Rs.1800/-, towards Document Handling Charges for the Document to be registered on Document No. 193 dated 05/01/2024 at the Sub Registrar office Joint S.R. Andheri 4 of the District Mumbai Sub-urban District.



**Payment Details**

Bank Name IBKL	Payment Date 05/01/2024
Bank CIN 10004152024010507119	REF No. 2878857806
Deface No 0124057307463D	Deface Date 05/01/2024

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







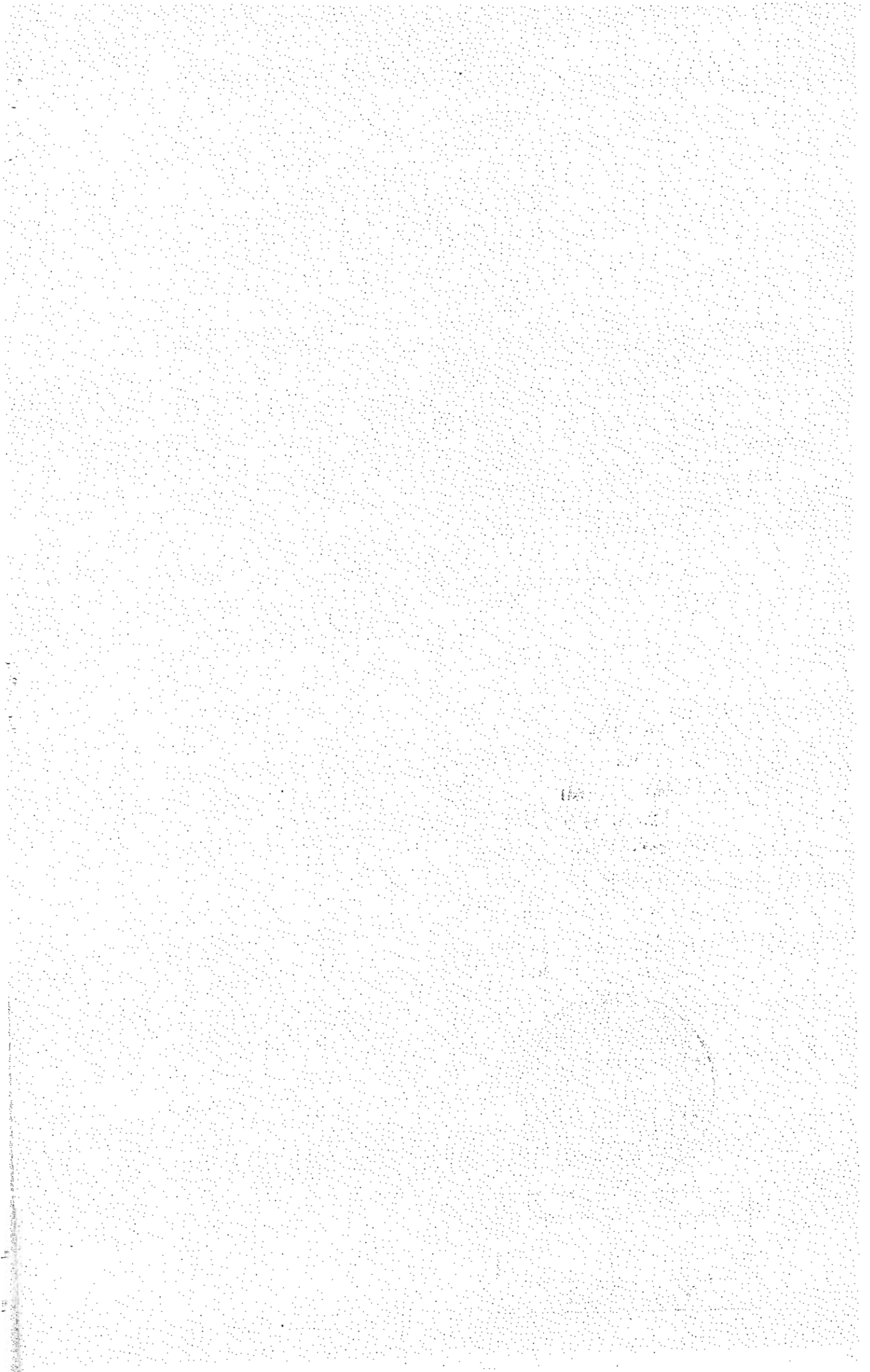
बदर-२५		
१२३	४	००
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CHALLAN  
MTR Form Number-6



GRN	MH013503648202324E	BARCODE	Date: 05/01/2024-12:25:39		Form ID	25.2
Department	Inspector General Of Registration					
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	Payer Details:			
Office Name	BOR15_JT SUB REGISTRAR ANDHERI 4	PAN No. (If Any)	Full Name			
Location	MUMBAI	PRIVATE LIMITED				
Year	2023-2024 One Time	Flat/Block No.	OFFICE/UNIT NO 101,1ST FLOOR,WING B,NEW			
Account Head Details	Amount In Rs.	Premises/Building	EXCEL OF AZAD NAGAR EXCEL CHSL			
0030045501 Stamp Duty	1260000.00	Road/Street	BUILDING NO. 41, AZAD NAGAR, VEERA DESAI ROAD			
0030063301 Registration Fee	30000.00	Area/Locality	ANDHERI WEST, MUMBAI			
		Town/City/District				
		PIN	4	0	0	0 5 3
		Remarks (If Any)	PAN2=AACCD3656L-SecondPartyName=DEV LAND AND HOUSING PRIVATE LTD-CA=21000000			
		Amount In	Twelve Lakh Ninety Thousand Rupees Only			
Total	12,90,000.00	Words				
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK				
Cheque/DD Details		Bank CIN	Ref. No.	69103332024010513868	2846932512	
Cheque/DD No.		Bank Date	RBI Date	05/01/2024-12:25:40	Not Verified with RBI	
Name of Bank		Bank-Branch	IDBI BANK			
Name of Branch		Scroll No. , Date	Not Verified with Scroll			

Department ID: \_\_\_\_\_ Mobile No. : 0000000000  
 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 दस्तासारी लागू आहे. नोंदणी न करावयाच्या दस्तासारी सदर चलन लागू नाही.



**AGREEMENT FOR SALE**

This **AGREEMENT FOR SALE** is made and executed at Mumbai on this 5<sup>th</sup> day of Jan, 2024

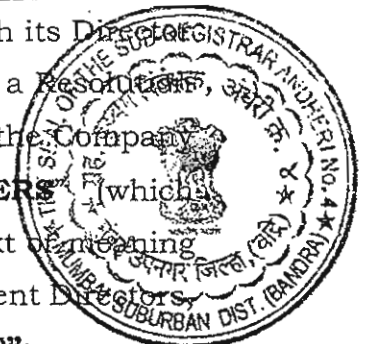
*Y A*

**BETWEEN**

**DEV LAND AND HOUSING PRIVATE LTD.**, (formerly known as Dev Bhoomi Realtors Private Limited), a Company registered under the Indian Companies Act, 1956, and validly existing under the provisions of the Companies Act, 2013 and holding CIN U70100MH2006PTC161220, and having its registered office at 10th floor, Dev Plaza, R.S.V. 28

28-24		
283	Y	eo
R.S.V. 28		

Road, Andheri (West), Mumbai-400 058, through its Director **Mr. VIJAY T. THAKKAR**, duly authorised vide a Resolution dated 13.10.2023, of the Board of Directors of the Company hereinafter referred to as the "**DEVELOPERS**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its present Directors, their successors and assigns) of the "**ONE PART**";



**AND**

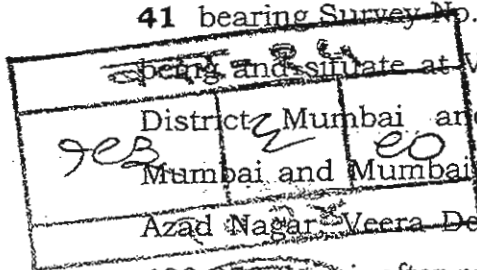
**INDMAN MANAGEMENT CONSULTANTS PRIVATE LIMITED**, a Company registered under the Indian Companies Act, 2013, under Registration No. U74999MH2019PTC322181 and having office address at 1st floor, Unit no. 101, New Excel of Azad Nagar CHS Ltd. Azad Nagar, Veera Desai Road, Andheri West, Mumbai - 400 053, hereinafter referred to as the "**PURCHASER/S**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its present Directors, their successors and assigns) of the "**OTHER PART**":

**WHEREAS**

A. By an Indenture of Lease dated 23<sup>rd</sup> March, 1999, (hereinafter referred to as the said "**INDENTURE OF LEASE**") executed between the Maharashtra Housing and Area Development Authority (**MHADA**) the Lessor (therein referred to as the said "**Authority**") of the One Part and Azad Nagar Excel Co-operative Housing Society

*Y A*

Ltd. (*therein referred to as the said "Society"*) of the Other Part. The said Authority under the said Indenture of Lease granted to the said Society on lease a piece of Land out of a Larger layout a Plot admeasuring **861.45 sq. mts.** lying underneath and appurtenant to Building No. **41** bearing Survey No. 133 and CTS No. 838 (part), lying



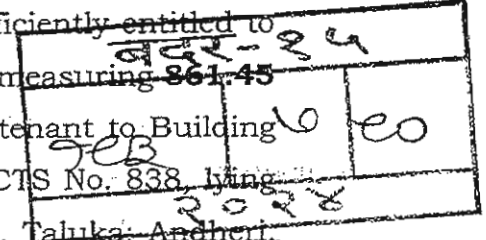
being and situate at Village: Ambivali, Taluka: Andheri, District: Mumbai and Registration Sub District of Mumbai and Mumbai Suburban and having address at Azad Nagar, Veera Desai Road, Andheri (W), Mumbai - 400 053 (hereinafter referred to as the said **"PLOT"**) for a period of 99 (Ninety Nine) years commencing from 1<sup>st</sup> April, 1980 on payment of an annual rent of Rs.685/- (Rupees Six Hundred Eighty Five Only) and on the terms and conditions as more particularly set out in the said Indenture of Lease;

B. By a Deed of Sale dated 23<sup>rd</sup> March, 1999 (hereinafter referred to as the said **"DEED OF SALE"**) executed between the Maharashtra Housing and Area Development Authority the Vendor (*therein referred to as the said "Authority"*) of the One Part and Azad Nagar Excel Co-operative Housing Society Ltd. (*therein referred to as the said "Society"*) of the Other Part. The said Authority under the said Deed of Sale sold to the Society therein all the property being a Building bearing no. 41 and comprising of 32 tenements (hereinafter referred to as the said **"BUILDING"**) and standing on the said Plot, being a piece of Land admeasuring 861.45 sq. mts. lying underneath and appurtenant to Building No.41 and bearing Survey No. 133 and CTS No. 838 (part) situate at Azad Nagar, Veera Desai Road, Andheri (W), Mumbai 400 053 at and for a consideration and on the terms and conditions as more particularly set out in the said Deed of Sale;

C. The 32 allottee's of the tenements in the said Building came together and formed a Co-operative Housing Society under the provisions of the Maharashtra Co-operative Societies Act, 1960 under Serial No. **BOM/HSG/8036/1983** dated 30<sup>th</sup> July, 1983 and

known as Azad Nagar Excel Co-operative Housing Society Ltd. (hereinafter referred to as the said "**SOCIETY**");

D. The said Society thus became completely seized and possessed of and is fully well and sufficiently entitled to the said Plot being a piece of Land admeasuring **261.45 sq. mts.** lying underneath and appurtenant to Building No. **41** bearing Survey No. 133 and CTS No. 838, lying being and situate at Village: Ambivali, Taluka: Andheri District Mumbai and Registration Sub District of Mumbai and Mumbai Suburban and having address at Azad Nagar, Veera Desai Road, Andheri (W) Mumbai 400 053 and more particularly described in the **SCHEDULE OF PROPERTY** hereunder written with the said Building (the said Plot and the Building hereinafter collectively referred to as the said "**PROPERTY**"). The said Plot of the Society is shown delineated in red colour boundary line on the copy of the Layout Plan and the area of the Larger Layout which contains the said Plot is shown in the copy of the extract of the Property Register Card (hereinafter referred to as the said "**PRC**") annexed hereto (annexed hereto is a copy of the Layout Plan and the said PRC and marked as **ANNEXURE "1" & "2"**);



E. By a Development Agreement dated 2<sup>nd</sup> February, 2005 duly registered with the Sub Registrar of Assurances at Bandra, Mumbai under Serial No. BDR9-01128-2005 dated 2<sup>nd</sup> February, 2005 (hereinafter referred to as the said "**FIRST DEVELOPMENT AGREEMENT**") executed between Azad Nagar Excel Co-operative Housing Society Ltd. (*therein referred to as the "Society"*) of the One Part and Balaji Developers (*therein referred to as the "Developers"*) of the Other Part. Under the said First Development Agreement the Society therein granted to the Developers therein development rights in respect of the said Property at and for a consideration and on the terms and conditions as more particularly mentioned therein;

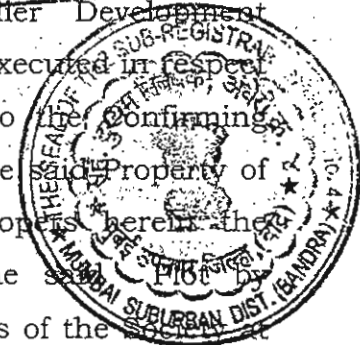
F. By a General Power of Attorney dated 2<sup>nd</sup> February, 2005 duly registered with the Sub Registrar of Assurances at Bandra, Mumbai under Serial No. BDR9-01129-2005 dated 2<sup>nd</sup> February, 2005 (hereinafter referred to as the said **"FIRST POWER OF ATTORNEY"**) executed by Azad Nagar Excel Co-operative Housing Society Ltd. in favour of Mr. Pravinbhai Chheda and Jivrajbhai Shah, partners of Balaji Developers. The Society therein granted to the Developers the powers to carry out all acts, deeds, matters and things in connection to the re-development of the said Property of the Society specifically on the terms as set out therein;

G. By a Deed of Cancellation date 25<sup>th</sup> July, 2007 and duly registered with the Sub Registrar of Assurances at Bandra, under Serial No. BDR1-06807-2007 dated 25<sup>th</sup> July, 2007 (hereinafter referred to as the said **"DEED OF CANCELLATION"**) executed between Azad Nagar Excel Co-operative Housing Society Ltd. (*therein referred to as the "Society"*) of the One Part and Balaji Developers (*therein referred to as the "Developer"*) of the Other Part. Under the terms of the said Deed of Cancellation the Society therein after coming to an amicable settlement with the Developers therein the Society therein viz. Azad Nagar Excel Co-operative Housing Society Ltd. cancelled, revoked and terminated the said First Development Agreement and the First Power of Attorney, both dated 2<sup>nd</sup> February, 2005 which were registered with the Sub Registrar of Assurances at Bandra, Mumbai under Serial No. BDR9-01128-2005 and Serial No. BDR9-01128-2005 respectively on 2<sup>nd</sup> February, 2005 earlier executed by the Society in favour of the erstwhile Developers therein for the development of the Property of the Society, thereby fully and completely cancelling and terminating all the rights granted by the Society to the M/s Balaji Developers;

H. By a Development Agreement dated 25<sup>th</sup> July, 2007 and duly registered with the Sub Registrar of Assurances at Bandra, under Serial No. BDR1-06808-2007 dated 25<sup>th</sup> July, 2007 (hereinafter referred to as the said

**"DEVELOPMENT AGREEMENT"**) executed between Azad Nagar Excel Co-operative Housing Society Ltd. (therein referred to as the "Society") of the First Part and Dev Bhoomi Realtors Pvt. Ltd. (therein referred to as the "Developers") of the Second Part and Balaji Developers (therein referred to as the "Confirming Party") of the Third Part, the Society in pursuance of the said Deed of Cancellation and pursuant to the Society cancelling revoking and terminating the earlier Development Agreement and the Power of Attorney executed in respect of the Development Rights granted to the Confirming Party earlier for the development of the said Property of the Society granted unto the Developers, herein the development rights in respect of the said Property of demolishing the existing said Buildings of the said Property and for a consideration and on the terms and conditions as more particularly contained in the said Development Agreement;

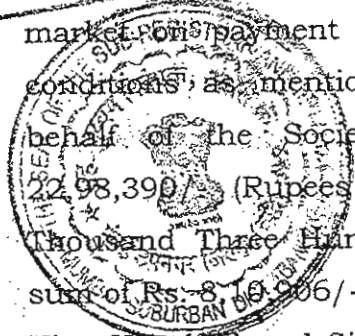
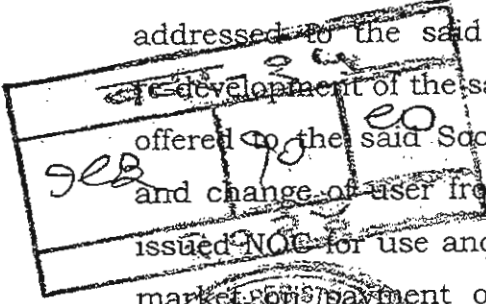
2007  
2009  
2008  
2008



- I. By virtue of a General Power of Attorney dated 25<sup>th</sup> July, 2007 duly registered with the Sub Registrar of Assurances at Bandra, Mumbai under Serial No. BDR1-06809 dated 25<sup>th</sup> July, 2009 (hereinafter referred to as the said **"POWER OF ATTORNEY"**) by Azad Nagar Co-operative Housing Society Ltd. (therein referred to as the said "Society") in favour of Mr. Vijay T Thakkar, Director of M/s Dev Bhoomi Realtors Pvt. Ltd. (therein referred to as the said "Constituted Attorney") The said Society under the said Power of Attorney granted all rights, full and complete power with absolute authority to the said Constituted Attorney therein, to represent the said Society before all concerned Government, Semi-Government Authorities with regards to the re-development of the said Property of the said Society and to do and perform all acts incidental thereto. The said Power of Attorney as on date is fully valid and subsisting and completely binding on the said Society;
- J. The said MHADA vide an Offer Letter dated 17<sup>th</sup> November, 2008 bearing No. CO / MB / Arch / NOC / F-690 / 6061 / 2008 and NOC dated 20<sup>th</sup> December, 2008



bearing No. CO/ MB/ ARCH/NOC/F-690/6658/2008 addressed to the said Society granted permission for development of the said Plot of the Society and further offered to the said Society allotment of additional TDR and change of user from residential to commercial and issued NOC for use and purchase of TDR from the open market on payment of charges and the terms and conditions as mentioned therein. The Developers on behalf of the Society has made payment of Rs. 22,98,390/- (Rupees Twenty Two Lacs Ninety Eight Thousand Three Hundred Ninety Only) and a further sum of Rs. 8,19,906/- (Rupees Eight Lacs Ten Thousand Nine Hundred and Six Only) under Receipt No. 343470 and 343471 respectively both dated 3<sup>rd</sup> December, 2008 for the charges as demanded by MHADA;



K. The Developers in pursuance to the said Development Agreement and the said Power of Attorney and the said NOC dated 20<sup>th</sup> December, 2008 obtained by the said Society from the said MHADA on payment of charges aforementioned thus became fully and completely seized and possessed of development rights and otherwise well and sufficiently entitled to carry out the re-development of the said Property of the Society by demolishing the presently existing buildings/structures standing thereon and constructing on the said Plot a new building comprised of 2 (Two) Wings namely A & B wing of which the A wing having Residential Flats comprised in Ground plus 8 (Eight) Upper Floors and the Ground/Stilt areas in the A Wing to be used for car parking spaces by the members of the Society, the entire A wing being reserved for allocation to the existing members of the said Society (hereinafter referred to as the said **"SOCIETY'S AREAS"**) and the B Wing having Commercial Premises comprised in Ground plus 12 Upper Floors of which the Ground/Stilt areas in the B Wing to be used for car parking spaces by the Purchasers of the Developers Areas, the entire B wing reserved for allocation of the Developers (hereinafter referred to as the said **"DEVELOPERS AREAS"**) in the Building to be constructed (hereinafter referred to as the said

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**"BUILDING"**). The Society's areas are more particularly described in the **"SECOND SCHEDULE OF PROPERTY"** hereunder written;

- L. The Developers under the terms of the said Development Agreement were entitled to construct the said Building/s by using and consuming all the potential FSK and TDR/FSI available to the maximum permissible extent under law in respect of the said Plot under the provisions of the Development Control Regulations, 1961 (hereinafter referred to as the said **"DCR"**), and/or that may become available under any further amendment / notification / modification to the said DCR;

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- M. The Developers for the construction of the said Building have got approved and sanctioned from the Municipal Corporation of Greater Mumbai (hereinafter referred to as the said **"MCGM"**) the requisite and necessary building plan/s, schemes, specification. The plans/s, schemes, specification for the Building/s shall be amended / altered / modified / changed / varied from time to time by the Developers at their sole discretion;
- N. The Developers have obtained Intimation of Disapproval bearing No. **CE/8732/WS/AK** dated 18<sup>th</sup> October, 2007, (hereinafter referred to as the said **"IOD"**) and further revised IOD dated 24<sup>th</sup> March, 2009 and Commencement Certificate No. **CE/8732/WS/AK** dated 1<sup>st</sup> February, 2008 (hereinafter referred to as the said **"CC"**) and further revised on 30<sup>th</sup> July, 2008 and 2<sup>nd</sup> April, 2009 for carrying out the construction of the said Building on the said Plot. The Developers have obtained the IOD and CC for construction of a ultramodern commercial building by providing various other additional amenities, (annexed hereto are the copies of the IOD dated 18<sup>th</sup> October, 2007 and further revised IOD dated 24<sup>th</sup> March, 2009 and CC dated 30<sup>th</sup> July, 2008 and 2<sup>nd</sup> April, 2009 and marked as **ANNEXURES "3" TO "6"** respectively);
- O. As a result of the aforesaid the Developers are entitled to and enjoyed upon to construct on the said Plot the Building of which one wing for Commercial User to the

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allocation of the Developers Areas having Offices / Units/ Premises etc. and to deal with and dispose of the same in any manner whatsoever without any reference or recourse to the Society. The Developers commenced the construction work in accordance with the rules and regulations of the said MCGM and/or the terms and conditions incorporated by the concerned authorities while approving and sanctioning the plans.

