

SBI-Dimand (BKC)

SALE DEED

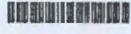
FLAT NO. 1902, & CAR PARKING SPACE
In

RAHEJA ATLANTIS

Plot bearing C.S. No. 1/269,
Lower Parel Division, Ganpatrao Kadam Marg,
Lower Parel, Mumbai-400 018

TRANSFEROR:
SHRI PAWAN KR. LOHIA

TRANSFEREES
SHRI RAMESH POPATBHAI PATEL



पावती

Original/Duplicate

Monday, April 08, 2013

नोंदणी क्र. :39म

4:53 PM

Regn.:39M

पावती क्र.: 3651 दिनांक: 08/04/2013

गावाचे नाव: लोअर परेल

दस्तऐवजाचा अनुक्रमांक: बबई-1-2958-2013

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: रमेश पोपटभाई पटेल

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 500.00

डाटा एन्ट्री

रु. 20.00

पृष्ठांची संख्या: 25

एकूण:

रु. 30520.00

आपणास हा दस्तऐवज अंदाजे 5:17 PM ह्या वेळेस मिळेल आणि सोबत थंबनेल प्रत व CD घ्यावी.

दुय्यम निबंधक, मुंबई-1

बाजार मुल्य: रु.16840000/-

मोबदला: रु.27500000/-

भरलेले मुद्रांक शुल्क : रु. 1375000/-

1) देयकाचा प्रकार: By Demand Draft रक्कम: रु.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 952787 दिनांक: 08/04/2013

बँकेचे नाव व पत्ता: Bank of India

2) देयकाचा प्रकार: By Cash रक्कम: रु 520/-

मुंबई शहर क्र. १

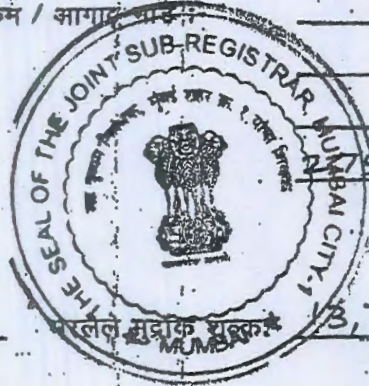
R. P. Patel





महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग
मुद्रांकन अहवाल सन 2010

1. दस्ताचा प्रकार :- ०२२ नामा अनुच्छेद क्रमांक
2. सावरकर्त्याचे नाव :- श्री. रमेश पोपटभाई पटेल
3. तालुका :- बुर्बई / अंधेरी / बोरीवली / कुर्ला
4. गावाचे नाव :- लोवर परळ
5. नगरमुनापन क्रमांक/सर्व्हे क्र./अंतिम भुखंड क्रमांक :- 11269
6. मूल्या दरविभाग (झोन) :- 12 उपविभाग 31
7. मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औद्योगिक
प्रति चौ.मी.दर :- 1,79,000/-
8. दस्तोत नमुद केलेल्या मिळकतीचे क्षेत्रफल :- 82.99 कासमेट / बिल्ड अप चौ.मी.दर / फूट
9. कारपार्किंग :- 11.15 गल्ली :- पोटमाळ :-
10. मजला क्रमांक :- 13 वा उदवाहन सुविधा आहे / नाही
11. बांधकाम वर्ष :- घसारा :-
12. बांधकामाचा प्रकार :- आरआरसी / इतर प्रकार / अर्धे प्रकार / कच्चे
13. बाजारमूल्यदर तक्त्यातील भागदर्शक सुचना क्र. :- ज्यान्वये दिलेली घद / चाद
14. भाडेकरू व्याप्त मिळकत असल्यास :- 1. त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र) :-
2. नवीन इमारतीत दिलेले क्षेत्र :-
3. भाड्याची रक्कम :-
15. लिक्ड अँड लायसन्सचा दस्त :- 1. प्रतिमांड भाडे रक्कम :-
निवासी/अनिवासी 2. अनामत रक्कम / आगाऊ भाडे :-
3. कालावधी :-
16. निर्धारित केलेले बाजारमूल्य :- 2,75,00,000/-
17. दस्तामध्ये दर्शविलेली मोबदला :-
18. देय मुद्रांक शुल्क :- 13,75,000/- भरलेले मुद्रांक शुल्क :- 13,75,000/-
19. देय नोंदणी फी :- 30,000/-