In pursuance to the terms of the said Development and in order to carry out the Development of the said Property the Developers have entered into a standard Agreement prescribed by Council of Architects with the Architect Mr. Parag Mungale of S P Associates registered with the Council of Architects and have also appointed Mr. M P Pandit of M/s M P Pandit and Associates as RCC Consultants and Structural Designers for preparing structural designs and drawings and specifications of the said building and the Purchaser/s accepts the professional supervision of the said Architect and the said structural Engineers till the completion of the said building unless otherwise changed by the Developers;

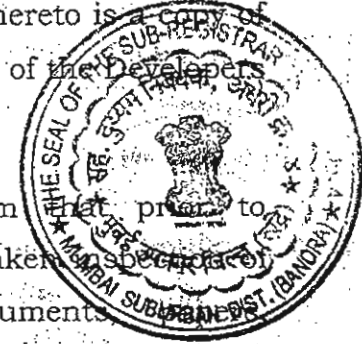
Q. The Purchaser/s have demanded from the Developers and the Developers have given to the Purchaser/s and/or their Advocates inspection of all the documents relating to the title of the Developers to the said Property, copies of all the sanctions, permissions, approvals obtained from the MCGM, the plans, designs, specifications and schemes as prepared by the Developers' Architects in respect of the B Wing of the said Building and of all such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as "MOFA") and the Rules made thereunder. The Purchaser/s is/are fully satisfied with the title of the Developers in all respects and the Purchaser/s shall hereafter not raise any requisition or objection in respect of the title, plans, specifications, features, schemes under any guise nor the Developers shall be liable to

entertain any such requisitions or objections from the Purchaser/s;

- R. The Developers have also given to the Purchaser/s inspection of the Copy of the Certificate of Title issued by Lawful Solutions, Advocates and Legal Consultants, the Advocates of the Developers, annexed hereto is a copy of the Certificate of Title of the Advocates of the Developers and marked as **ANNEXURE "7"**;

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- S. The Purchaser/s agree and confirm that prior to execution of these presents to have taken all the hereinbefore recited documents, permissions, approved plans, additional amenities, area features and schemes, title certificate as also all orders, receipts etc. which are either referred to in this Agreement or inspected by the Purchaser/s and the Purchaser/s only after having carried out complete due diligence and being fully and completely satisfied and having full and complete knowledge of all the terms and conditions contained in the documents, papers, plans, orders, scheme of areas etc. as recited hereinabove have entered into this Agreement;



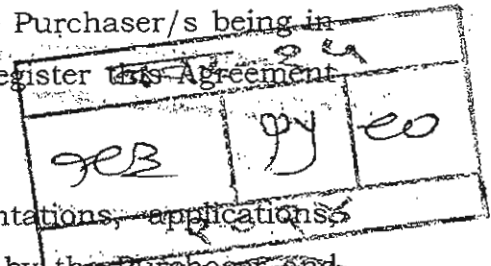
- T. While sanctioning the plan/s for the building/s with ultramodern facilities and additional amenities the MCGM and other concerned local authorities and/or government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Developers while developing the said Property. In accordance therewith the Developers have given written undertaking to the Municipal Corporation of Greater Mumbai for not misusing such area and also confirmed the deficiency of certain open spaces and other against payment of premiums. Upon due observance and performance of which the Full Occupation Certificate in respect of the New Building/s shall be granted by the said MCGM. Such terms and conditions shall also be fulfilled and/or complied by the Unit/Office Purchaser/s individually and/or jointly;

U. The Developers have procured Occupation Certificate dated 27th July 2009 from the said MCGM Authorities (hereinafter referred to as the said "**OCCUPATION CERTIFICATE**") in respect of the completion of the works carried out in the said Building and that the said Building is ready for occupation, annexed hereto is a copy of the said Occupation Certificate and marked as **ANNEXURE "8"**

V. The Purchaser/s confirm to have done complete due diligence in respect of the title of the said Developers to the said Property and after having inspected and verified all documents, plans, sanctions, permissions, approvals, schemes etc. and also having physically verified the constructed Building and the said Office/Unit and the areas thereof and upon being fully and completely satisfied in all respects thereto has approached the Developers and entered into this Agreement for Sale for purchase of **Unit/Office No.101 WING B** admeasuring **843 sq. ft. usable carpet area** (internal wall to wall) on the **1st (First) floor** being the entire floor in the said Building (hereinafter referred to as the said "**OFFICE/UNIT**") shown delineated in red colour boundary line on the Typical Floor Plan, annexed hereto is a copy of the Typical Floor Plan and marked as **ANNEXURE "9"** including the ornamental/aesthetic features comprised of AHU, Shaft, ODU, balcony CFO passages and ET Features, which areas are exclusive, appurtenant and restricted to the said Office/Unit. The said Office/Unit shall be a bare bone, shell structure without any amenities or fittings. The Developers have further agreed to allot to the Purchaser/s exclusive user rights of **NIL** car parking space in the Ground Floor level (hereinafter referred to as the said "**CAR PARKING SPACE**") for parking his/her/their own motor vehicles only. The said Office/Unit and right of user for the said Car Parking Space hereinafter jointly and collectively referred to as the said "**PREMISES**" and more particularly described in the **THIRD SCHEDULE OF PROPERTY** hereunder written;

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W. Under Section 4 of the said Act, the Developers are required to execute a written Agreement for Sale in respect of the said Office with the Purchaser/s being in fact these presents and also to register this Agreement under the Registration Act 1908;



X. Relying upon the said representations, applications, declaration and agreement made by the Purchaser and as herein contained, the Developers agree to sell to the Purchaser and the Purchaser agrees to purchase from the Developers the said Unit/Office/s and allow the exclusive right to use and enjoyment of the said Car Parking Space at and for the said Total Sale Consideration and on the terms and conditions hereinafter appearing;



Y. **AND WHEREAS** The Purchaser has agreed to purchase from the Developers and the Developers have agreed to sell to the Purchaser out of the said Developers Areas, the said Office/Unit as shown delineated in red colour boundary line on the Typical Floor Plan annexed hereto alongwith the exclusive right to use the said Car Parking Space/s at and for the said Total Sale Consideration of **Rs.2,10,00,000/- (RUPEES TWO CRORE TEN LAKHS ONLY)** hereinafter referred to as the said **"TOTAL SALE CONSIDERATION"** on the terms and conditions as hereinafter appearing;

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

1. The parties hereto agree, confirm and undertake that all the recitals hereinabove shall form an integral part of this Agreement as if the same are set out verbatim in the body of this Agreement.
2. The Developers have constructed upon the said Plot a Building having 2 (Two) Wings namely A & B wing of which the A wing having Residential Flats comprised in Ground plus 8 (Eight) Upper Floors and the Ground/Stilt areas in the A Wing to be used for car parking spaces by the members of the Society, the

entire A wing being reserved for allocation to the existing members of the said Society and the B Wing having Commercial Premises comprised in Ground plus 12 Upper floors of which the Ground/Stilt areas in the B Wing to be used for car parking spaces by the Purchasers of the Developers Areas, the entire B wing reserved for allocation of the Developers in the Building and constructed in accordance with the plan/s, designs and specifications approved by the said MCGM and other concerned Local Authorities. The plan/s, design/s and specification/s in respect of the said Building and Unit/Office have been seen and approved by the Purchaser/s and as approved by the said MCGM or concerned Local Authority/Government. The Developers shall not make any such variations and/or modifications which may adversely affect the areas of said Unit/Office being purchased by the Purchaser/s under these presents.

3. The Purchaser/s hereby agree/s to purchase from the Developers and the Developers hereby agree to sell to the Purchaser/s Unit/Office No. **101 WING B** on the **1<sup>st</sup> (First)** Floor Level admeasuring **843 sq. ft.** usable **carpet area (internal wall to wall)** being the entire floor as shown delineated in red colour boundary line on the Typical Floor Plan thereof and more particularly described in the Third Schedule of Property hereunder written (including the ornamental/aesthetic features comprised of AHU, Shaft, ODU, balcony CFO passages and ET Features, which areas are exclusive, appurtenant and restricted to the said Office/Unit). The said Unit/Offices shall be a bare shell structure without any Amenities (viz. bare shell, without any internal/interior finishes, fittings and fixtures) at and for the agreed Total Sale Consideration of **Rs.2,10,00,000/- (RUPEES TWO CRORE TEN LAKHS ONLY)** including the proportionate price for the common areas / facilities and other additional amenities appurtenant to the said Unit/Office/s. The percentage and undivided interest of the Purchaser/s in the common areas and facilities is limited to its use and

access commonly along with the other occupants of the said Building or otherwise pertaining only to the said Office/Unit shall be in proportion of the area of the Office/ Unit agreed to be sold hereunder to the Total Area of the said Building. The nature, extent and description of the common areas and facilities are more particularly described in **FOURTH SCHEDULE OF**

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**PROPERTY** hereunder written. The Purchaser/s have agreed to pay to the Developers the said Total Sale Consideration in the manner as set out in Clause below.



4. The Developers have agreed to allot to the Purchaser/s the said Car Parking Space in the Ground/Stilt area of the said Building and allotment letter in respect thereof shall be handed over to the Purchaser/s at the time of handing over the possession of the said Unit/Office/s to the Purchaser/s.
5. The Purchaser/s hereby agree, confirm, undertake and assure to pay to the Developers the said Total Sale Consideration of **Rs.2,10,00,000/- (RUPEES TWO CRORE TEN LAKHS ONLY)** in the following manner:

Sr. No.	Payment Details	Amount in Rupees	Due on Stage of Development
A	Received Payment	70,00,000/-	09.11.2023
B	Balance Payment	1,37,90,000/-	On and before execution of the agreement
C	TDS @1%	2,10,000/-	

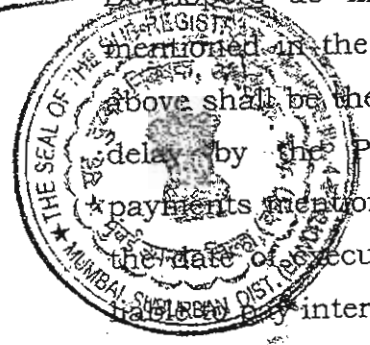
The Purchaser/s hereby agree and undertake to pay to the Developers the balance amount as mentioned in the Schedule of payment hereinabove at Sr. No. 5(B) & (C) being the balance amount out of the Total Sale Consideration definitely within 7 days from the date of

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execution hereof but definitely before being handed over the physical possession of the said Office/Unit. The possession of the said Office/Unit shall be deemed to have been handed over only after the receipt of the all the amount/s of payments due and payable to the Developers as mentioned herein. Time for payment mentioned in the payment schedule table in Clause 5 above shall be the essence of this Agreement, in case of delay by the Purchaser/s in making any of the payments mentioned herein within 7 (seven) days from the date of execution hereof, the Purchaser/s shall be liable to pay interest to the Developers @ 24% p.a. on all delayed/deferred payments from its due date till the date of actual realization of the payment into the account of the Developers.

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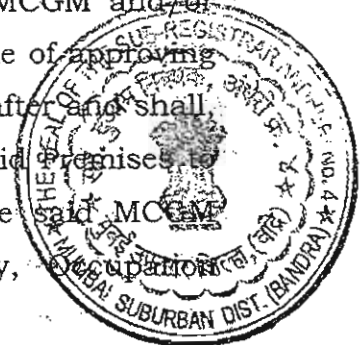
6. The Developers shall be at complete liberty to at its own risk and responsibility avail from banks/financial institutions, loan/financial assistance for the development of the said Property including the said Building in which the said Premises is/are situated and as a security for the payment thereof, the Developers may create security on the said Property together with the said Building constructed thereupon save and except in respect of the Premises contemplated to be sold hereunder. The Purchaser/s hereby consent to the Developers availing such loan/s and/or financial assistance on such terms and conditions as the Developers may deem fit and proper subject to the repayment thereof with interest by the Developers solely at their own risks, costs and consequences thereto.
7. The Developers hereby agrees that they shall before handing over the possession of the said Premises to the Purchaser/s and after the receipt of the Occupation Certificate from the said MCGM authorities in respect of the said Building the Developers shall hand over possession of the said Property to the Society and the Purchaser/s shall be recommended by the Developers to inducted as a Member of the Society and the Purchaser/s shall take requisite and necessary steps to

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complete and comply with all the requisitions and formalities as require by the Society mandatorily to become its member under the applicable laws

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8. The Developers has performed and complied with all the terms, conditions, stipulations and restrictions (if any) which have been imposed by the said MCGM and/or any concerned Local Authority at the time of approving and sanctioning the said plan/s or thereafter and shall before handing over possession of the said Premises to the Purchaser/s, has obtained from the said MCGM and/or the concerned Local Authority, Occupation Certificate in respect of the said Premises.



9. The Purchaser/s agree/s to comply with all the terms and conditions imposed by Municipal Corporation of Greater Mumbai while sanctioning the revised building plan. The Purchaser/s agree/s, undertake/s and assure/s to comply with and abide by all the undertakings and indemnities given by the Developers to MCGM while getting the plan of the building sanctioned by MCGM and to contribute proportionate charges if any levied and to keep indemnified the Developers against any breach thereof and/or action which may be taken by MCGM and the consequences thereof. The Purchaser/s agree/s, undertake/s and assure/s to comply with and abide by all the undertakings and indemnities given by the Developers to MCGM while getting the plan/s of the said Building sanctioned by MCGM and therefore the Purchaser/s agree/s, undertake/s and assures to comply with the undertakings given to the MCGM in respect thereof and keep indemnified the MCGM and other authorities against any damage, loss, risk caused due to any act of omission or commission on the part of the Purchaser/s.

10. Without prejudice to the rights of the Developers to receive interest @ 24% p.a. on all delayed/deferred payments, upon the Purchaser/s committing any default in payment on its due date (time always to be deemed to be essence of this contract) of any amount/s due and payable by the Purchaser/s to the Developers

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under this Agreement (including his/her/their proportionate shares of taxes and/or other outgoings levied by any concerned Local/Government Authority)

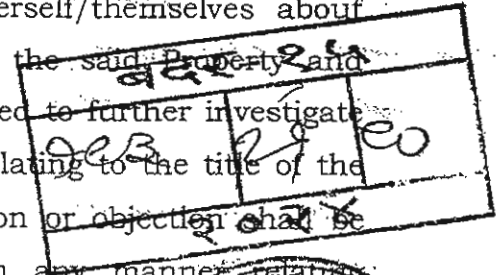
and on the Purchaser/s committing default or breach in making any such payment or of any of the terms and conditions herein contained the Developers shall be entitled at its own option, to terminate this Agreement.

Provided always that the power of termination herebefore contained shall not be exercised by the Developers unless and until the Developers shall have given to the Purchaser/s 15 (fifteen) days prior notice in writing about its intention to terminate this Agreement and of the specific default/breach or breaches committed by the Purchaser/s in respect of the payment or of any of the terms and conditions herein contained for which the Developers have intended to terminate the Agreement.

Provided further that upon termination of this Agreement as aforesaid, the Developers shall forfeit the earnest money/monies paid by the Purchaser/s hereunder and may refund to the Purchaser/s any such amount of monies at their sole discretion out of the monies which may till then have been paid by the Purchaser/s to the Developers but the Developers shall not be liable to pay to the Purchaser/s any interest on the amount/s so refunded or any other amount/s or compensation/s on any ground whatsoever and upon termination of this Agreement and refund of aforesaid amount/s by the Developers (purely at its sole discretion), the Developers shall be at liberty to dispose of and sell the said Premises to any such person/s and at such price as the Developers may in its absolute discretion think fit and proper. The Purchaser/s agree that receipt of the said refund shall be by cheque/s only from the Developers to be sent to the Purchaser/s by Registered Post Acknowledgement Due or Speed Post Acknowledgement Due or Under Certificate of Posting at the address given by the Purchaser/s in these presents. However, whether the Purchaser/s accept/s or encash/es the cheque/s or not, the same will be deemed

that such amount/s have been refunded to the Purchaser/s.

11. The Purchaser/s has/have prior to the execution of this Agreement satisfied himself/herself/themselves about the title of the Developers to the said Property and he/she/they shall not be entitled to further investigate the title or raise any matter relating to the title of the said Property and no requisition or objection shall be raised by the Purchaser/s in any manner thereto. A copy of the certificate of title is annexed hereto as Annexure "7".



12. The Developers shall upon receipt of the said Total Sale Consideration in full and the other charges payable hereunder shall simultaneously possession of the said Premises to the Purchaser/s without any default, delay or demur.

13. The possession of the said Premises shall be given to the Purchaser/s only after all the amounts due and payable by the Purchaser/s under this Agreement and the Stamp Duty and Registration Charges in respect of the said Premises are duly and fully paid by the Purchaser/s to the Developers. The Developers agree and declare that all its right, title and interest alongwith all incidental benefits in respect of the said Premises are clear and marketable and are free from all encumbrances and there are no outstanding encumbrances or effects by way of lease, lien, charge, mortgage or otherwise howsoever and the Developers are not prevented under any statute or law for the time being in force or by virtue of any Agreement restricting the Developers from dealing with or disposing off the said Premises to the Purchaser/s as contained herein.

14. The Developers shall hand over the possession the said Premises as stated hereinabove. Notwithstanding anything contained to the contrary herein the Developers hereto shall not incur any liability if it is unable to deliver possession of the said premises by the aforesaid date if the completion of the project is delayed

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by reason of non-availability of steel, cement and other building material and grant of necessary electric and water connections or supply and other building material and also subject to any Force Majeure conditions viz. war, civil commotion, riots or act of God such as earthquake, flood or other natural calamities and also subject to the Government restrictions and/or enemy action, war, strike or any notice, order, rule, notification of the government and/or other public or competent authority or any cause beyond the control of the Developers or any other reasonable cause and the Purchaser/s agree to ignore the reasonable delay in getting possession due to any of the abovementioned reasons and/or for any reason beyond the control of the Developers as per the provisions of section 8 of the MOFA.

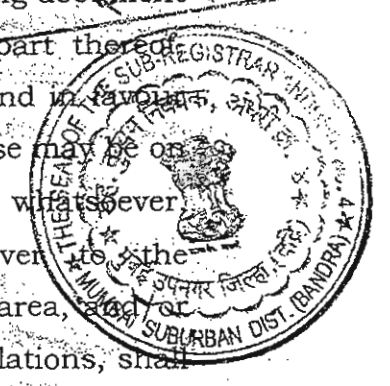
15. Upon the Purchaser/s being handed over the possession of the said Office/Unit the Purchaser/s shall be entitled to the use and occupation of the said Premises and thereafter the Purchaser/s further irrevocably agrees and confirms that he/she/they shall have no claim/s against the Developers in respect of any item/s or work/s in the said Office/Unit or in respect of any item/s or work/s or amenities or facilities to be done/provided or caused to be done/provided in the said Building which may be allegedly not to have been carried out or caused to be carried out or completed or caused to be completed or provided or caused to be provided by the Developers in the Common Areas and/or the said Building. The Developers/Purchaser shall thereafter complete all the requisite and necessary formalities for the Purchaser/s to become the member/s of the said Society.

16. It is hereby expressly clarified, agreed and understood by the Purchaser/s and he/she/they grant irrevocable power and consent to the Developers that :

- a. The entire unconsumed and residual FSI/TDR FSI, if any in respect of the said Plot, and the entire increased, additional and extra F.S.I. which may

become available in future at any time hereafter in respect thereof for/under any reason whatsoever including because of change/amendment in the status, DP Plans, Rules, Regulations and bye laws governing the FSI as also the FSI which may be/become available either before or after execution of the Deed of Conveyance or any other vesting document in respect of the said Property or any part thereof together with the said Building/s, unto and in favour of the said Society / Association as the case may be on any account or due to any reason whatsoever including on account of handing over to the Government or the MCGM any set back area, due to any change in law/s, rules or regulations, shall absolutely and exclusively belong to and be available to the Developers, free of all costs, charges and payments, and neither the Purchaser/s herein nor the Society / Association shall have any claim or any rights, benefits or interest whatsoever including for use and consumption in respect thereof and/or of inconvenience and/or of light and ventilation and/or density and environment and/or of water and electricity;

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- b. The Developers alone shall have the full right, absolute authority and unfettered discretion to use, utilise and consume the FSI and TDR FSI in respect of the said Plot or for construction on any property in Greater Mumbai as may be permitted by law, including the said Property, for the purpose of extending the said Building thereon and/or for constructing any new and additional structures and floors thereon, and/or otherwise howsoever as the Developers may desire and deem fit and proper;
- c. The Developers alone shall also be entitled to use, utilise and consume the TDR FSI and / or any future FSI obtained or to be obtained by it from any other outside property and/or which may accrue at any time in future, for construction on the said Plot in any manner it deems fit and proper and as may be legally permitted, whether now or at any time in future,

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including even after the execution of the Deed of Conveyance or any other vesting document in respect of the said Property or any part thereof; and the Purchaser and/or the said Society shall not be entitled to use or consume the same at anytime thereafter ;

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d. The lift machine room and water tank shall be located on the common terrace above on the topmost floor and/or in the basement and/or any other location (as permissible under law) of the said Building at the sole discretion of the Developers. The common terrace is agreed to be left open to the sky for further and additional constructions thereon by the Developers in future at any stage and/or time in terms of this Clause. The Purchaser/s shall not have any right to use or have any claim any 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;

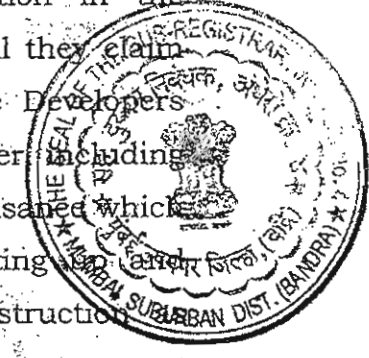
e. The said Society as the case may be, shall admit as its members all Purchaser/s of such Office /Unit in the said Building and such Purchasers of the Office/Unit forming part of the Developers Areas constructed in the said Building;

f. All such new and additional Offices/Units/ Premises/Extensions/Structures shall absolutely and exclusively belong to the Developers as the case may be, and neither the Purchaser/s herein, nor the said Society shall have or claim any rights, title, benefits or interests whatsoever in respect thereof, and the Developers shall be entitled to solely and independently deal with, sell, lease, assign, 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 Purchaser/s nor the said Society shall raise any dispute or objection thereto and the Purchaser/s hereby grant/s his/her/their irrevocable consent/s to the same;

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- g. To not at any time hereafter raise any requisition or objection or dispute any of the rights of the Developers reserved hereunder on any ground whatsoever to the provisions of this Agreement or to the Developers exercising its rights as mentioned herein nor shall they claim any abatement or reduction in the purchase price due to the same nor shall they claim any compensation or damages from the Developers due to the same on any ground whatsoever including on the ground of any inconvenience or nuisance which may be caused by the Developers putting up and effecting such new and additional construction mentioned hereinabove;
- h. It is expressly agreed and understood that at any time before handing over the possession of the said Property to the said Society, the Developers shall be entitled to amalgamate the said Property 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, etc. for such amalgamation, and to develop the amalgamated Property or any part thereof in accordance therewith. The Purchaser/s shall not raise any objection to or dispute such amalgamation of the said property by the Developers;
- i. The provisions of this clause shall always be of the essence of this Agreement and shall run with the land viz. the said Plot;
- j. Not to raise any objections or requisitions or interfere with the Developers rights reserved hereunder;
- k. To execute, if any further or other writing, documents, consents, etc., as required by the Developers for carrying out the terms hereof and intentions of the parties hereto; and
- l. To do all other acts, deeds, things and matters and to sign and execute such papers, deeds, documents, writings, forms, applications, etc., at the costs and expenses of the Purchaser/s which the Developers in

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its absolute discretion shall deem fit for putting into complete effect the provisions of this Agreement.

The aforesaid consents, agreements and covenants shall remain valid, continuous, irrevocable, subsisting and in full force even after the possession of the said premises is handed over to the Purchaser/s and/or possession of the said building is handed over to the Society of the Purchaser/s of the premises and vesting document is executed. The aforesaid covenants or such of them as the Developers may deem fit will be incorporated in the vesting document, they shall run with the Property.

17. The Purchaser/s shall forthwith take possession of the said Premises upon the Developers giving written notice to the Purchaser/s intimating that the said Premises is ready for use and occupation.

Provided that if within a period of one year from the date of handing over the said Premises to the Purchaser/s, the Purchaser/s bring/s to the notice of the Developers any structural defect in the said Premises or the said Building in which the said Premises is situated or the material used therein or any unauthorised change in the construction of the said Building done by the Developers, then, wherever possible such defects or unauthorised changes shall be rectified by the Developers at its own cost and in case it is not possible to rectify such defects or unauthorised changes, then the Purchaser/s shall be entitled to receive from the Developers reasonable compensation for such defect or change as decided by the Developers. However, if the Purchaser/s carry out any alteration or addition or change in the said Premises and/or in the said Building without obtaining prior written permission of the Developers and all the concerned Authorities wherever required, the liability of the Developers shall ipso facto come to an end and the Purchaser/s alone shall be solely responsible to rectify such defect or change at his/her/their own cost and to the consequences thereto and the Developers shall be liable to collect further such

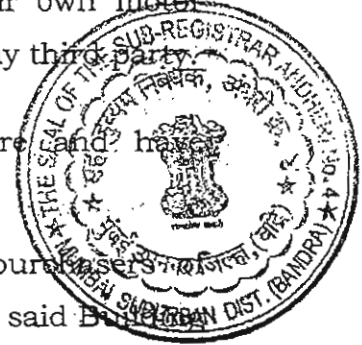
amount as damages and/or penalties as the case may be from the Purchaser/s.

18. The Purchaser/s shall use the said Premises or any part thereof or permit the same to be used only for the purpose for which the same has been allotted. He/She/They shall use the said Car Parking Space only for the purposes of parking his/her/their own motor vehicle and shall not assign the same to any third party.

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19. The Purchaser/s is/are fully well aware and have complete knowledge that:

- a. that the other acquirers, occupants, purchasers of other Offices/Units /Premises etc. in the said Building may also be/become committee members of the said Society and the Purchaser/s hereby irrevocably consents to the same and that he/she/they shall not raise any kind of dispute or objection in respect of the same in future;
- b. The Purchaser/s shall carry out and comply with all the requisite and necessary formalities for admitting himself/herself/itself as a member of the said Society and the Developers may request the facilitation thereof to the said Society and for this purpose the Purchaser/s shall also from time to time sign and execute the application for the membership and other papers and documents necessary, including the bye-laws of the Society and duly fill in, sign and return to the Developers within ten days of the same being forwarded by the Developers to the Purchaser/s. No objection shall be taken by the Purchaser/s if any changes or modifications are made in the draft bye-laws of the said Society as may be required by the Registrar of Co-operative Societies or as the case may be or by any other Competent Authority;
- c. It is expressly and specifically clarified, agreed, understood and confirmed by and between the parties hereto that the unsold premises including car parking spaces in the Ground Floor Level or Open Space in the compound or any other location etc. in the said



*[Handwritten signatures]*

Building shall at all times hereafter, be and remain the absolute property of the Developers and the Developers may if it so desires, become member of the said Society in respect thereof, and the Developers shall have full right, absolute power and authority, and shall be unconditionally entitled to deal with and to sell, let or otherwise dispose of the same in any 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 the Purchaser/s herein shall not object to or dispute the same. On the Developers intimating to the said Society the name or names of the purchaser/s or acquirer/s of such unsold shops, offices, premises, etc., the said Society shall forthwith accept and admit such Purchaser/s and acquirer/s as their member/s and shareholder/s, and shall forthwith issue share certificate/s and other necessary documents in their favour, without raising any dispute or objection to the same and without charging/recovering from them any premium, fees, donation or any other amount of whatsoever nature in respect thereof. The Developers shall not be liable to pay any maintenance charges, etc. in respect of the unsold shops, offices, units, car parking spaces and other premises save and except the municipal taxes with effect from the date of grant of Occupation Certificate;

Provided however in the event the Developers occupies or permits occupation of any Office/Unit such occupant or the Developers as the case may be shall be liable to pay the maintenance charges, etc. in respect thereof.

20. Commencing a week after notice in writing is given by the Developers to the Purchaser/s that the said Premises is ready for use and occupation, the Purchaser/s shall be liable to bear and pay the proportionate share (i.e. in proportion to the floor area of the said premises) of outgoings in respect of the said Property and the said Building namely local taxes,

LUC and betterment charges or such other levies by the said MCGM, concerned Local Authority and/or Government, Common Area Maintenance Charges, Water Charges, Insurance, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said Property and the said Building.

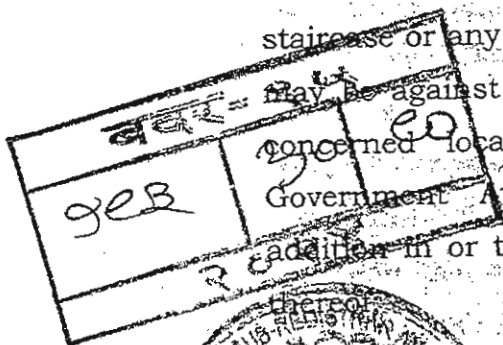
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and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said Property and the said Building.	eo



21. The Purchaser/s shall bear and pay the proportionate municipal taxes, maintenance charges and all other outgoings in respect of the said Building/s.
22. The Purchaser/s has/have taken inspection of all relevant documents and have carried out due diligence in respect thereof and has/have satisfied himself/herself/themselves fully in respect of the Developers right to develop the said Property described in the First Schedule of Property hereunder written as also perused the title certificate issued by Lawful Solutions (Advocates of the Developer) prior to the execution of this Agreement and the Purchaser/s doth hereby agree, confirm and accept the same and agree/s not to raise any requisition or objection/s relating thereto at any stage hereafter.
23. The Purchaser/s for himself/herself/themselves with intention to bring all persons into whosoever hand the said Premises may come, do hereby covenant with the Developers as follows:
  - a. To not use the said Office/Unit for any other purpose other than the purpose for which it is allowed by the said MCGM, nor use the same for any illegal or immoral purposes or any other purpose which may or is likely to cause nuisance to the Occupants/Owners of the other neighbouring Premises in the said Buildings
  - b. To maintain the said Premises at the Purchaser/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

*[Handwritten signatures]*

said Building in which the said Premises is situated, staircase or any passages or any common areas which may be against the rules, regulations or bye-laws or concerned local or any other Government/Semi-Government Authority or change/alter or make addition in or to the said Premises itself or any part



to not store in the said Premises 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 in which the said Premises is situated or storing of which goods is objected to by the concerned local or other Government/Semi-Government Authority and shall not carry or cause to be carried heavy packages to upper floors which may damage or likely to damage the staircase, common passages or any other structure of the said building including entrances of the said Building/s and in case any damage is caused to the said Building/s or the said Premises on account of negligence or default of the Purchaser/s in this behalf, the Purchaser/s shall be liable for the consequences of the breach;

d. To carry out at his/her/their own cost all internal finishes and/or repairs to the said Office/Unit and maintain the said Office/Unit in the same good condition, state and order in which it was delivered by the Developers to the Purchaser/s and shall not do or suffer to be done anything in or to the said Building/s in which the said Premises is situated or the said Premises 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 Purchaser/s committing any act in contravention of the above provision, the Purchaser/s shall be responsible and liable for the consequence thereof to the concerned local authority and/or Government/Semi-Government Authority;

e. Not to demolish or cause to be demolished the said Office/unit or any part thereof, nor at any time make or cause to be made any addition or alteration

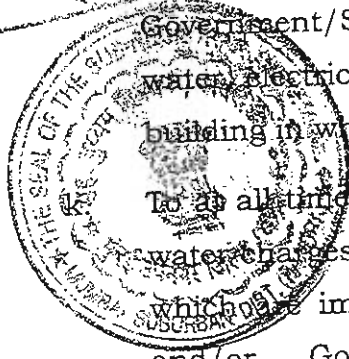
whatsoever in or to the said Office/Unit or any part thereof, nor any alteration in the elevation and outside colour scheme of the said building and shall keep the portion, sewers, drains pipes in the said Office/Unit and appurtenances thereto in good tenable repair and condition, and in particular, so as to support shelter and protect the other parts of the said Buildings and shall not chisel or in any other manner damage the columns, beam, walls, slabs or RCC Partis or carry out or cause to carry out any other structural changes in the said Office/Unit without obtaining the prior written permission of the Developer and of the said Society;

- f. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said Property and the said Building or any part thereof or whereby any increase in premium shall become payable in respect of the insurance;
- g. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Premises in the compound or any portion of the said Property and the said Building/s in which the said Office/Unit is situated;
- h. To use the common areas, amenities and facilities jointly with Occupants/Owners of other Offices / Units /Premises etc. and shall not make any claim or demand for exclusive right, title or beneficial interest therein;
- i. To sign all such papers and documents and do all other acts, deeds and things that the Developers may require the Purchaser/s to do and execute from time to time for more effectively enforcing this Agreement and/or safeguarding the interest of all other Purchaser/s acquiring the remaining Offices / Units / Premises in the said Building or on the said Plot. In the event of the Purchaser/s failing to sign any such papers as may be required by the Developers as hereinbefore provided, this Agreement shall stand terminated and the Purchaser/s shall have no claim in the said Premises or against the Developers

The image shows two handwritten signatures in black ink at the bottom right of the page. Above the signatures, there is a rectangular stamp with some illegible text and a circular official seal of the Mumbai Suburban District (Bandra) partially overlapping the text of the agreement.

whatsoever except for refund or repayment of the amount/s so far paid by the Purchaser/s to the

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Pay to the Developers within 7 (seven) days of demand by the Developers, his/her/their share of security deposit demanded by concerned local authority or Government/Semi-Government Authority for giving



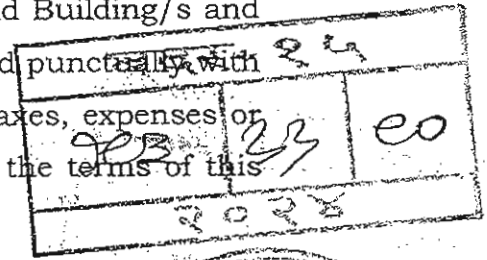
water, electricity or any other service connected to the building in which the said Office/Unit is situated;

To at all times hereafter bear and pay the local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government/Semi-Government Authority and/or other public authority or increase thereto from time to time or any other charges on account of change of user of the said Office/Unit by the Purchaser/s viz. user for any purposes other than purpose for which the Office/Unit is allotted;

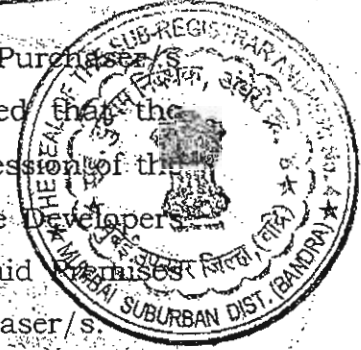
1. The Purchaser/s shall not let, sub-let, transfer, assign or part with the Purchaser/s' interest or benefit factor of this Agreement or part with the possession of the said Office/Unit until all the dues payable by the Purchaser/s to the Developers under this Agreement are fully paid-up and only if the Purchaser/s have not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Purchaser/s has/have obtained the prior written permission of the Developers or the said Society as the case may be.
- m. The Purchaser/s shall observe and perform all the bye-laws, rules and regulations which the said Society may adopt and/or the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said Building and the said Office/Unit 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 Purchaser/s shall also observe and perform all the stipulations and conditions laid

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down by the said Society regarding the occupation and use of the said Office/Unit in the said Building/s and shall pay and contribute regularly and punctually with any default or demur, towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement;



24. For any amount remaining unpaid by the Purchaser/s under this Agreement, it shall be deemed that the Developers have not handed over the possession of the said Office/Unit to the Purchasers and the Developers shall have first lien and charge on the said premises agreed to be allotted hereunder to the Purchaser/s.



25. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said Plot and/or the said Building/s or any part thereof. The Purchaser/s shall have no claims thereto save and except in respect of the said Office/Unit hereby agreed to be sold to him/her/them. All rights of ownership in respect of all open spaces, parking spaces, lobbies, lifts, staircases, common terraces, etc. will remain the property of the Developers, until the said Property and the said Building are handed over back to the said Society as hereinabove mentioned, which in any case shall be subject to the rights of the Developers as agreed to and specified herein and of the other Allottees/Purchasers of other Premises as herein stated. The Purchaser agrees, confirms and undertakes that it shall at all times hereafter not have any right in the restricted areas as more particularly mentioned in the **FIFTH SCHEDULE OF PROPERTY** hereunder written.

26. Notwithstanding anything to the contrary contained herein it is clearly agreed and understood between the parties hereto that:

- a. It is understood and agreed by and between the parties hereto that the terrace space in front of or adjacent to the Office/Unit in the said Building, if any, shall belong exclusively to the respective Purchaser/s of the Office/Unit and such terrace space are intended for



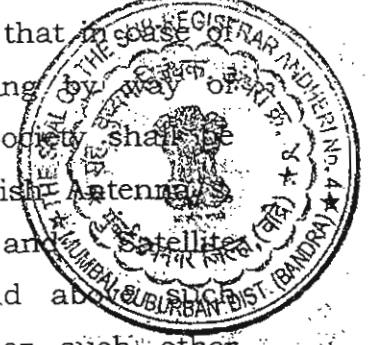
exclusive use of the respective Office/Unit Purchaser/s. The said terrace shall not be covered or enclosed by the Purchaser/s till the permission in writing is obtained from the concerned local authority and the Developers or the said Society, as the case may be. Provided however that the open spaces in the said Building, compound, terrace on the top floor, etc. of the said Building shall belong exclusively to the Developers/Society and it alone shall have right to allot, use or create third party rights with regard to such spaces.