लिपीक

सह दृश्यम निबंधक

बुर्बई - १
२५५८ १
२०१३

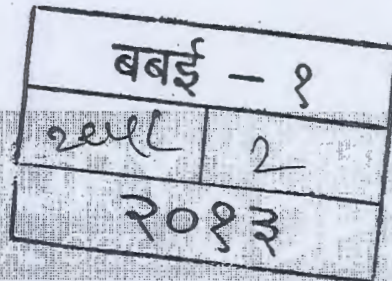
INDIA NON JUDICIAL

Government of Maharashtra

e-Stamp

Issued by :
Stock Holding Corporation of India
Location : SRO-CUSTOM
Signature :
Details can be verified at www.shcilstamp.com

Certificate No. : IN-MH17898689673759L
Certificate Issued Date : 08-Apr-2013 12:51 PM
Account Reference : SHCIL (FI)/mhshcil01/ SRO-CUSTOM/ MH-MUM
Unique Doc. Reference : SUBINMHMHSHCIL0118949780254800L
Purchased by : Shri Ramesh Popatbhai Patel
Description of Document : Article 25(b) to (d) Conveyance
Property Description : Flat-1902, 18th Flr, C-wing and Stilt Car Prkg Space No.63, Raheja Atlantis, G.K Marg, Lower Parel, Mum-18
Consideration Price (Rs.) : 2,75,00,000
(Two Crore Seventy Five Lakh only)
First Party : Shri Pawan K.R. Lohia
Second Party : Shri Ramesh Popatbhai Patel
Stamp Duty Paid By : Shri Ramesh Popatbhai Patel
Stamp Duty Amount(Rs.) : 13,75,000
(Thirteen Lakh Seventy Five Thousand only)



Please write or type below this line.....

Pawan dr Lohia

Ramesh P. Patel

ZK 0001063965

Statutory Alert:

1. The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs).
2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site "www.shcilstamp.com"



Warning



"The contents of this certificate can be verified and authenticated world-wide by any members of the public at www.shcilestamp.com or at any Authorised collection center address displayed at www.shcilestamp.com free of cost."

"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence"

"This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."



SHCIL- MAHARASHTRA

SHCIL, 301, CENTER POINT, DR. B. AMBEDKAR ROAD, PAREL, MUMBAI, MUMBAI, Maharashtra, INDIA, PIN CODE - 400012

Tel : 022-61778151

E-mail :

Mode of Receipt

Account Id mhshcil01

Receipt Id RECIN-MHMHSHCIL0117883222187030L

Account Name SHCIL- MAHARASHTRA

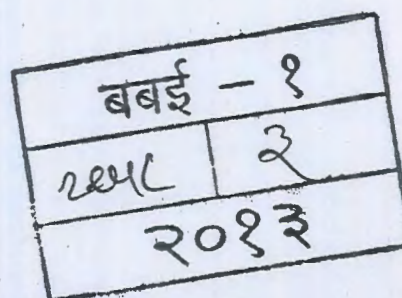
Receipt Date 08-APR-2013

Received From Shri Ramesh Popatbhai Patel	Pay To
Instrument Type RTGS	Instrument Date 06-APR-2013
Instrument Number BKIDH13096418787	Instrument Amount 1375000 (Thirteen Lakh Seventy Five Thousand only)
Drawn Bank Details	
Bank Name Bank of India	Branch Name Mumbai
Out of Pocket Expenses 0.0 ()	

Ramesh Popatbhai



Ramesh Popatbhai







बबई - १	
२०५८	४
२०१३	

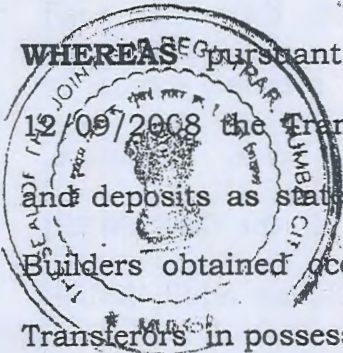
SALE DEED

THIS SALE DEED made at Mumbai on this 08th day of April, 2013 between **SHRI PAWAN KR LOHIA** an adult, Indian inhabitant residing at 2C Dower Road, 5th floor, Dower Garden, Kolkatta, West Bengal-700 019 ०१३ hereinafter referred to as the "**TRANSFEROR**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, successors and assigns) of the **ONE PART**; AND **SHRI RAMESH POPATBHAI PATEL**, an adult, Indian inhabitant residing at 1701, 17th Floor, Capital, Bandra Kurla Complex, Bandra (East), Mumbai-400 051 hereinafter referred

to as the **"TRANSFeree"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, successors and assigns) of the **OTHER PART**;