The Purchaser/s hereby consent/s to the grant of exclusive usage of the said attached terrace/s to the purchaser/s of the said Office/Unit and hereby state/s, declare/s and covenant/s that neither the Purchaser/s nor the said Society will have any right to use or have any claim, right, title or interest of whatsoever nature in such attached terrace/s. It is agreed that the aforesaid right in favour of the Purchaser/s of the said Office/Unit with attached terraces shall be covenant running with the land and shall form part and parcel of the final handing over of the said Property to the said Society;

27. It is further expressly clarified, agreed and understood by and between the parties hereto that the common terrace above the topmost floor of the said Building, shall always absolutely and exclusively belong to the Developers / Society and the Developers/Society shall have full right, absolute authority, and unfettered discretion to use the same in any lawful manner, including for putting up and displaying hoarding/advertisements thereon, or putting up any overhead water tank/s thereon to store and supply water to the occupants of the said Building. The Developers/Society shall not be liable to pay any compensation, amount or charges whatsoever in respect of the same to the Purchaser/s and the Purchaser/s shall not at any time hereafter raise any dispute or objection in this regard. Use of the said common terrace may also be allowed to install Dish Antenna/s, Relay

Station/s for Cellular and Satellite Communications etc. for which purpose the Developers/Society shall be entitled to enter into suitable arrangement/s or agreement/s with any person/s on such terms and conditions as the Developers/Society deems fit and to receive/collect such contract monies/rents as consideration thereof from such person/parties/allottees. It is hereby expressly agreed that in case of vertical expansion of the said building by additional floor/s, the Developers / Society shall be entitled to shift the water tank/s, Dish Antenna/s, Relay Station/s for Cellular and Satellite Communications etc. either over and above additional floor/s and/or extension or such other place/s as may be convenient to the Developers / Society and the Purchaser/s do hereby irrevocably consent that he/she/they shall not be entitled to raise any objection/s and/or create any obstruction, obstacle or hindrance in any manner whatsoever. The Purchaser/s will permit the authorised representative/s deputed by the Developer/Society/Association to go to the said common terrace to install, checkup and/or service Dish Antenna and/or any other electronic gadgets etc. and for repairs and maintenance of the tank/s and/or any such other common facilities, at all reasonable times. It is agreed that the aforesaid rights in favour of the Developers shall be covenants running with the land and shall form part and parcel of the arrangement at the time of handing over the said Property to the said Society.

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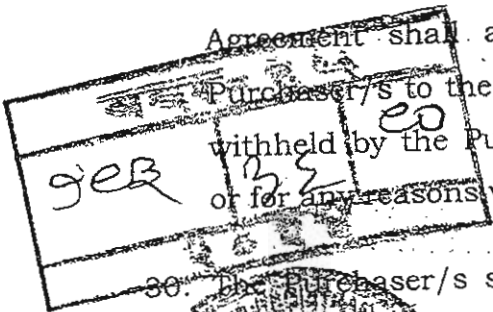


28. The said Building/s shall always be known as "NEW EXCEL" and its name will not be changed at any time without prior written consent of the Developers/Society.

29. Irrespective of disputes, if any, arises between the Developers and the Purchaser/s and/or the said Society, all amounts, contributions, taxes, monthly outgoings, Common Area Maintenance Charges and deposits etc. including amounts payable by the Purchaser/s to the Developers/Society under this

*[Handwritten signatures]*

Agreement shall always be paid punctually by the Purchaser/s to the Developers/Society and shall not be withheld by the Purchaser/s under any circumstances or for any reasons whatsoever.



30. The Purchaser/s shall sign all papers and documents and do all other things that the Developers may require it to do from time to time in this behalf including for safeguarding the interests of the Developers and holders of other Offices/Units/Premises/Parking Spaces/Hoarding space, etc. in said Building on the said Plot.



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

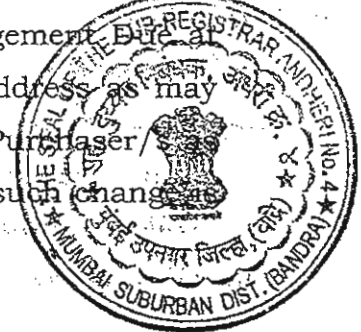
32. The Purchaser/s hereby agrees, undertake/s and covenant/s with the Developers that neither he/she/they, nor the said Society shall at any time hereafter limit, curtail, revoke, cancel or terminate any of the powers, rights, benefits, interests, privileges or authorities reserved by, or granted to the Developers 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 Developers as mentioned herein, and the Purchaser/s and the said Society shall be bound and liable to render to the Developers, all necessary assistance and co-operation, to enable it to exercise and avail of the same.

33. The Purchaser/s shall present this Agreement for registration within the time prescribed by the Registration Act, 1908 and intimate to the Developers the serial number under which the same is lodged for registration and thereafter the Developers shall within the time limit prescribed by the Registration Act, 1908 attend such office and admit the execution thereof.

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34. All letters, notices, circulars, receipts issued by the Developers as contemplated by and under this Agreement shall be deemed to have been duly served/delivered to the Purchaser/s and shall discharge the Developers completely and effectually of its obligations, if sent to the Purchaser/s under Certificate of Posting or registered Post Acknowledgement by the following address (or at any other address as may have been subsequently notified by the Purchaser/ and by way of change of address and if such change is confirmed by the Developers) :

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**ADDRESS OF DEVELOPERS:**

10<sup>th</sup> Floor, Dev Plaza, Opp. Andheri Fire Station, S V Road, Andheri (W), Mumbai 400 058.

**ADDRESS OF THE PURCHASER/S:**

1<sup>st</sup> floor, Unit no. 101, New Excel of Azad Nagar CHS Ltd. Azad Nagar, Veera Desai Road, Andheri West, Mumbai - 400 053.

35. This Agreement shall be subject to the provisions of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 or the Maharashtra Apartment Ownership Act (Mah Act. No.XV of 1971) whichever may be adopted by the Developers and the rules made thereunder.

36. The Permanent Account Nos. of the parties hereto is as under:-

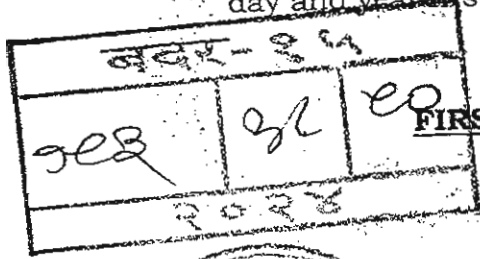
NAME	PAN NO.
DEV LAND AND HOUSING P. LTD.	AACCD3656L
INDMAN MANAGEMENT CONSULTANTS PRIVATE LIMITED	AAFIC2012Q

37. The Stamp Duty, Registration charges and VAT/Service Tax/GST or any other tax as applicable and payable on this Agreement as also proportionate stamp duty and

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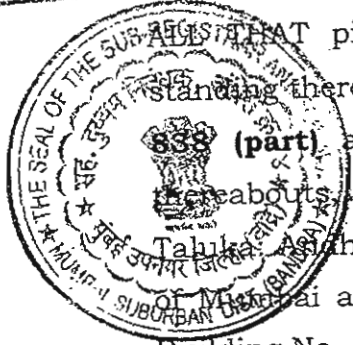
Registration Charges on vesting documents shall be borne and paid by the Purchaser alone.

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



**FIRST SCHEDULE OF PROPERTY:**

*(Details of Plots)*



THAT piece or parcel of land along with structure standing thereon bearing Survey no.133 and having CTS No. **३३३ (part)** admeasuring **८६१.४५ sq. mts.** or equivalent hereabouts, lying, being and situate at Village: Ambivali, Tahila: Ashheri, District: Mumbai and Registration District of Mumbai and Mumbai Suburban and having address at Building No. 41, Azad Nagar, Veera Desai Road, Andheri (W), Mumbai 400 053 along with a Building having 32 tenements comprised in Ground plus 4 Upper Floors standing on the said Plot. The said Plot is bounded as follows that is to say:

- On or towards the East : by 40' wide road
- On or towards the West : by SIHS Bldg. No. 38
- On or towards the North : by 40' wide road
- On or towards the South : by SIHS Bldg. No. 40

**SECOND SCHEDULE OF PROPERTY :**

*(Society's Areas)*

All that pieces and parcels of 32 Residential Flat/s and the Car Parking Spaces comprised in the "**A**" **Wing** of the said Building having Ground/Stilt, and 8 Upper Floors constructed on the said Plot described in the First Schedule of Property hereinabove written.

**THIRD SCHEDULE OF PROPERTY**

(said Premises)

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All that piece and parcel of Office/Unit No. **101** on the **1<sup>st</sup>** (First) Floor, in the **B Wing** admeasuring **843 sq. ft.** usable carpet area (internal wall to wall) and areas comprised AHU, Shaft, ODU, balcony CFO passages and ET Features which areas are exclusive, appurtenant and restricted to the said Premises with exclusive rights to use along with exclusive rights to use **NIL** Car Parking Space on Ground Floor Level of the said Building constructed on said Plot described in the First Schedule of Property hereinabove written.



**FOURTH SCHEDULE OF PROPERTY:**

(Common Areas and Facilities)

1. Common Staircase
2. Passages and Mid-landings
3. Corridors
4. Servant Toilet/s
5. Common Electric Meter Room
6. Elevators
7. Lift Duct and Motor Room
8. Entrance Lobby
9. Electric Substation
10. Fire Fighting Equipment and means to access thereto.
11. Underground water tanks and water tanks located on the terrace above and means to access thereto, pump room, motor pump, water supply pipes
12. Septic tank, drainage/s, storm water drain/s, electrical poles, light poles, lights and electrical fittings, circuit breakers and other accessories in the common areas envisaged hereinabove
13. Podiums and Basement Areas

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14. Society Office and Security/Watchman Cabin		
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**FIFTH SCHEDULE OF PROPERTY:**

(Restricted Areas)



1. Terrace above on the topmost floor  
 Other Car Parking Spaces, Podiums and all other  
 Open Spaces in the Building and/or any other areas not  
 mentioned in the Fourth Schedule of Property hereinabove.

SIGNED SEALED AND DELIVERED )  
 BY THE WITHIN NAMED DEVELOPERS )  
**DEV LAND AND HOUSING PVT. LTD.** )  
 Through its **DIRECTOR** )  
**Mr. VIJAY T THAKKAR** )  
 duly authorised vide Resolution dtd. 13.10.2023 )

For DEV LAND & HOUSING PVT. LTD.

*[Signature]*  
 DIRECTOR

In presence of )  
 1. *[Signature]* )  
 2. *[Signature]* )



SIGNED SEALED AND DELIVERED )  
 BY THE WITHIN NAMED PURCHASER/S )  
**INDMAN MANAGEMENT CONSULTANTS** )  
**PRIVATE LIMITED** )  
 Through its **MANAGER** )  
**Mr. ASIF WAHID ALI SHAIKH** )  
 duly authorised vide Resolution dtd. 6.12.2023 )



in the presence of:  
 1. *[Signature]*  
 2. *[Signature]*



*[Signature]*





2005-15,000 Forms (4 Pages B/B)

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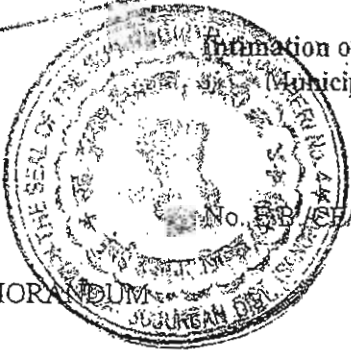
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EC-48

IS ISSUED SUBJECT  
 In the provision of Urban Land  
 Ceiling and Regulation Act, 1976  
 in replying please quote No.  
 and date of this letter.

cr. Engineer Bldg. No. 17, D. J.  
 B and K - Wards  
 Municipal Office, B. R. Nagar Marg,  
 Gandra (West), Mumbai-400 050.

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



CE/8732/WS/AK  
 BS/A

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MEMORANDUM

Municipal Office,

Lessee : Mr. Vijay Thakkar of Mr. Dhanu Bharti Realtors Pvt. Ltd.,  
 C.A. to Lessee.



With reference to your Notice, letter No. 337 dated 2007 and delivered on 2007 and the plans, Sections Specifications and Description and other particulars and details of your buildings at Proposed redevelopment of existing Bldg. No. 48 at Azad Nagar, MEADA Layout bearing CTS No. 8114 at Vill. Ambivali, furnished to me under your letter, dated 2007 at Andheri (West), I have to inform you that I cannot approval of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to your, under Section 346 of the Bombay Municipal Corporation Act as amended upto-date, my disapproval by thereof reasons :-

**A. CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK / BEFORE PLINTH C.C.**

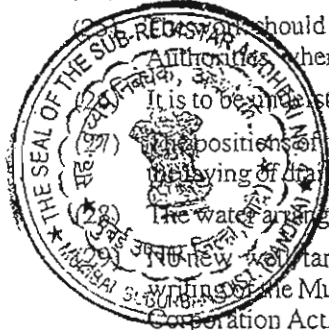
1. That the commencement certificate under section 44/69 (1)(a) of the M.R.T.P. Act will not be obtained before starting the proposed work.
2. That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow rain water from the adjoining holding to prove possession of holding as per D.C. Regulation No.38(27) before starting the work.
3. That the low lying plot will not be filled upto a reduced level of atleast 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders etc. and will not levelled, rolled and consolidated and sloped towards road side, before starting the work.
4. That the specifications for layout / D.P. / or access roads / development of setback land will not be obtained from E.E.R.C.(W.S.) before starting the construction work and the access to setback land will not be developed accordingly including providing street lights and S.W from E.E.R.C.(W.S.) / E.E.S.W.D. of W.S. before submitting B.C.C.
5. That the Structural Engineer will not be appointed. Supervision memo as per appendix (regulation 5(3)(ix)) will not be submitted by him.
6. That the structural design and calculations for the proposed work and for existing building showing adequacy thereof to take up the additional load will not be submitted before C.C.

(20) This Intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing commissioner under Section 13 (h) (H) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347 (1) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, (12 of the Town Planning Act), will be with drawn.

20/2

If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances, the work as per approved plans should not be taken up in hand unless the Executive 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 area in occupation of each.
  - (ii) Specifically signed agreement between you and the existing tenants that they are willing to avail of the alternative accommodation in the proposed structure at standard rent.
  - (iii) Plans showing the phased programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development control Rules regarding open spaces, light and ventilation of existing structure.
- (22) In case of extension to existing building, blocking of existing windows of rooms depriving light and its from other sides should be done first before starting the work.
- (23) In case of additional floor no work should be start or during monsoon which will cause water leakage and consequent nuisance to the tenants staying on the floor below.
- (24) the bottom of the over hand storage work above the finished level of the ground shall not be more than 1 metre. It should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities where necessary is obtained.



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

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

The water arrangement must be carried out in strict accordance with the Municipal requirements.

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

- (30) All gully traps and open channel drains shall be provided with right fitting mosquito proof covers made of wrought iron plates or hinges. The manholes of all jisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on tightly serving the purpose of a lock and the warning pipes of the ribbet pretressed with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfections each not exceeding 1.5 mm. in diameter. the cistern shall be made easily, safely and permanently a ceasible by providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms. above the top where they are to be fixed and its lower ends in cement concrete blocks.
- (31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
- (32) (a) Louvres should be provided as required by Bye-law No. 5 (b).  
(b) Lintels or Arches should be provided over Door and Window opening.  
(c) The drains should be laid as require under Section 234-1 (a).  
(d) The inspection chamber should be plastered inside and outside.
- (33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so at your own risk.

COPY TO ARCHITECT OWNER ✓

Executive Engineer, Building Proposals  
Zones ..... K. WEST Wards.

10/1732/V/S/AK

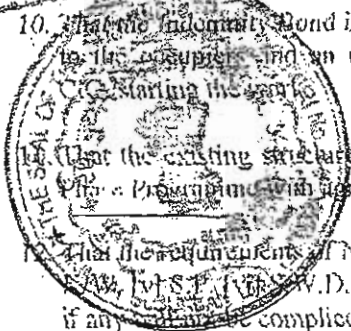
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Sub-Registrar (Reg. & Control) (C.C.)  
8 and 9, Ward No. 1  
Municipal Office, 8, 9, Ward No. 1  
Sector (Urban), 400 000

903

बदर - १५  
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7. That the sanction/consent shall not be carried out as per Municipal specifications and the payment will not be submitted before C.C.
8. That the agreement with the existing tenant alongwith the list of details of existing structure.
9. That the consent letter from the existing tenants for the proposed additions/alterations/consent shall not be submitted before demolition of existing structure.
10. That the Indemnity Bond indemnifying the Corporation for damages, risks, accidents etc. and to the consumer and an undertaking regarding no nuisance will not be submitted before starting the work.
11. That the existing structure proposed to be demolished will not be demolished or necessary Phase Programme with agreement will not be submitted and got approved before C.C.
12. That the requirements of N.O.C. of (i) Reliance Energy, (ii) S.G. (iii) P.C.O., (iv) A.A. & C. (v) S.P. (vi) W.D., (vii) M.T.N.L., (viii) H.E. will not be obtained and the requisitions if any shall be complied with before occupation certificate (B.C.C).
13. That the qualified/registered site supervisor through architect/engineer will not be appointed before applying for C.C.
14. That "All Due Clearance Certificate" related to H.E. (Supply from concerned A.E.W.W. / Ward) shall not be submitted before applying for C.C.
15. That the true copy of the sanctioned layout/sub-division/alteration/consent shall be submitted under the terms and conditions thereof will not be submitted before occupation certificate (B.C.C) will not be done before submission of B.C.C.
16. That the development charges as per M.R.T.P. (amendment) Act 1992 will not be paid.
17. That the registered undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible PSI shall not be submitted before asking for C.C.
18. That the N.O.C. from Society alongwith certified extract of General Body Resolution for development/additions and alterations will not be submitted before C.C.
19. That the requisite premium as intimated will not be paid before applying for C.C.
20. That the registered undertaking shall not be submitted for payment of difference in premium paid and calculated as per revised land rates.
21. That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria, etc. is made to the Insecticide Officer of the concerned Ward Office and provision shall be made as and when required by the Insecticide Officer for inspection of water tanks by providing safe but stable ladder, etc. and requirements as communicated by the Insecticide Officer shall not be complied with.
22. That the Phase programme, if any, will not be got approved before asking for C.C.
23. That the Janata Insurance Policy or policy to cover the compensation claims arising out of workman's compensation Act 1923 will not be taken out before starting the work and also will not be renewed during the construction work.



बंदर - ९५  
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बंदर - ९५  
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24. That the N.O.C. from Department of Garden for tree authority shall not be submitted

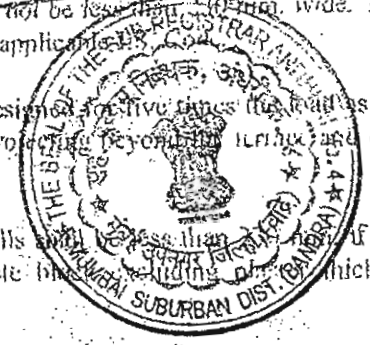
25. That the soil investigation will not be done and report thereof will not be submitted with structural design.

26. That the building will not be designed with the requirements of all relevant codes including IS cod. 1893 for earthquake design while granting occupation certificate from Structural Engineer to that effect will be insisted.

27. That no main beam in R.C.C. framed structure shall not be less than 230mm wide. The size of the columns shall also not be governed as per the applicable code.

28. That all the cantilevers [projections] shall not be designed for five times the load as per I.S. code 1993-2002. This also includes the columns projecting beyond the structure and carrying the overhead water storage tank, etc.

29. That the R.C.C. framed structures, the external walls shall not be less than 230mm thick if it is brick masonry or 150 mm autoclaved cellular concrete block masonry as stipulated under No.C/E/5591 of 15.4.1974.



30. That the Vermiculture bins for disposal of wet waste as per the design and specification of Consultants/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 Corporation.

31. That the phasewise programme for removal of the debris shall not be submitted and get approved.

32. That the registered undertaking for not misusing the part / pocket terraces and area claimed free of F.S.I. will not be submitted.

33. That the registered undertaking for water proofing of terrace and drain traps shall not be submitted.

34. That the Indemnity Bond for compliance of T.O.D. conditions shall not be submitted.

35. That the owner/developer shall not display a board at site before starting the work giving the details such as name and address of the owner/developer, architect and structural engineer, approval no. and date of the layout and building proposal, date of issue of C.C., area of the plot, permissible built up area, built up area approved, number of floors etc.

36. That the design for Rain Water Harvesting System from Consultant shall not be submitted.

37. That the necessary remarks for raining of nalla/construction of SWD will not be obtained from Dy. Ch.Eng. (SWD) City and Central Cell before final C.C. and compliance of said remarks will not be insisted before granting final C.C. for the building.

38. That the debris removal deposit of Rs. 45,000/- or Rs. 2/- per sq.ft. of the built up area, whichever is less will not be paid before further C.C.

39. That the Debris Management Plan shall not be got approved from Executive Engineer (SWD) and the conditions therein shall not be complied with.

40. That the N.O.C. from Collector - L.S.D. for occupation of land shall not be submitted.

CD/RT37/W/S/122

18 Oct 2007

18 Oct 2007  
Municipal Office  
Banga (Ward),

4) That remarks / specifications regarding formation level and construction of road from the office of Dy.Chief Engineer (Roads) W.S. shall not be obtained before applying for C.C.

gcb  
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2007-24  
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- CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C.**
- That the notice in the form of appendix XVI of L.C.R. shall not be submitted on 2007-24.
  - That the C.C. from Civil Aviation department will not be obtained for the proposed height of the building.
  - That the debris shall not be transported to the respective Municipal dumping site and challan to that effect shall not be submitted to this office for record.
  - That the C.C. from A.A. & C. [K West] shall not be submitted.
  - That the plinth stability certificate from R.C.C. consultant shall not be submitted.
  - That the work-start notice shall not be submitted.
  - That the design of the road crust obtained from the Dy.Chief Engineer (Roads) W.S. to carry out the construction design shall not be complied with before asking for C.C.
  - That C.C. shall not be granted beyond plinth level unless the Dy.Chief Engineer (Roads) W.S. has issued an order stating that he has moved the concerned authority for the necessary sanctioning connection in this regard & advance connection (not commissioned) is taken up.
  - That the testing of building material to be used on the subject work shall not be done and reports of the same will not be submitted periodically.
  - That the quality control for building work / for structural work / supervision of the work shall not be done and certificate to that effect shall not be submitted periodically in progress.

**C. GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE O.C. :**

- That some of drains will not be laid internally with C.I. pipes.
- That the dust bin will not be provided as per C.E.'s circular No. CE/2297/01 dated 26.6.07.
- That the surface drainage arrangement will not be made in consultation with E.R.(S.W.D.) as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate/B.C.C.
- That the 10' wide paved pathway upto staircase will not be provided.
- That the surrounding open spaces, parking spaces and lawns will not be kept open and unbuilt upon; and will not be levelled and developed before requesting to grant permission to occupy the bldg. or submitting the B.C.C. whichever is earlier.
- That the name plate/board showing plot no., name of the bldg. etc. shall not be displayed at prominent place before O.C./B.C.C.
- That the carriage entrance will not be provided before starting the work.

10/10/2017

Municipal Commissioner,  
Municipal Corporation,  
Mumbai

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- 8) That the parking spaces will not be provided as per D.C.R. No. 36.
- 9) That C.C.C. will not be obtained and IOD and debris disposal will not be claimed for a period of six years from the date of occupation.
- 10) That overhead water tank will not be provided with the proper access for the staff to reach the tank with a provision of temporary but safe and stable ladder.

- 11) That the owner/developer will not hand over the possession of the project before obtaining occupation permission.
- 12) That the letter box of appropriate size shall not be provided for all the tenements on the ground floor.
- 13) That the infrastructural works such as construction of underground cables, concealed wiring inside the flat-roofed buildings, etc. required for providing telecom services shall not be provided.



- 14) That the regulation No. 15 and 46 of D.C. Reg. 1991 shall not be complied with.
- 15) That necessary arrangement of bonavell shall not be made/provided and necessary certificate that effect from the competent authority shall not be obtained before C.C.

- 16) That the provisions of Rain Water Harvesting as per the design prepared by approved consultants in the field shall not be made to the satisfaction of Municipal Commissioner for the developing plots having area more than 1000 Sq.ft.

- 17) That the requisition from fire safety point of view as per D.C.R. 91 shall not be complied with.

- 18) 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.C.M. shall not be provided to the satisfaction of Municipal Commissioner.

- 19) That the Drainage Completion Certificate shall not be submitted.
- 20) That the Lift Inspector's completion certificate shall not be submitted.
- 21) That the structural stability certificate shall not be submitted.
- 22) That the Site Supervisor's completion certificate shall not be submitted.
- 23) That the smoke test certificate shall not be submitted.
- 24) That the water proofing certificate shall not be submitted.
- 25) That the final completion certificate from C.F.C. shall not be submitted.
- 26) That the N.O.C. from A.A. & C. J. K.W. & J shall not be submitted.
- 27) That the final N.O.C. from M.F.A.D. & shall not be submitted.
- 28) That the completion certificate for Rain Water Harvesting System from Consultant shall not be submitted.

18 Oct 2007

an Engineer B.C.C. No. 111

29) That the construction of road including S. & Drain and footpath, ~~and~~ lane marking and providing street furniture and obtaining completion certificate from P. E. [Roads] V.S. shall not be submitted before applying for occupation.

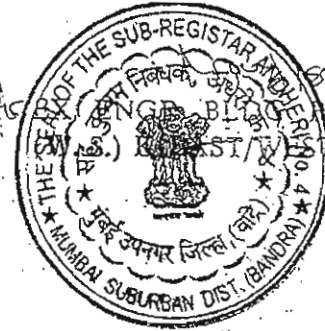
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30) That the payment towards the difference in pro-rata cost of S. & Drain and footpath road for road width of 18.30 mtrs. and above shall not be made in the office of the Engineer [Roads] before applying for occupation.

बदर-३५		
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D) CONDITIONS TO BE COMPLIED WITH BEFORE B.C.C. :-

That the certificate under Sec. 270-A of the B.M.C. Act will not be obtained from P. E. V.S. until the payment regarding adequacy of water supply.



Svin.



४४.





Valid up to 31-01-2009

8732 BSH/WS/AK of 30 JUL 2008

Further C. C. is now extended Full C.C. for wing 'A' upto top of 4<sup>th</sup> floor + LMR + OHT i.e. ht. 19.23 m & wing 'B' upto top of 1<sup>st</sup> floor i.e. ht. 6.40 mtrs. as per approved plan dated 18.10.2007

द्वार - १५	for/upto	height
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Valid up to 31-01-2010

8732 BSH/WS/AK of

2 APR 2009

Further C. C. is now extended Full C.C. upto top of 8<sup>th</sup> floor i.e. 27.30 mtrs + LMR + OHT for wing 'A' & upto top of 12<sup>th</sup> part i.e. ht. 38.5 m LMR + OHT for wing 'B' as per approved plan dated 24.3.2009

2/14/09  
A.E.P.P. [WS] K/East/West

TRUE COPY

For  
S P ASSOCIATES  
ARCHITETS ENGINEERS



द्वार - १५	for/upto	height
१२२	१०	१०



# Lawful Solutions

ANNEXURE '7'

Advocates & Legal Consultants

1<sup>st</sup> Floor, Dev Plaza, Opp. Andheri Fire Station, S V Road, Andheri (W), Mumbai 400 058. Tel: 40383811, Cell: 9820368335/9820068202  
E-mail: lawfulsolutions@yahoo.co.in and lawfulsolutions@rediffmail.com

बदर - १६		
२०८	९२	२४
Ref. No.: LS/AR/TC/009/10-11		

Dated: 18<sup>th</sup> March, 2010

To,  
Mr. Vijay Thakkar, Director  
Dev Land & Housing Ltd.  
10<sup>th</sup> Floor, Dev Plaza  
Opp. Andheri Fire Station  
S V Road, Andheri (W)  
Mumbai 400 058

बदर - १५		
१२३	५९	२०
२०२४		



Sub: Title Certificate in respect of Property being Plot of Land  
admeasuring 861.45 sq. mts and bearing survey number 133 & CTS  
No. 838 (Part) situated at Azad Nagar, Veera Desai Road, Andheri  
(West) Mumbai - 400058

Ref: At your request

In pursuance to your request for Title Certificate in respect of the above captioned Property, we are furnishing hereunder the legal scrutiny report in respect of the same on the basis of the documents perused by us.

1. DESCRIPTION OF THE PROPERTY:

1.1 Plot of Land demised in favour of Azad Nagar Excel Co-operative Housing Society Ltd. situated at Azad Nagar, Veera Desai Road, Andheri (West) Mumbai-400058, admeasuring 861.45 sq. mts., bearing

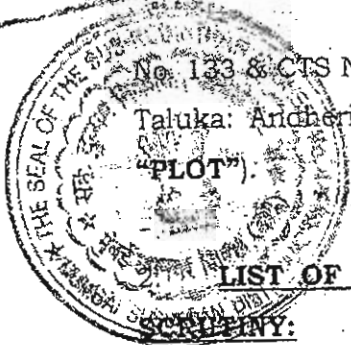


# Lawful Solutions

Advocates & Legal Consultants

Floor, Dev Plaza, Opp. Andheri Fire Station, S V Road, Andheri (W), Mumbai 400 053. Tel: 40385011 Fax: 9820368335/9820048202  
E-mail: lawfulolutions@yahoo.co.in and lawfulolutions@rediffmail.com

20C	50	28
2022		



No. 133 & CTS No. 838 (part) lying being and situate at Village Ambivali, Taluka: Andheri, District: Mumbai (hereinafter referred to as the said "PLOT").

## LIST OF DOCUMENTS SUBMITTED BEFORE US FOR LEGAL SCREENING:

2.1. Indenture of Lease dated 23<sup>rd</sup> March, 1999 executed between Maharashtra Housing and Development Authority (the Lessor (therein referred to as "Authority") of the One Part and Azad Nagar Excel Co-operative Housing Society Ltd. (therein referred to as "the Society") of the Other Part.



2.2. Deed of Sale dated 23<sup>rd</sup> March, 1999, executed between Maharashtra Housing and Development Authority the Vendor (therein referred to as "Authority") of the One Part and Azad Nagar Excel Co-operative Housing Society Ltd. (therein referred to as "the Society") of the Other Part.

2.3 Development Agreement dated 2<sup>nd</sup> February, 2005 duly registered with the Sub Registrar of Assurances at Bandra, Mumbai under Serial No. BDR9-01128-2005 dated 2<sup>nd</sup> February, 2005 (hereinafter referred to as the said "FIRST DEVELOPMENT AGREEMENT") executed between Azad Nagar Excel Co-operative Housing Society Ltd. (therein referred to as the "Society") of the One Part and Balaji Developers (therein referred to as the "Developers") of the Other Part.



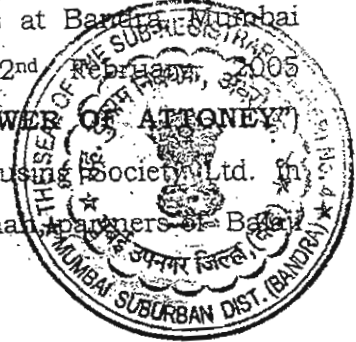
# Lawful Solutions

Advocates & Legal Consultants

1<sup>st</sup> Floor, Dev Plaza, Opp. Andheri Fire Station, S V Road, Andheri (W), Mumbai 400 058. Tel: 40383811. Call: 9820366335/9820668202  
E-mail: lawfulolutions@yahoo.co.in and lawfulolutions@rediffmail.com

बंदर - १५			१०३ ५३ ००		
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General Power of Attorney dated 2<sup>nd</sup> February 2005 duly registered with the Sub Registrar of Assurances at Bandra, Mumbai under Serial No. BDR9-01129-2005 dated 2<sup>nd</sup> February, 2005 (hereinafter referred to as the said "FIRST POWER OF ATTORNEY") executed by Azad Nagar Excel Co-operative Housing Society Ltd. in favour of Mr. Pravinbhai Chheda and Jivrajbhai Shah, partners of Balaji Developers.



2.5 Deed of Cancellation date 25<sup>th</sup> July, 2007 duly registered with the Sub Registrar of Assurances at Bandra, under Serial No. BDR1-06807-2007 dated 25<sup>th</sup> July, 2007 (hereinafter referred to as the said "DEED OF CANCELLATION") executed between Azad Nagar Excel Co-operative Housing Society Ltd. (therein referred to as the "Society") of the One Part and Balaji Developers (therein referred to as the "Developer") of the Other



2.6 Development Agreement dated 25<sup>th</sup> July, 2007 duly registered with the Sub Registrar of Assurances at Bandra, under Serial No. BDR1-06808-2007 dated 25<sup>th</sup> July, 2007 (hereinafter referred to as the said "DEVELOPMENT AGREEMENT") executed between Azad Nagar Excel Co-operative Housing Society Ltd. (therein referred to as the "Society") of the First Part and Dev Bhoomi Realtors Pvt. Ltd. (therein referred to as the "Developers") of the Second Part and Balaji Developers (therein referred to as the "Confirming Party") of the Third Part,

2.7 General Power of Attorney dated 25<sup>th</sup> July, 2007 duly registered with the Sub Registrar of Assurances at Bandra, Mumbai under Serial

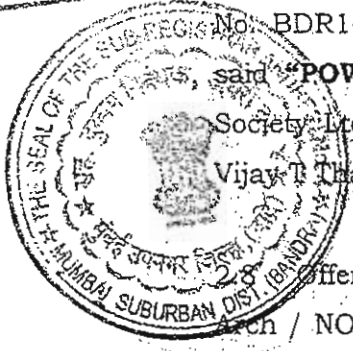


# Lawful Solutions

Advocates & Legal Consultants

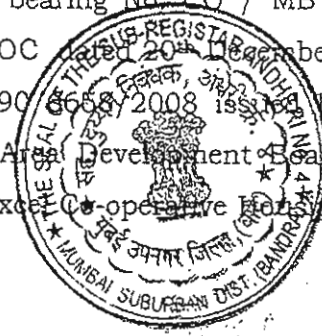
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Floor, Dev Plaza, Opp. Andheri Fire Station, S V Road, Andheri (W), Mumbai 400 058. Tel: 40683844, Cell: 9820368335/9820068202		
E-mail: lawfulolutions@yahoo.co.in and lawfulolutions@rediffmail.com		

बदर - १५		
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No. BDR1-06809 dated 25<sup>th</sup> July, 2009 (hereinafter referred to as the said "POWER OF ATTORNEY") by Azad Nagar Co-operative Housing Society Ltd. (therein referred to as the said "Society") in favour of Mr. Vijay T. Thakkar, Director of M/s Dev Bhoomi Realtors Pvt. Ltd.

offer letter dated 17<sup>th</sup> November, 2008 bearing No. CO / MB / Arch / NOC / F-690 / 6061 / 2008 and the NOC dated 20<sup>th</sup> December, 2008 bearing No. CO/ MB/ ARCH/NOC/F-690/6061/2008 issued by the Chief Office, Maharashtra Housing and Area Development Board both addressed to the Secretary, Azad Nagar Co-operative Housing Society Ltd.;



2.8 Receipt for payment of Rs. 22,98,390/- (Rupees Twenty Two Lacs Ninety Eight Thousand Three Hundred Ninety Only) and a further sum of Rs. 8,10,906/- (Rupees Eight Lacs Ten Thousand Nine Hundred and Six Only) under Receipt Nos. 343470 and 343471 respectively both dated 3<sup>rd</sup> December, 2008 being paid as charges for change of user and allotment of TDR.

2.9 Copy of the extract of the Property Register Card (hereinafter referred to as the said "PRC") in respect of a larger layout of land of MHADA and the said Plot forms a part thereof.

### 3. FLOW OF TITLE IN RESPECT OF THE PROPERTY

3.1. The said Plot of the said Society is a part of a Larger layout of Land in the MHADA Layout admeasuring 25562.70 sq. mts. as shown in the extract of the Property Register Card (PRC)



# Lawful Solutions

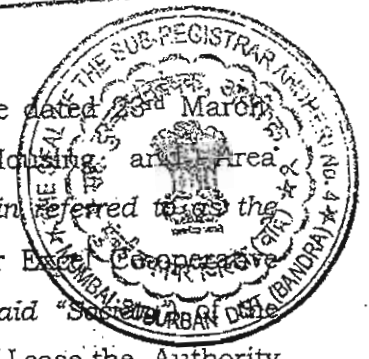
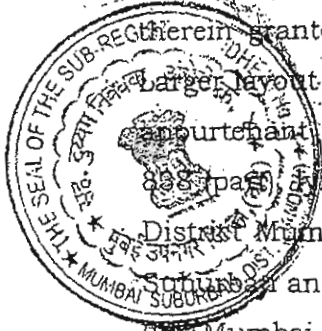
Advocates & Legal Consultants

1<sup>st</sup> Floor, Dev Plaza, Opp. Andheri Fire Station, S V Road, Andheri (W), Mumbai 400 058. Tel: 40383811, Cell: 9820368335/9820068202  
E-mail: lawfulolutions@yahoo.co.in and lawfulolutions@rediffmail.com

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3.2. The said MHADA vide an Indenture of Lease dated 23<sup>rd</sup> March 1999, executed between the Maharashtra Housing and Area Development Authority (MHADA) the Lessor (therein referred to as the said "Authority") of the One Part and Azad Nagar Excel Co-operative Housing Society Ltd. (therein referred to as the said "Society") of the Other Part. Under the terms of the said Indenture of Lease the Authority therein granted to the said Society on lease a piece of Land out of a larger layout a Plot admeasuring **861.45 sq. mts.** lying underneath and adjacent to Building No. 41 bearing Survey No. 133 and CTS No. 888 (part) being and situate at Village: Ambivali, Taluka: Andheri, District Mumbai and Registration Sub District of Mumbai and Mumbai Suburban and having address at Azad Nagar, Veera Desai Road, Andheri (W), Mumbai 400 053



3.3 The said MHADA vide a Deed of Sale dated 23<sup>rd</sup> March, 1999 executed between the Maharashtra Housing and Area Development Authority the Vendor (therein referred to as the said "Authority") of the One Part and Azad Nagar Excel Co-operative Housing Society Ltd. (therein referred to as the said "Society") of the Other Part. The said Authority under the said Deed of Sale sold to the Society therein all the property being a building bearing no. 41 and comprising of 32 tenements (hereinafter referred to as the said "**BUILDING**") and standing on the said Plot.