WHEREAS by an Agreement for Sale dated 12th September 2008 Shri Pawan KR Lohia (therein referred to as the **"Flat Purchaser"**) purchased and acquired from M/s. K. Raheja Universal Ltd., (therein referred to as the **"Owner"**), the Flat No. 1902, measuring about 893 sq.ft. built up area on the 13th habitable floor of "C-Wing" in "Raheja Atlantis" constructed on Plot bearing C.S. No. 1/269, Lower Parel Division, Ganpatrao Kadam Marg, Lower Parel, Mumbai-400 018 incidental to purchase of the Flat the owner allotted one Stilt Car Parking space No. 63 in 3rd Parking level for exclusive use by the Purchaser, (hereinafter the Flat and the Stilt Car Parking collectively referred to as the said **"Premises"** (more particularly described in the Schedule hereunder written). The said Agreement dated 12/09/2008 has been duly registered with Jt. Sub-Registrar of Assurances, Mumbai City-1, under serial No. BBE-2-05765-2008 dated 12/9/2008.

WHEREAS pursuant to said Agreement for Sale dated 12/09/2008 the Transferor paid full consideration for sale and deposits as stated in the said Agreement for Sale. The Builders obtained occupation certificate and have put the Transferors in possession of said Premises.



बर्डी - १	
रजि	५
२०१३	

[Handwritten signature]

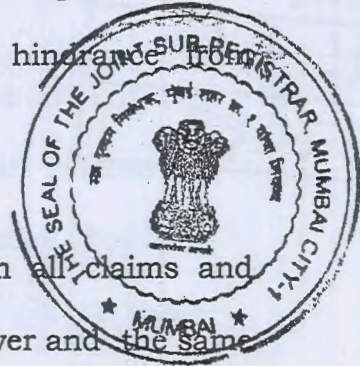
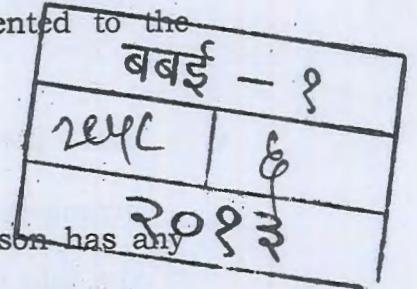
[Handwritten signature]

WHEREAS several owners of the Premises in the said Raheja Atlantis building have formed a Co-operative Society known as Raheja Atlantis Co-operative Housing Society Limited registered under the Maharashtra Co-operative Societies Act, 1961 under Registration No. MUM/W-GS/HSG/TC-9056/2010-11 of 2010 dated 14/10/2010 (hereinafter referred to as the said "**Society**"), and the Transferors being member of the said society subscribed 5 Shares of Rs. 50/- each in the capital of said Society, however society has yet to issue the share certificates, (hereinafter referred to as the said "**Shares**");

WHEREAS the Transferor has further represented to the Transferee as follows:

i. that, except the Transferor no other person has any claim, share, right, title or interest in the said Premises, the Transferor is in possession and occupation of the said Premises without any let or hindrance from anyone.

ii. that the said Premises are free from all claims and encumbrances of any nature whatsoever and the same are not attached either before or after any judgment or at the instance of any tax authority and that the Transferor has absolute power and authority to deal with the said Premises and that there are no circumstances which prevent the Transferor from



4

selling and transferring the said Premises as contemplated by this deed.

iii. that the Transferor has not created any mortgage, charge, lien, tenancy, license or any encumbrances in respect of the said Premises and that the Transferor has not done any act whereby his rights in the said Premises may be prejudiced in any manner whatsoever.

iv. that there are no proceedings pending in any court as on date concerning, touching or affecting the said Premises.

v. that the Transferor has not entered into any arrangement, agreement or commitment in respect of the said Premises nor created any third party rights in the said Premises or any part thereof.

बबई - १	
२५८	६
२०१३	

vi. that the Transferor has obtained NOC from said Society to transfer the said Premises to the Transferee as required under M.C.S. Rules 1961, vide Society's letter dated 13/02/2013

AND WHEREAS relying upon the above representations made by the Transferor, which being the essence of this Sale-Deed, the Transferee herein has agreed to purchase, acquire and takeover right, title and interest in said Premises with right of occupancy and use thereof, free of any encumbrances, on

A

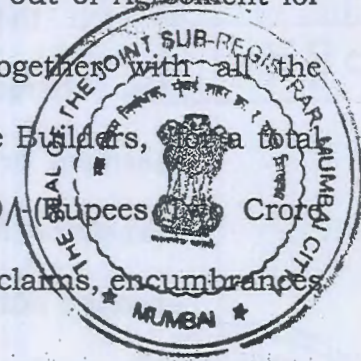
Th.

Ownership basis for the consideration and on terms and conditions as recorded hereinafter.

The parties hereto have agreed to the terms and conditions as recorded hereinafter and therefore THIS SALE DEED
WITNESSETH as follows:

बवई - १	
२५८	८
२०१३	

1. The Transferor hereby sells, transfers and conveys to the Transferee, and the Transferee hereby purchase, acquire and takeover from the Transferor all his right, title and interest in the said Premises i.e. Flat No. 1902 measuring about 893 sq.ft. built up area on the 13th habitable floor of "C-Wing" in "Raheja Atlantis" constructed on Plot bearing C.S. No. 1/269, Lower Parel Division, Ganpatrao Kadam Marg, Lower Parel, Mumbai-400 018, stilt Car Parking space No. 63 in third level parking together with 5 shares of Rs. 50/- each in the capital of Raheja Atlantis co-op. Hsg. Soc. Ltd., and all the benefits, and privileges attached thereto by virtue of and arising out of Agreement for Sale dated 12/09/2008 and together with all the benefits of payments made to the Builders, for a total consideration of Rs. 2,75,00,000/- (Rupees Two Crore Seventyfive lacs only) free of any claims, encumbrances and charges, if any.



2. On or before execution of this Sale Deed, Transferor acknowledge receipt of Rs. 2,75,00,000/- (Rupees Two Crore Seventyfive lacs only) being full

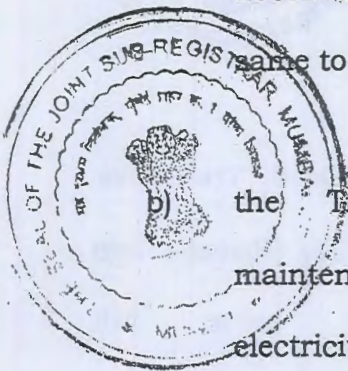
consideration for sale, receipt whereof the Transferor doth hereby acknowledge.

In consideration of the sum received as stated hereinabove, the Transferor doth hereby acquit and discharge the Transferee from the payment thereof and the Transferor has handed over vacant and peaceful possession of the said Premises and delivered the original agreement for Purchase and original receipts for payments made to the builders, the transferee acknowledge receipt of all of them.

3. The Transferor hereby covenants with the Transferee as follows:

a) that the Transferor have the sole and absolute right in the said Premises, and no other person has or have any right, title, interest, property, claim or demand of any nature whatsoever unto or upon the said Premises, either by way of sale, charge, lien, gift, succession, trust, lease, easement or otherwise howsoever and that the Transferor has good right, full power and absolute authority to deal with and transfer the same to the Transferee.

बबई - १	
२५६	९
२०१३	



b) the Transferor has paid all the common maintenance charges, water charges and electricity bills, etc. upto the date hereof and

6.

that there are no claims or disputes pending in respect thereof. Transferor shall pay any such charges up to the date hereof.