3.4 The Society under the terms of the said First Development Agreement had granted to the Developers therein viz. Balaji Developers



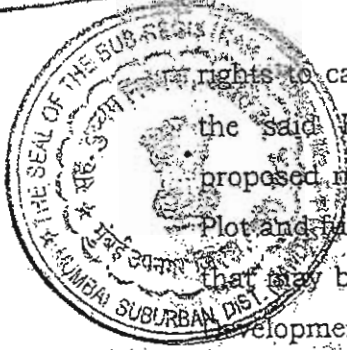
L. S. M. Solutions

# Lawful Solutions

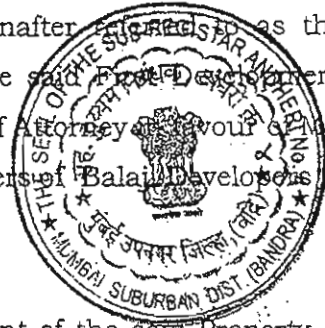
Advocates & Legal Consultants

UC	EO
*1 Floor, Dev Plaza, Opp. Andheri Fire Station, S V Road, Andheri (W), Mumbai 400 058. Tel: 4038381	
E-mail: lawfulsolutions@yahoo.co.in and lawfulsolutions@edimatt.com	

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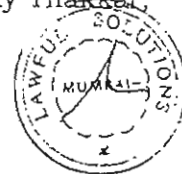


rights to carry out the re-development of the said Plot by demolishing the said Building standing thereon and constructing thereupon a proposed new Building by using the FSI available in respect of the said Plot and further by using the Transferable Development Rights (TDR) FSI that may be permissible in respect of the said Plot in accordance to the Development Control Regulations 1991 (hereinafter referred to as the said "DCR"), the Society in furtherance to the said First Development Agreement also executed the said First Power of Attorney in favour of Mr. Pravinbhai Chheda and Jivrajbhai Shah, partners of Balaji Developers to carry out the re-development of the said Plot.



3.5 That for some reasons the re-development of the said Property of the Society could not be carried out by M/s Balaji Developers and the parties to the said First Development Agreement decided to revoke, cancel and terminate the same and also to revoke and cancel the said First Power of Attorney. In pursuance thereto and by virtue of the said Deed of Cancellation, the development rights granted to the M/s Balaji Developers under the said First Development Agreement came to be revoked, cancelled and terminated and further the powers conferred upon the two partners of M/s Balaji Developers under the said First Power of Attorney also came to be revoked and cancelled upon the execution of the said Deed of Cancellation.

3.6 The Society thereafter by virtue of the said Development Agreement granted development rights in respect of its Property to M/s Dev Bhoomi Realtors Pvt. Ltd. and in pursuance of the said Development Agreement also executed the said Power of Attorney in favour of Mr. Vijay Thakker.



# Lawful Solutions

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1<sup>st</sup> Floor, Dev Plaza, Opp. Andheri Fire Station, S V Road, Andheri (W), Mumbai 400 058. Tel: 40383811, Cell: 9820368335/9820068202  
E-mail: lawfulsolutions@yahoo.co.in and lawfulsolutions@rediffmail.com

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Director of M/s Dev Bhoomi Realtors Pvt. Ltd. granting all powers to do such acts that were required to carry out the re-development of the Property of the Society.

3.7 The said Society in pursuance to the Offer Letter dated 17<sup>th</sup> November, 2008 bearing No. CO / MB / Arch / NOC / F-690/6658/2008 and NOC dated 20<sup>th</sup> December, 2008 bearing No. ARCH/NOC/F-690/6658/2008 issued by the said MHADA permission for re-development of the said Plot and further offered allotment of additional TDR and change of user from residential to commercial and NOC for use and purchase of TDR from the open market on payment of charges on the terms and conditions as mentioned therein. The Developers on behalf of the Society made payment of Rs. 22,98,390/- (Rupees Twenty Two Lacs Ninety Eight Thousand Three Hundred Ninety Only) and a further sum of Rs. 8,10,906/- (Rupees Eight Lacs Ten Thousand Nine Hundred and Six Only) under Receipt No. 343470 and 343471 respectively both dated 3<sup>rd</sup> December, 2008 for the charges as demanded by MHADA.

#### 4. TITLE OF THE PROPERTY

In view of the above facts on the basis of the documents as produced by you before us for legal scrutiny, it is seen that the said Plot being a Plot of Land bearing survey number 133 & CTS No. 838 (part) admeasuring 861.45 sq. mts. and situate at Azad Nagar, Veera Desai Road, Andheri (West) Mumbai-400053 is demised unto Azad Nagar Excel Co-operative Housing Society Ltd. It is further seen that the said Plot was at all times





# Lawful Solutions

Advocates & Legal Consultants

1<sup>st</sup> Floor, Dev Plaza, Opp. Andheri Fire Station, S V Road, Andheri (W), Mumbai 400 058. Tel: 40383811, Cell: 9820368335/9820068202  
E-mail: lawfulsolutions@yahoo.co.in and lawfulsolutions@rediffmail.com

in the physical possession of the Azad Nagar Excel Co-operative Housing Society Ltd. It is further seen from the Development Agreement dated 25<sup>th</sup> July, 2007 executed between executed between Azad Nagar Excel Co-operative Housing Society Ltd. (therein referred to as the "Society") of the First Part and Dev Bhoomi Realtors Pvt. Ltd. (therein referred to as the "Developers"), of the Second Part and Balaji Developers (therein referred to as the "Confirming Party") of the Third Part, the Society has entered into the Development Agreement with the Developers therein for the development in respect of the said Plot measuring 861.45 sq. mts. demised unto the said Society by MHADA.

## 5. CONCLUSION

In our opinion and in view of the above facts and records placed before us in respect of the said Plot being Plot of Land bearing survey number 133 & CTS No. 838 (part) admeasuring 861.45 sq. mts. and situate at Azad Nagar, Veera Desai Road, Andheri (West) Mumbai-400058 situated at Village: Ambivali, Taluka: Andheri, District: Mumbai for legal scrutiny it is clearly evident that the rights to the said Plot are demised unto and vested with Azad Nagar Excel Co-operative Housing Society Ltd. and the said Plot forms a part of the larger MHADA Layout and the boundaries of the said Plot are not disputed. The said Plot was at all times in the physical possession of the Azad Nagar Excel Co-operative Housing Society Ltd. as shown demarcated by a red colour boundary line on the copy of the Layout Plan of MHADA. Thus from the flow of title and on the basis of various documents perused by us the rights (lease hold) and



# Lawful Solutions

Advocates & Legal Consultants

1<sup>st</sup> Floor, Dev Plaza, Opp. Andheri Fire Station, S V Road, Andheri (W), Mumbai 400 058. Tel: 40383811, Cell: 9820368335/9820068202

बदल - १५			बदल - १५		
E-mail: lawfulolutions@yahoo.co.in and lawfulolutions@rediffmail.com			E-mail: lawfulolutions@yahoo.co.in and lawfulolutions@rediffmail.com		
२०८	०४	०२	१२३	४९	००

possession of the said Plot as on date are demised unto and vested to the name of Azad Nagar Excel Co-operative Housing Society Ltd. and the title of the same is clear and marketable.

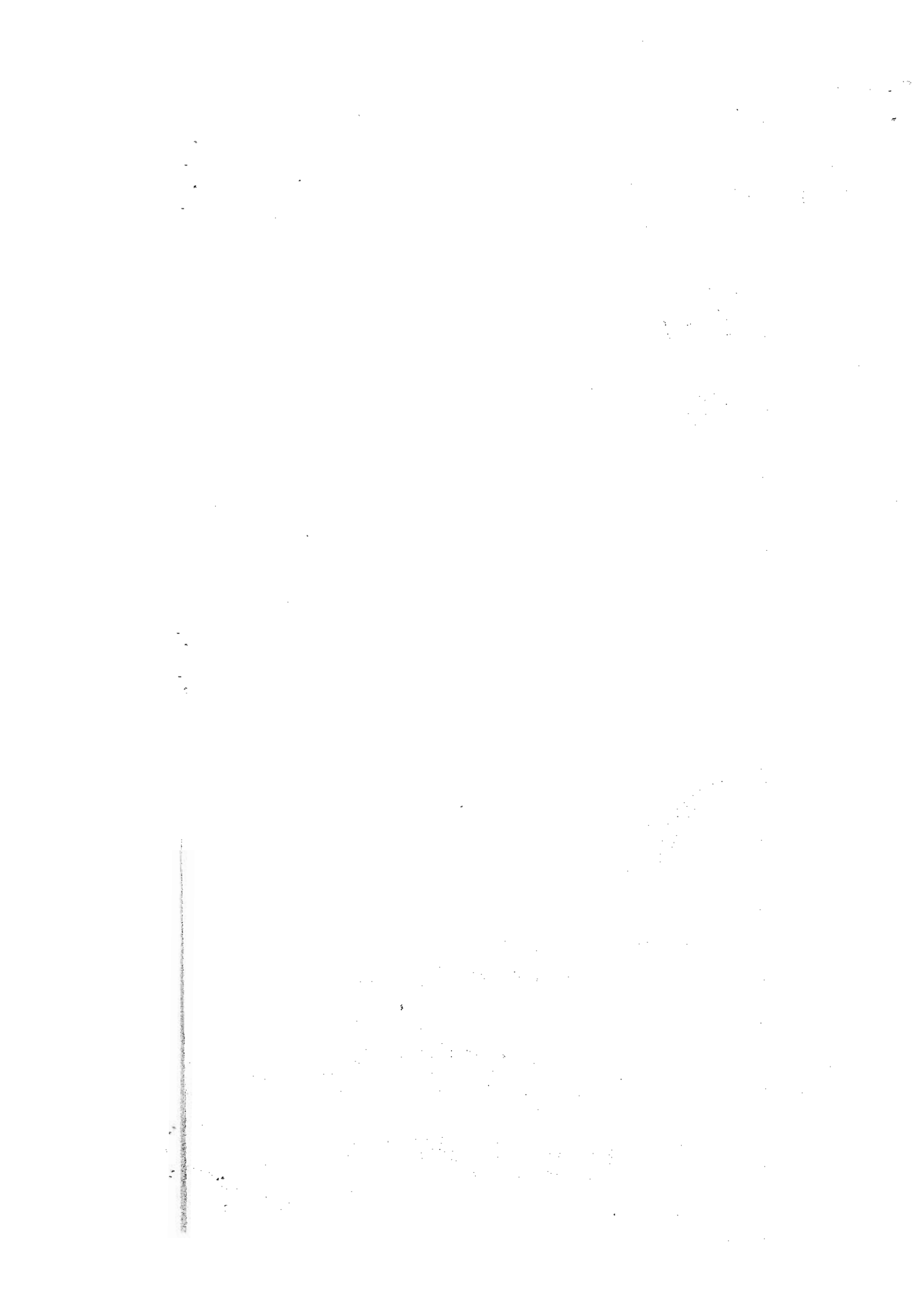
Sincerely

For **LAWFUL SOLUTIONS**

*N. S. Devnani*

**NIRMAL DEVNANI**  
Advocate High Court, Mumbai





**MUNICIPAL CORPORATION OF GREATER MUMBAI**

No: CE/8732/WS/AK

Ex. Engineer Bldg. Proposal (W.S.)  
H and K Wards  
Municipal Office, R. K. Patkar Marg.  
Bandra (West), Mumbai - 400 050

**OCCUPATION CERTIFICATE**

To:  
Shri Vijay Thakkar, C.A. to  
M/s. Azad Nagar Excei Co-op. Hsg. Soc. Ltd.,  
10<sup>th</sup> Floor, New Plaza, S V Road,  
Andheri (W), Mumbai.

27 JUL 2009 - १५		
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Sir,

The full development work of building comprising of Wing A for residential user comprising of Stilt + 8 upper floors & Wing B for commercial user comprising of Ground + 11 floors + 12<sup>th</sup> part upper floors on plot bearing CTS No.838 (pt) of village Ambivalil situated at Plot of Bldg. No.41 of Azad Nagar, MHADA Layout, Andheri (West), Mumbai, is completed under the supervision of Liccned Architect Shri Parag Mungle of M/s.S.P.Associates. License No. CA/93/15779. may be occupied on the following condition :-

- 1) That the certificate under section 270-A of M.M.C. Act shall be obtained from the E.E.B.P. and a certified true copy of the same shall be submitted to this office within three months from the date of issue of occupation certificate.

A set of certified completion plan is attached herewith.

Yours faithfully,

*Mung 27/7/09*

Executive Engineer (Bldg.Proposals)  
Western Subs. [K] Ward



- Copy to :
- 1) Licensed Architect Shri Parag Mungle of M/s.S.P.Associates
  - 2) E.E.D.P.
  - 3) E.E.[V]W.S.
  - 4) Dy.A.& C.(S)
  - 5) Sup. [K/W] Ward,
  - 6) A.E.W.W.[K/W] Ward,
  - 7) Assit. Commissioner [K/W] Ward
  - 8) A.E. Survey (H&K Wards)

For information please.

*Mung 27/7/09*  
For E.E.B.P.(W.S.) K Ward

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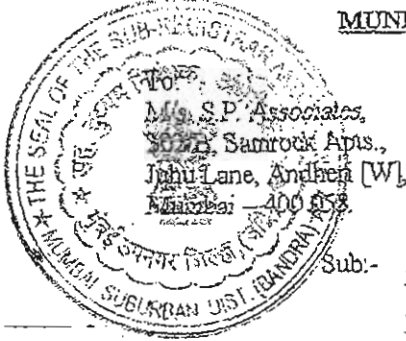
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MUNICIPAL CORPORATION OF GREATER MUMBAI

CE/ 8732/WS/AK of

24 MAR 2009

24. Regd. Office: 1115, P. O. No. 1115  
 11 and 12, 13, 14  
 Municipal Office, G. E. Pagar Road  
 Bandra (West), Mumbai - 400 053



Sub: Amended plans for proposed reconstruction of Bldg No 41 of  
 MHADA layout at CTS No. 838 (Pt.) of village Ambivali of Azad  
 Nagar, Andheri (West), Mumbai

बदर - २५		
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Sir,

Ref: Your letter dated

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

- 1) All the objections of this office L.O.D. under even no. dated 18/10/2008 shall be complied with and should be complied with.
- 2) The changes proposed shall be shown on the canvas mounted plans submitted at the time of B.C.C.
- 3) That every part of the building constructed and more particularly overhead water tank will be provided with proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder.
- 4) That the infrastructural works, such as; construction of hand holes / underground cables, concealed wiring inside the flats/rooms, rooms/spaces, telecom installations etc. required for providing telecom services shall be provided.
- 5) That the regulation No.45 and 46 of D.C.Reg.1991 shall be complied with.
- 6) That the letter box shall be provided at the ground floor for all the tenants.
- 7) That the owner/developer shall not hand over the possession to the prospective buyers before obtaining occupation permission.
- 8) That no main beam in R.C.C. framed structure shall be less than 230 mm. wide. The size of the columns shall also be governed as per the applicable I.S. Codes.
- 9) That all the cantilevers [projections] shall be designed for five times the load as per I.S. code 1993-2002. This also includes the columns projecting beyond the terrace and carrying the overhead water storage tank, etc.
- 10) That the R.C.C. framed structures, the external walls shall not be less than 230 mm, if in brick masonry or 150 mm autoclaved cellular concrete block excluding plaster thickness as circulated under No.CE/5591 of 15.4.1974.
- 11) That the revised R.C.C. drawing/designs, calculations shall be submitted through Licensed Structural Engineer.
- 12) That the condition of revised bye-law 4(c) shall be complied with.
- 13) That the N.O.C. from Civil Aviation shall be submitted.
- 14) That all the payments shall be made.
- 15) That the registered undertaking for not misusing the elevation features, society office, pocket terrace, fitness centre shall be submitted.
- 16) That the testing of building material to be used on the subject work shall be done and results of the same will be submitted periodically.
- 17) That the quality control for building work / for structural work / supervision of the work shall be done and certificate to that effect shall be submitted periodically in proforma.
- 18) That the NOC from A.A. & C., K/West Ward shall be submitted.
- 19) That the NOC from H.E. shall be submitted.
- 20) That the registered undertaking stating the concessions involved in the proposal shall be submitted.



24 MAR 2009

Municipal Office, R. D. Prater Road,  
Bandra (West), Mumbai-400 050

21) That the registered undertaking incorporating condition in the agreement for deficient open space shall be submitted.

One set of plans in token of approval is enclosed herewith.

Yours faithfully,

*Sd/-*

Executive Engineer, Drafting Proposals,  
(Western Suburbs)

- Copy to ✓ 1] Mr. Vijay Thakker, C.A. to owner
  - 2] Assistant Commissioner 'K'
  - 3] A.E.W.W. 'K'
- Forwarded for information please

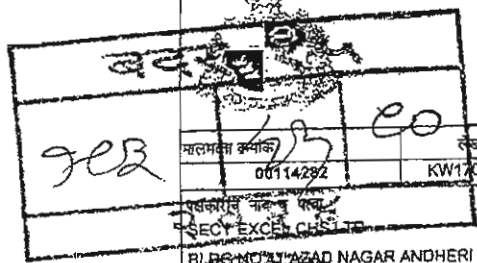
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for E.E.B.P. (W.S.) 'K'

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करनिर्धारण व संकलन खाते  
 तळ पजला, मुख्य इमारत, महापालिका मार्ग, मुं - ४०००००  
 संकेतस्थळ : PCCWT W. II

मालमती क्रमांक 00114282	लेखा क्रमांक KW1700870040000	वॉर्ड क्रमांक -	पालमती क्रमांक 2008-2009	सहकारक वॉर्डनिर्देशक संकलन KWest' Ward, Municipal Office Building, Pallram Rd., Off S V Rd., Opp. Andheri Station, Andheri (W), Mumbai 400 058
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पंचक्रान्ति नगर पंचायत  
 BILDS SOCIETY AZAD NAGAR ANDHERI WEST BOM 400053



मालमती क्रमांक 00114282, लेखा क्रमांक KW1700870040000, वॉर्ड क्रमांक -, पालमती क्रमांक 2008-2009

सहकारक वॉर्डनिर्देशक संकलन :  
 KW-6187(25) PLOT NO 84/FCTS NO 838(PT) J P ROAD AZAD NAGAR ANDHERI(W) PLOT OF LAND, ANDHERI

THE EXECUTIVE ENGINEER MAHARAS HTRA HOUSING BOARD BOMBA, Y

प्रारंभ कर दिनांक	01-04-1968	शकबाळी	२१/०३/२००८ या तारखेस	0
मूल्य रु.	290590		नोटीस शुल्क	0
मूल्य रु.	0		जापी शुल्क	0
मूल्य रु.	290590		महापालिका इंड	0
मूल्य रु.	0		वसती शुल्क	0
मूल्य रु.	318618		सूचना : वार्षिक देयक चहामाही इत्यादी आगमन	0



क्र / Tax	निवारी / अर्थकारी / NR	देयक रु.	देयक दिनांक
36917	निवारी / R	177906	01-04-2009
0	अर्थकारी / NR	0	
15382	निवारी / R	18167	
0	अर्थकारी / NR	0	
37880	निवारी / R	56655	
0	अर्थकारी / NR	0	
9229	निवारी / R	10897	
0	अर्थकारी / NR	0	
14767	निवारी / R	17435	
7383	निवारी / R	8718	
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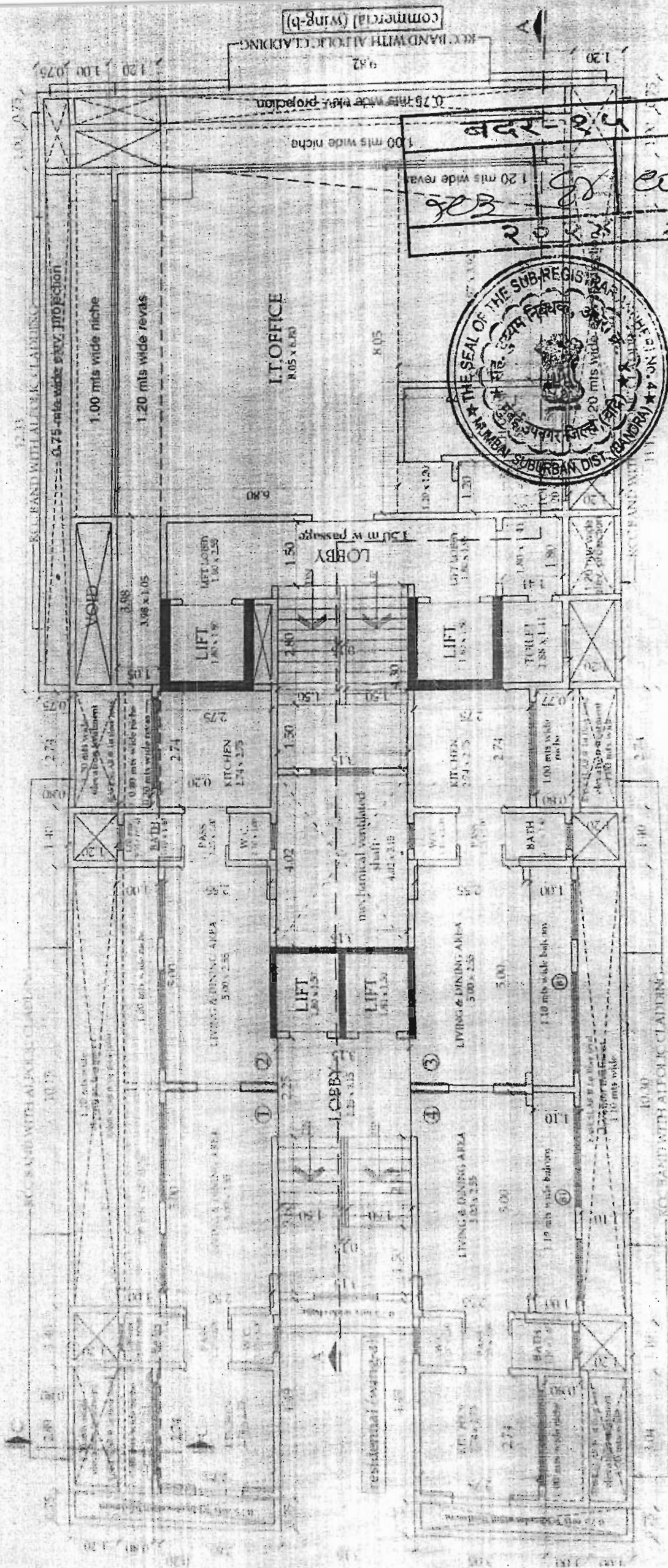
१) अधिदान महापालिकेच्या कुठल्याही केंद्रावर

२) लक्षन व गल्फ मुलांच्या मदतीसाठी २४ तास तात्काळ सेवा दुरुधनी रु. १०९८.

४) ब्रह्मचर्य महापालिका आपत्कालिन व्यवस्थापन केंद्र संपर्क २२६९४५२५.

सूचना व अधिक माहितीसाठी कृपया याचे पहावे. E & OE.

The billing system is under upgradation. Reconciliation of manual transactions during switchover period is in progress. Please bear with data errors if any.



1st FLOOR PLAN FOR Residential (wing-a) & 1st & 2nd FLOOR FOR Commercial (wing-b)



For DEV LAND & HOUSING PVT. LTD. DIRECTOR

*(Handwritten signature)*

commercial (wing-b)

REC. BAND WITH ALUM. CLADDING

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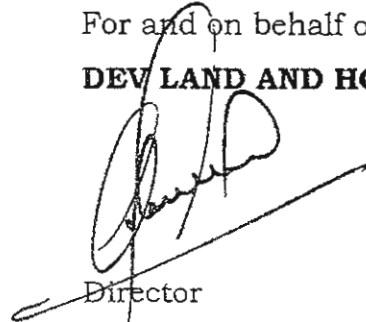


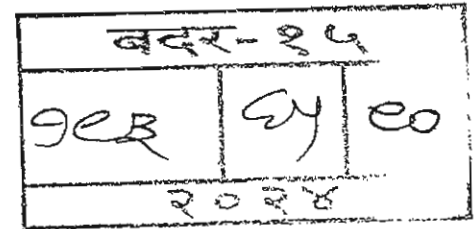
**EXTRACT OF THE MINUTES OF THE BOARD MEETING HELD AT THE REGISTERED OFFICE OF THE COMPANY HELD ON 13<sup>th</sup> OCTOBER, 2023 AT 11.00 A.M.**

**“RESOLVED** that the Company execute an **AGREEMENT FOR SALE** in respect of UNIT / office no.101 on the 1<sup>st</sup> (First) floor in the Wing B with **INDMAN MANAGEMENT CONSULTANTS PRIVATE LIMITED** in the Building known as AZAD NAGAR EXCEL situated at Building No.41, Azad Nagar Road No. 2, Veera Desai Road, Andheri (W), Mumbai 400 053.

**“RESOLVED FURTHER** that **MR. VIJAY THAKKAR**, Director is hereby authorised and empowered on behalf of the Company to sign and execute the **AGREEMENT FOR SALE** for the said unit/office and to also appear before the Sub Registrar of Assurances at Bandra, Mumbai, for the purpose of lodging and registration of the same.

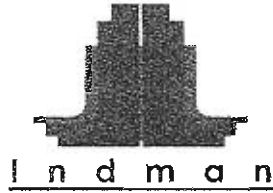
For and on behalf of the Board of  
**DEV LAND AND HOUSING PVT.LTD.**

  
Director





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बदर-१५		
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We hereby certify that the following Resolution of the Board of Directors of M/s Indman Management Consultants Private Limited was passed at a meeting of the board held on 6<sup>th</sup> Dec, 2023 at its Registered office at 41-B, New Excel Building, Unit No 101, 1<sup>st</sup> Floor, Azad Nagar, Off Veera Desai Road, Andheri- West, Mumbai – 400056, Maharashtra and has been duly recorded in the minutes Book of the company.




**EXTRACT OF BOARD RESOLUTION**

**“RESOLVED** that the Board has decided to purchase the Office/Unit No. 101 on the 1<sup>st</sup> (First) floor, situated at 41-B, New Excel CHSL, Azad Nagar, Off Veera Desai Road, Andheri – West, Mumbai - 400053 from **DEV LAND AND HOUSING PRIVATE LTD.** having address at 10<sup>th</sup> floor, Dev Plaza, S.V. Road, Andheri (West), Mumbai-400 058.

**“FURTHER RESOLVED** that Mr Asif Wahid Ali Shaikh, Manager, residing at Plot No12, Road No 3, Sector 19, New Panvel 410206 is hereby authorised to sign and execute necessary documents and Sale Deeds of said Land on behalf of the Company.

For and held behalf of  
Indman Management Consultants Private Limited

  
\_\_\_\_\_  
Director / Authorised Signatory



Place: Mumbai  
Date: 6<sup>th</sup> Dec, 2023



Indman Management Consultants Private Limited  
41-B, Excel Building, Unit No.101,1<sup>st</sup> Floor, Road No. 2, Azad Nagar, Off Veera Desai Road, Andheri (W), Mumbai - 400053, Maharashtra, India.  
Tel.: +91 22 6716 4600 • Fax : +91 22 6716 4699 • Email: indman@indman.com • www.indman.com  
Licence No.: B-1243/MUM/COM/1000+/5/9570/2019 • CIN No.: U74999MH2019PTC322161





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**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**DEV LAND AND HOUSING PVT LTD**

**भारत सरकार**  
**GOVT. OF INDIA**

19/04/2006  
 Permanent Account Number  
**AACCD3656L**

Signature

वसुधै कुरुते		
१०३	२९	९०
२०२४		



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

**भारत सरकार**  
**GOVT. OF INDIA**

**VIJAY THAKORDAS THAKKAR**  
**THAKORDAS GOKULDAS THAKKAR**  
 19/11/1969  
 Permanent Account Number  
**ABWPT2648A**

Signature



२०	००	१२६
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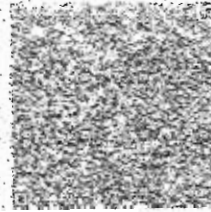
आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

पंजीयन संख्या / Registration Number Card

AAFCI20120

Company Name  
INDIAN MANAGEMENT CONSULTANTS  
PRIVATE LIMITED



10052116

पंजीयन तिथि / Date of Incorporation/Registration  
23.03.2019



*Chakr*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

ASIF WAHID ALI SHAIKH

WAHIDALI IMAM ALI SHAIKH

07/06/1975  
Permanent Account Number

AHHPS9481M

*Chakr*  
Signature



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322/10169

पावती

Wednesday, September 18, 2019

12:58 PM



पावती क्र.: 11464 दिनांक: 18/09/2019

गावाचे नाव: अंधेरी  
दस्तऐवजाचा अनुक्रमांक: वदर-10169-2019  
दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र  
सादर करणाऱ्याचे नाव: विजय ठक्कर

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 10

₹. 100.00

₹. 200.00

एकूण:

₹. 300.00

आपणाला मूळ दस्त, घबनेल प्रिंट, सूची-२ अंदाजे  
1:15 PM ह्या वेळेस मिळेल.

वाजार मूल्य: ₹. 1/-

मोबदला ₹. 0/-

घरलेले मुद्रांक शुल्क: ₹. 500/-

दुय्यम निबंध/अंधेरी-1

सद. दुय्यम निबंध/अंधेरी-1

मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: eChallan रकम: ₹. 100/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: MH006102268201920E दिनांक: 18/09/2019

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: ₹. 200/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: 1809201902323 दिनांक: 18/09/2019

बँकेचे नाव व पत्ता:

REGISTERED ORIGINAL DOCUMENT  
DELIVERED ON...18/09/2019

CHALLAN  
MTR Form Number-6



GRN	MHG3S192258201920E	BARCODE	Date 09/09/2019-12:11:27		Form ID 4821
Department: Inspector General Of Registration		Payer Details			
Type of Payment: Stamp Duty		TAX ID (if Any)			
Type of Payment: Registration Fee		PAN No.(if Applicable)			
Office Name: BDR4 JT SUB REGISTRAR ANDHERI 2		Full Name	VIJAY THAKKAR		
Location: MUMBAI		Flat/Block No.	AS		
Year: 2019-2020 (One Time)	Amount In Rs.	Premises/Building	PER		
003004550 Stamp Duty	500.00	Road/Street	PER		
003006330 Registration Fee	100.00	Area/Locality	DOCUMENT		
		Town/City/District			
		PIN	4 0 0 0 5 8		
		Remarks (if Any)	SecondPartyName=ANIL SALVI AND ORS-		
		Amount In	Six Hundred Rupees Only		
Total	600.00	Words			
Payment Details: IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332010050079681230985333	
Cheque/DD No.		Bank Date	RBI Date	09/09/2019-12:11:27	
Name of Bank		Bank-Branch	IDBI BANK		
Name of Branch		Scroll No. , Date	No: Verified with Scroll		



Escrowment ID: 9821448114  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for w/registered documents.  
 बंदर बस- फॉर्म नंबर 6 का प्रयोग केवल दस्तावेजों के कार्यालयों में ही किया जा सकता है। नोटणी के लिए दस्तावेजों के कार्यालयों में ही प्रयोग किया जा सकता है।

*[Handwritten Signature]*

बंदर - १ IV  
 9085 9 90

Department of Stamp & Registration, Maharashtra		बंदर-१५	
Receipt of Document Handling Charges		१०३	०५००
PRN	1809201902323	Date	18/09/20
Received from Vijay Thakkar, Mobile number 9821448114, an amount of Rs.200/- towards Document Handling Charges for the Document to be registered in the Sub Registrar office Joint S.R. Andheri 1 of the District Mumbai Sub-urban District.		२०२४	
Payment Details			
Bank Name	ISKL	Date	18/09/20
Bank CIN	10004152019091801973	REF No.	232218294
This is computer generated receipt, hence no signature is required.			



बंदर-१५		
१०३	२	१०

बदर-३५		
१०३	७२	००

*Handwritten signature*



बदर-१		
१०९९	३	१०

**POWER OF ATTORNEY**

TO ALL, TO WHOM THESE PRESENTS SHALL COME I, Mr. Vijay Thakkar having address at 10<sup>th</sup> Floor, Dev Plaza, S.V Road, Andheri(West), Mumbai 400 058. SEND GREETINGS:-

AND WHEREAS it is not possible for me to personally attend to register the Agreement for Sale, Alternate Accomodation Agreement, Sale Deed. Transfer Deed, Undertaking, Indemnity, Leave & License. Lease Agreement, Conveyance, Development Agreement, Power of Attorney and all other deeds & documents whether executed by me in an individual capacity or as a partner of my firm or as a director of any of my company or as a Trustee of any of my Trust, etc with the concern Sub-Registrar of Assurances for registration and to admit execution thereof on my behalf for the signature affixed by me on any instrument in whatsoever capacity.

AND WHEREAS I am desirous of appointing. MR. ANIL SALVI, MR. AJAY PAWAR & MR. SANTOSH DANGE, as my true and lawful attorney to register the various types of documents executed by me whether jointly or severally with the concern Sub-Registrar of Assurances for registration and to admit execution thereof on my behalf.

*Handwritten signature*

११३-१५		
११३	६६	६०
३०३६		

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH that  
 VIJAY THAKKAR do hereby nominate, constitute and appoint **MR. ANIL SALVI**  
**AJAY PAWAR & MR. SANTOSH DANGE** of Mumbai (hereinafter as true and  
 lawful Attorneys (hereinafter referred to as "The Attorney")

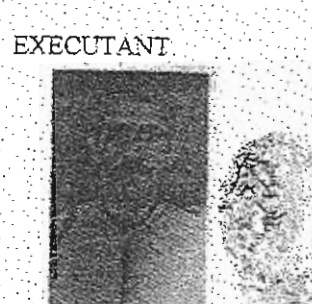
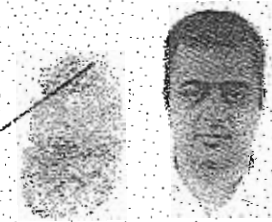


1) I do hereby authorize the said Attorneys to execute, sign, seal, and deliver all documents and deeds to be executed by me and to do all acts deeds and things that may be necessary for having such agreement duly registered as required by law.

2) I hereby agree to ratify and confirm all and whatsoever my said attorney shall lawfully do or cause to be done in or about these presents and the same shall be binding upon me to the same extent and in the same manner as if the same was done by me.

IN WITNESS WHEREOF I MR. VIJAY THAKKAR, has hereunto set my hand this 29/ 2019.

SIGNED AND DELIVERED  
 By the withinnamed  
 MR. VIJAY THAKKAR  
 In the presence of.....



EXECUTANT

MR. ANIL SALVI MR. AJAY PAWAR & MR. SANTOSH DANGE

BEFORE ME

Specimen signature of  
 Constituted Attorney

११३-१५		
११३	६६	६०
३०३६		

बदर-१५  
 १२३ ७८९०

महानगर टेलीफोन निगम लिमिटेड, मुंबई  
**MAHANAGAR TELEPHONE NICAM LIMITED, MUMBAI**  
 टेलीफोन बिल पत्रक / Telephone Bill Form

संयुक्त कार्यालय : ५ वीं मंजिल, नवमंजूर इमारत सदन, १, भीटेंको कॉम्प्लेक्स, कार्यालय, नई दिल्ली - ११०००१  
 Regd. Office : 5<sup>th</sup> Floor, Mahanagar Doorkancher Sadan, 1, CGO Complex, Lodi Road, New Delhi - 110001

Name & Address <b>VIJAY BHAKKAR</b> OFFICE NO. 1001 10TH FLOOR 154 POKHARFIELD ROAD 5TH ROAD, OPP. ADOR PRESTIN ANDHERY (W) MUMBAI 400058	SL: 00824108 बिल क्रमांक / बिल नंबर : बिलक उद्देश्य अकाउंट नं. 1001 10वां मंजूर वी. नं. १५४ एडोर प्रेस्टिन रोड ए. नं. ५, ५वां मंजूर आदोर प्रेस्टिन रोड अंधेरी (पश्चिम) मुंबई ४०००५८	बिल कालावधी Billing Period 31/12/2013 31/12/2013
26237491		वसुंधा तिथि Due Date 31/12/2013
206023521120628624551001201300001999		देय रक्कम Amount Payable 18,117.00

टेलीफोन नं. Telephone No.	संयुक्त कार्यालय C. A. No.	बिल नं. Bill No.	बिल दिनांक Bill Date	श्रेणी कोड Category Code	दुर्लभ योजना Tariff Plan	ग्रुप कोड Group Code	ब्रॉडबैंड शुल्क योजना Broadband Tariff Plan
26237491	2060235211	2062862455	10/01/2013	NC4-DYT GENERAL	Plan 180		DDL-United-555 Month

अंशिक मीटर रीडिंग Current Meter Reading	अंशिक मीटर रीडिंग Closing Meter Reading	मीटर चार्ज Meters Chg	डेबिट कॉल Debit Calls	स्ट्रीट कॉल Street Calls	फ्री कॉल Free Calls	नेट कॉल शुल्क Net Call Charges
33466	33666	0.00	0	0	0	0.00

ब्रॉडबैंड उपयोग Broadband Usage	वर्तमान शुल्क विवरण Current Charges Details	राशि (रु. में) Amount (Rs.)
421.47 51 MB Dec 2013	मासिक सेवा शुल्क Monthly Service Charges	1100.00
	कॉल चार्ज Call Charges	0.00
	ब्रॉडबैंड मासिक सेवा शुल्क Broadband Monthly Service Charges	159.00
	ब्रॉडबैंड जाला शुल्क Broadband Usage Charges	0.00
	मासिक सीपीए Monthly CPE Service Charges	0.00
	डेबिट Debit	0.00
	चार्ज Charges	0.00
	एच.टी. 12% H.T. 12%	132.00
	एज्युकेशनल चार्ज 3% Educational Chg 3%	45.35
	अंशक देय Amount Payable with 0% Dis	2039.35
	अंशक देय Amount Payable with 0% Dis	2039.35


MUMBAI SERVICE TAX REGN NO.: AAACMS308ST001  
 CONSOLIDATED STAMP DUTY PAID BY ORDER NO. C.R.S./2012/622/  
 No. 204/M-Ltd. 09.10.2012  
 Computer DD Should be drawn in favour of "M.T.N.L. MUMBAI" 2060235211

2 Mbps  
**2 Mbps**  
 With Rent Free Landline  
 Plans Starting from ₹ 1000/month

१२३  
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 १०११  
 १२३४  
 ५६७८  
 ९०१२

बदर-२५		
१९३	५६	९०
२०२४		

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 VIJAY THAKORDAS THAKKAR  
 THAKORDAS GOKULDAS THAKKAR  
 19/11/1969  
 Permanent Account Number  
 ABWPT2648A  
 Signature



*[Handwritten Signature]*



बदर-२५		
१०९९९	९९	९०
२०१९		



आयकर विभाग भारत सरकार  
 INCOME TAX DEPARTMENT GOVT. OF INDIA

RACHUNATH VITHAL SALVI		
982	60	60

आयकर विभाग भारत सरकार  
 INCOME TAX DEPARTMENT GOVT. OF INDIA

व्यक्ति का नाम: SANJAY PAWAR  
 09/03/1988

पंजीकृत आयकर अंक संख्या: CCPP0997D



आयकर विभाग भारत सरकार  
 INCOME TAX DEPARTMENT GOVT. OF INDIA

व्यक्ति का नाम: SANTOSH SAKARPHAR  
 24/02/1977

पंजीकृत आयकर अंक संख्या: BCPR01200

भारत गणराज्य के संघ के अधीन  
 भारत गणराज्य के अधीन चालक लाइसेंस

DL No: MH02 20140040415 DOI: 23-09-2014  
 Valid Till: 22-09-2024 (MT)

OLD 24-11-2017  
 AUTHORIZATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA  
 COV: DOI  
 L/V: 23-09-2014  
 MCWG: 23-09-2014

DOB: 18-01-1995 BG:

Name: DILIP SINGH  
 S/O of SURESH SINGH  
 Add: ROOM NO. 01, PADAM SINGH CHAWL, ADARSH NAGAR, KURAR VILLAGE, MALAD (B) MUMBAI  
 MUMBAI  
 PIN: 400097  
 Signature & ID of Issuing Authority: NH02

FORM 1 (P)  
 Signature/Thumb Impression of Holder

आयकर विभाग भारत सरकार  
 INCOME TAX DEPARTMENT GOVT. OF INDIA

व्यक्ति का नाम: M. DESH SURESH MISTRY  
 31/03/1988

पंजीकृत आयकर अंक संख्या: AP2PM532K

भारत गणराज्य के संघ के अधीन  
 भारत गणराज्य के अधीन चालक लाइसेंस

व्यक्ति का नाम: Vira Vasant Mistry  
 10/07/1968  
 Male

9773 4046 8728

माझ आधार, माझ ओळख



वर्ग - P 14

9098	60	90
2019		

Summary I (GoshwaraBhag-1)

बदल - १५		
१०३	६९	००
२०१९		

३२२/१०१६९  
बुधवार, १८ सप्टेंबर २०१९ १२:५८ म.नं.

दत्त गोपवारा भाग-१



दस्त क्रमांक: बदर 1/10169/2019

बाजार मूल्य: रु. ०१/-

मोबदला: रु. ००/-

भरवले मुद्रांक शुल्क: रु. ५००/-

दु. नि. नं. दु. नि. बदर 1 यांचे कार्यालयात

दावती: 114६४

अ. क्र. 10169 वर दि. 18-09-2019

सादरकरणाचे नाव: विजय ठरार

पोली 12/53 न.नं. वा. हंजर केला:

नोंदणी फी रु. 100.00

दस्त हानाकमी फी रु. 200.00

पृष्ठांची संख्या: 10

एकूण: 300.00

दस्त हंजर करणाऱ्याची मही:

सह. कुठ्यामि विमलेश्वर अंधरी क्र. १

सह. कुठ्यामि विमलेश्वर अंधरी क्र. १

दस्त-चा प्रकार: कुलमुखत्वारपत्र

मुद्रांक शुल्क: अ जेव्हा तो प्रतिफलार्थ देण्यात आला असा @ त्यामुळे कोणतीही म्यादर मासमत्ता विकण्याचा प्राधिकार मिळत असत तेव्हा

शिक्का क्र. 1 18/09/2019 12:53:53 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 18/09/2019 12:55:16 PM ची वेळ: (फी)

बदल - १५		
१०९६९	७	१०





2	माझीदार दिरल मिळी -	18/09/2019 12:58:23 PM	दिरल बसंत मिळी M XXXX XXXX 8728	
---	------------------------	------------------------	---------------------------------------	--

निलंब क्र.4 की वेळ: 18 / 09 / 2019 12:58 : 26 PM

सह. दुय्यम निबंधक, अंमली क्र. १  
EPayment Details.

sr.	Epayment Number
1	1809201902323
2	MH006102268201920E

बदर-२५	
Defacement Number	१९८०
	1809201902323D
	0003307617201920

18/09/2019

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2. Get print immediately after registration.

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

१०९६९ १० १०



प्रत्यक्षित करणेत ये ले की, या  
दफतमधो एकूण १० पाने आहेत.  
एसाक क्र. बदर-२५ १०९६९ / २०१९  
बदर गोंदला, दिनांक १४ SEP 2019

सह. दुय्यम निबंधक, अंमली क्र. १  
मुंबई उपनगर जिल्हा



**घोषणापत्र**

मी अनिल साळवी / अजय पवार / सतोष डांगे याद्वारे घोषित करतो की, दुय्यम निबंधक बंदरी-६ यांच्या कार्यालयीन Agreement for Sale या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. विजय टी ठक्कर व इ. यांनी दिनांक- 18/09/2019 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत 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 रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक :

५/१२/१९

कुलमुखत्यारपत्रधारकाचे नाव

व सही

बंदर-१५	
३२३	७१/१०
२०२४	



घोषणापत्र / शपथपत्र

बदर-१५		
१०३	५	०

मी / आम्ही खाली करणार मा नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक म. र. पुणे सं. ११.२०१३ राजीचे परीपत्रवाचून असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजमधील सादर केलेल्या दस्तऐवजमधील मिळकत ही फसवणुकीद्वारे अथवा दुबार विक्री होत नाही. दस्तऐवजमधील लिहून देणार / कुलमुखत्यारधारक हे खरे असून त्याची आम्ही स्वतः खात्री करून या दस्तऐवजावरील दोष शून्य करून आम्ही खणारे इसम स्वाक्षरीसाठी घेऊन आलो आहे.

सादर नोंदणीचा दस्तऐवज निष्पादित करताना नोंदणी प्रक्रियेनुसार आमच्या अधिकाऱ्याने लिहून देणार वारस हक्कदार / कब्जेदार हितसंबंधीत व्यक्ती याची मालकी (Title) तसेच लिहून देणार वारस हक्कदार / कब्जेदार हितसंबंधीत व्यक्तीने नेमून दिलेल्या कुलमुखत्यारधारक (P.A.Holder) लिहून देणार ह्यात आहे. व फक्त कुलमुखत्यार अद्यापही अस्तित्वात आहे. व ते आजपावेतो रद्द झालेले नाही याची मी / आम्ही खात्री देत आहोत. तसेच सादर ची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, कर्ज, बँक बोजे व कुलमुखत्यार धारकांनी केलेल्या व्यवहाराचा अधिन राहून आम्ही आमचा आर्थिक व्यवहार पूर्ण करून दस्तऐवज साक्षीदारासमक्ष निष्पादित केलेला आहे.

या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेले पुरक कागदपत्रे हे खरे आहेत व मिळकतीचा हस्तांतनाबाबत कोणत्याही मा. न्यायालय / शासकीय कार्यालयाची मनाई नाही. तसेच महाराष्ट्र नोंदणी नियम १९६१ चे ४४ नुसार बाधित होत नाही याची मी / आम्ही खात्री देत आहोत.

नोंदणी नियम १९६१ चे नियम ४४ चे वेळोवेळी न्यायालयाने उच्चन्यायालयाने दिलेल्या निर्णयानुसार दस्तऐवजमधील मिळकतीचे मालक कुलमुखत्यारधारक याची मालकी व दस्तऐवजाची वैधता तपासणे हे नोंदणी अधिकारी याची जबाबदारी नाही यची आम्हांस पूर्णपणे जाणीव आहे.

स्थायर मिळकती विषय सध्या होत असलेली फसवणूक / बनावटीकरण / संगनमत व न्याय अनुषंगाने पोलीस स्टेशन मध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजमधील मिळकती विषयी होऊ नये म्हणून नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उदभवल्यास त्यास मी / आम्ही व दस्तऐवजमधील सर्व निष्पादक व ओळख देणारे जबाबदार राहणार आहोत याची आम्हांस पूर्ण कल्पना आहे.

त्यामुळे मी / आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचा गुन्हा घडणारे कृत्य केलेले नाही. जस भविष्यात कायदानुसार भविष्यात कोणतेही गुन्हे घडल्यास मी / आम्ही नोंदणी अधिनियम १९०८ चे कलम ८२ व भारतीय दंड संहिता १९६० मधील जमुद असलेल्या ७ वर्षांच्या शिक्षेस आम्ही पात्र राहणार आहोत याची मला / आम्हाला पूर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र / शपथपत्र दस्ताचा भाग म्हणून जोडत आहोत.

लिहून देणार

लिहून घेणार



928		422-84
422-84	928	

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

DL No. MH02 20140040415      DOI 23-09-2014  
 Valid Till 22-09-2034 (NT)

FORM 7  
 RULE 16 (2)

AUTHORISATION TO DRIVE FOLLOWING CLASS  
 OF VEHICLES THROUGHOUT INDIA

COV      DOI  
 LMV      23-09-2014  
 MCWG    23-09-2014

DOB: 18-01-1995    AG

Name: GILP SINGH  
 S/O of SURESH SINGH  
 Add: ROOM NO. 31 PADAM SINGH CHAWL, ADARSH  
 NAGAR, KURUPA WILDLAKE, MALAD (E) MUMBAI  
 MUMBAI  
 PIN: 400097

Signature & Thumb  
 Impression of Holder

Issuing Authority: MH02

*Handwritten signature*

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

DL No. MH02 20080178785      DOI 10-09-2008  
 Valid Till 12-12-2029 (NT)

FORM 7  
 RULE 16 (2)

13-12-2019

AUTHORISATION TO DRIVE FOLLOWING CLASS  
 OF VEHICLES THROUGHOUT INDIA

COV      DOI  
 MCWG    10-09-2008

DOB: 28-02-1970    AG

Name: NITIN KHAKHAR  
 S/O of DHIRAJI LAL KHAKHAR  
 Add: C/49-308, YOGI PLAZA CHS LTD, EKSAR ROAD,  
 OPP. YOGI PALACE, YOGI NAGAR, BORIVALI WEST  
 GREATER MUMBAI, MUMBAI SUBURBAN  
 PIN: 400091

Signature & Thumb  
 Impression of Holder

Issuing Authority: MH02

*Handwritten signature*

बदर-१५		
१९२	८०	९०
२०२०		







2027		
20	77	2027
2027-28		

401/193

शुक्रवार, 05 जानेवारी 2024 2:21 म.नं.

दस्त गौषवारा भाग-1

बदर 15

दस्त क्रमांक: 193/2024

दस्त क्रमांक: बदर 15 /193/2024

वाजार मूल्य: रु. 2,09,72,315/-

मोवदला: रु. 2,10,00,000/-

भंगलेले मुद्रांक शुल्क: रु. 12,60,000/-

दु. नि. मह. दु. नि. बदर 15 यांचे कार्यालयात

पावनी: 217

पावती दिनांक: 05/01/2024

अ. क्रं. 193 वर दि. 05-01-2024

मादरकरगाराचे नाव: इंडमन मॅनेजमेंट कन्सल्टंट्स प्रायव्हेट लिमिटेड चे  
मॅनेजर आसिफ वाहिद अली शेख

गेजी 2:20 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1800.00

पृष्ठांची संख्या: 90

दस्त हजर करणाऱ्याची मही:

एकूण: 31800.00

मह. दु. नि. अंधेरा

मह. दु. नि. अंधेरा-4

दस्ताचा प्रकार: करगनामा

मुद्रांक शुल्क. (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥  
विकाम प्राधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मादरकरगाराचे प्रत्यक्ष वाजार मूल्याचे निघारण) नियम, 1995  
अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दगप्रमाण प्रभाव क्षेत्रात.

शिक्का क्रं. 1 05 / 01 / 2024 02 : 20 : 35 PM ची वेळ: (मादरकरगण)

शिक्का क्रं. 2 05 / 01 / 2024 02 : 21 : 21 PM ची वेळ: (फी)

### प्रतिज्ञापत्र

बदर दस्तऐवज हा मोंदणी क्रमांक १९०८ अंतर्गत असलेल्या तरतुदीनुसारच  
नोंदणीस वापरल केलेला आहे. \* दस्ताची सत्यता, वैधता  
आवदेशीर बाबीसाठी दस्त निघारक हे कायुलीधारक हे संपूर्णपणे जबाबदार राहतील.

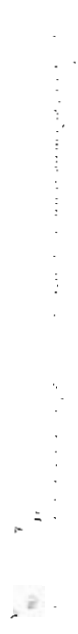
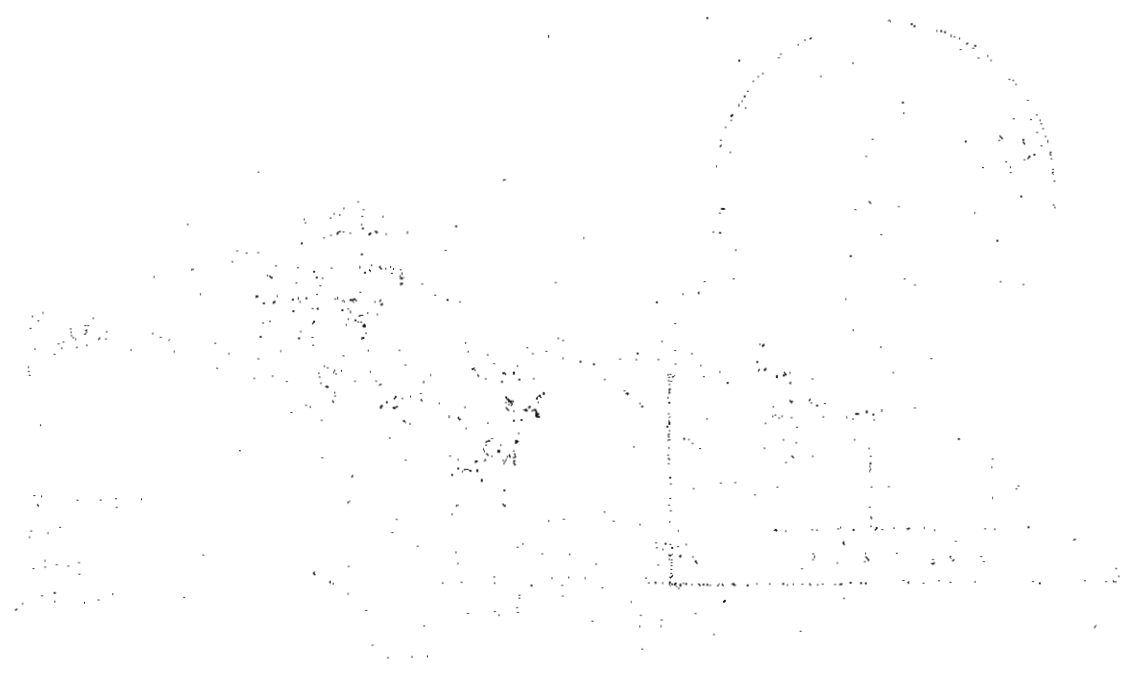
बदर-१५

१९३	८६	००
२०२४		

लिहून घेणारे :

लिहून घेणारे :







05/01/2024 2 35:53 PM

दस्त गोषवारा भाग-2

बदर15

दस्त क्रमांक:193/2024

दस्त क्रमांक :बदर15/193/2024

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:देव लॅन्ड अँड होउसिंग प्राईवेट लीमिटेड ( पूर्वीचे नाव देव भूमि रीअल्टर्स प्राईवेट लिमिटेड ) चे संचालक विजय टी. ठक्कर तर्फे मुखत्यार अनिल साळवी पत्ता:प्लॉट नं: ऑफिस , माळा नं: 10 वा मजला, इमारतीचे नाव: देव प्लाझा , ब्लॉक नं: अंधेरी पश्चिम, रोड नं: एस. व्ही. रोड, महाराष्ट्र, MUMBAI. पॅन नंबर:AAACCD3656L	लिहून देणार वय :- स्वाक्षरी:-		
2	नाव:इंडमन मॅनेजमेंट कन्सल्टंट्स प्रायव्हेट लिमिटेड चे मॅनेजर आसिफ बाहिद अली शेख पत्ता:प्लॉट नं: युनिट नं. 101 , माळा नं: 1 ला मजला , इमारतीचे नाव: न्यु एक्सेल ऑफ आझाद नगर एक्सेल को ऑप हो सो लि , ब्लॉक नं: आझाद नगर,अंधेरी पश्चिम , रोड नं: वीरा देसाई रोड , महाराष्ट्र, MUMBAI. पॅन नंबर:AAFCl2012Q	लिहून घेणार वय :- स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्षा क्र.3 ची वेळ:05 / 01 / 2024 02 : 35 : 24 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:दिलीप सिंह वय:30 पत्ता:बी 15 बलरामा बीकेसी बांद्रा पूर्व मुंबई पिन कोड:400051		
2	नाव:नितिन खखर वय:53 पत्ता:सी/48-308, योगी प्लाझा को-ऑप सो सी, एकसर रोड, योगी नगर, बोरीवली पश्चिम, मुंबई. पिन कोड:400091		

शिक्षा क्र.4 ची वेळ:05 / 01 / 2024 02 : 35 : 49 PM

सह.दु.नि.अंधेरी

बदर-१५		
११३	१०	१०

प्रमाणित करणेत येते की, या दस्तामध्ये एकूण.....१०.....पाने आहेत.  
बदर-१५/ ११३ २०२४  
पुस्तक क्र. १, क्रमांक.....११३.....वर

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	नोंदणी दिनांक	Used	Deface Number	Deface Date
1	INDMAN MANAGEMENT CONSULTANTS PRIVATE LIMITED	eChallan	69103332024010513868	MH013503648202324E	1260000	११/०१/२०२४	RF	0007123436202324	05/01/2024
2	INDMAN MANAGEMENT CONSULTANTS PRIVATE LIMITED	eChallan		MH013503648202324E	30000		RF	0007123436202324	05/01/2024
3		DHC		0124057307463	1800		RF	0124057307463D	05/01/2024

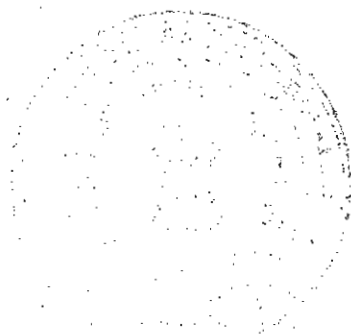
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

193 /2024

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Handwritten text to the right of the rectangular border, possibly a date or a description.

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05/01/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 4

दस्त क्रमांक : 193/2024

नोंदणी :

Regn:63m

गावाचे नाव : आंबिवली

(1) दिनेखाचा प्रकार	करारनामा
(2) मोबदला	21000000
(3) बाजारभावाचा (भाडेपट्ट्याच्या बाबत नसल्यास) आकारणी देणेची पट्टेदार ते नमुद करावे)	20972314.86
(4) भू-मापन, पोटहिस्सा व घर क्रमांक (अनल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : इतर माहिती: ऑफिस/युनिट नं. 101, विंग-बी, 1 ला मजला, न्यु एक्मेल ऑफ आझाद नगर एक्मेल को-ऑप. हौ. मो. नि. विल्डिंग नं. 41, आझाद नगर, वींग देसाई रोड, अंधेरी पश्चिम, मुंबई-400053. .... ऑफिस/युनिट चे एक्मेल क्षेत्र 843 चौ.फुट कापेट म्हणजेच 94.01 चौ.मी बांधीव. ( ( C.T.S. Number : 838 PART ; ) )
(5) क्षेत्रफळ	1) 94.01 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 अनल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- देव लॅन्ड अँड हौसिंग प्राईवेट लीमिटेड ( पूर्वीचे नाव देव भूमि रीअल्टर्स प्राईवेट लिमिटेड ) चे मंचालक विजय टी . ठक्कर तर्फे मुखत्यार अनिल माळवी वय:-; पत्ता:- प्लॉट नं: ऑफिस , माळा नं: 10 वा मजला, इमारतीचे नाव: देव प्लाझा , ब्लॉक नं: अंधेरी पश्चिम , रोड नं: एस. व्ही. रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400058 पॅन नं:- AACCD3656L
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अनल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- डॅडमन मॅनेजमेंट कन्सल्टंट्स प्रायव्हेट लिमिटेड चे मॅनेजर आमिफ वाहिद अली शेख वय:-; पत्ता:- प्लॉट नं: युनिट नं. 101 , माळा नं: 1 ला मजला , इमारतीचे नाव: न्यु एक्मेल ऑफ आझाद नगर एक्मेल को ऑप हौ मो नि , ब्लॉक नं: आझाद नगर, अंधेरी पश्चिम , रोड नं: वींग देसाई रोड , महाराष्ट्र, MUMBAI. पिन कोड:-400053 पॅन नं:- AAFCI2012Q
(9) दस्तऐवज करून दिल्याचा दिनांक	05/01/2024
(10) दस्त नोंदणी केल्याचा दिनांक	05/01/2024
(11) अनुक्रमांक, खंड व पृष्ठ	193/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1260000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनासाठी विचारत घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.  
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे मुंबई 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 05/01/2024 ) to Municipal Corporation of Greater Mumbai.

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

सह दुय्यम निबंधक अंधेरी-४  
मुंबई उपनगर जिल्हा

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	INDMAN MANAGEMENT CONSULTANTS PRIVATE LIMITED	eChallan	69103332024010513868	MH013503648202324E	1260000.00	SD	0007123436202324	05/01/2024
2	INDMAN MANAGEMENT CONSULTANTS PRIVATE LIMITED	eChallan		MH013503648202324E	30000	RF	0007123436202324	05/01/2024
3		DHC		0124057307463	1800	RF	0124057307463D	05/01/2024

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

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