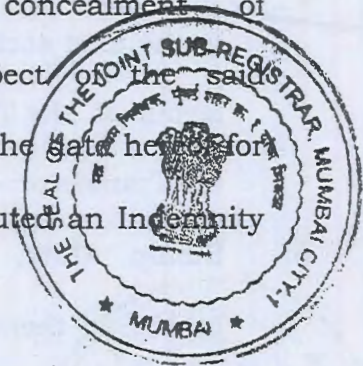
c) that there is no unresolved dispute and/or claim from any third party in respect of the said Premises.

d) that there is no prohibitory order issued by any revenue authority and/or court, and the Transferor is entitled to deal with the said Premises and there are no circumstances which prevent the Transferor from transferring the said Premises.

e) the Transferor shall indemnify and keep indemnified to the Transferee against any claims, demands, costs, expenses that the Transferee may be liable to pay or incur due to any misrepresentation and/or concealment of material information in respect of the said Premises for the period upto the date hereof for which the Transferor has executed an Indemnity Bond.

f) that the Transferor shall whenever required to do so, from time to time and at all times hereafter, execute and sign or cause to be executed and/or signed all such letters, forms,

बवई - १	
२५८	१०
२०१३	



4 7 #

applications, deeds, documents and papers if any for more perfectly securing, assuring and effectually transferring the said Premises unto and to the use of the Transferee forever.

4. The Transferee hereby covenant with the Transferor as follows:

a) that the Transferee shall hereafter regularly pay his proportionate contribution towards municipal taxes, electricity, common maintenance charges and other outgoings payable in respect of the said Premises.

b) that the Transferee shall observe and perform and abide with the rules and regulations and bye-laws of the said society.

बबई - १	
२४५८	९९
२०१३	

The transfer fee, donation, or any amount payable to the said society for transfer of said Premises in favour of the Transferee shall be paid and borne by the Transferor and Transferee in equal proportion.

6. Stamp duty, registration charges and expenses incidental thereto if any payable in respect of this Sale Deed or any further agreement or conveyance relating to the said Premises shall be entirely borne and paid by the Transferee only.



7. Any and all disputes arising out of this indenture shall be subject to Mumbai Jurisdiction only.

[Signature]

[Signature]

8. The Transferor and Transferee are assessed to Income Tax under following PAN Nos.:

SHRI PAWAN KR LOHIA

: AAXPL0314R

SHRI RAMESH POPATBHAI PATEL

: ADSPP6185E

SCHEDULE REFERRED TO HEREINABOVE

Flat No. 1902 measuring about 893 sq.ft. built up area on the 13th habitable floor of "C-Wing" and Stilt car parking Space No. 63 on 3rd level parking in "Raheja Atlantis" situated at Ganpatrao Kadam Marg, Lower Parel, Mumbai-400 018, Plot bearing C.S. No. 1/269, Lower Parel Division, Mumbai.

In witness whereof the Parties hereunto have set their respective hands the day and year first hereinabove written:

SIGNED AND DELIVERED by the withinnamed "TRANSFEROR"

SHRI PAWAN KR LOHIA

in the presence of....

Pawan kr Lohia



SIGNED AND DELIVERED by the

Withinnamed "TRANSFeree"

SHRI RAMESH POPATBHAI PATEL

in the presence of....

Ramesh P Patel



बर्क - १	
२५८	१२
२०१३	

RECEIPT

RECEIVED a sum of Rs. 2,75,00,000/- (Rupees Two Crore Seventyfive lacs only) from the Transferees, being full consideration for sale, received as follows:

P. O.	Date	Amount	Issued by
<i>cheque no</i> 104327	18.1.2013	30,00,000/-	Bank of India <i>operating</i>
683779	8.4.2013	1,15,00,000/-	SBI, Mumbai IFB.
086451	8.4.2013	1,30,00,000	Union Bank of India <i>overseas branch</i>

I say received

Pawan Kr Lohia

SHRI PAWAN KR LOHIA

Date : 08.4.2013
Place : Mumbai

बवई - १	
२५६	१३
२०१३	



PROPERTY DETAILS

PREMISES : Flat No. 1902 on the 12th habitable floor
of "C-Wing" and Stilt car parking Space No.
61 parking in "Raheja Atlantis" situated at
Ganpatrao Kadam Marg, Lower Parel,
Mumbai-400 018,

AREA : 893 SQ.FT. BUILT UP

C.S. NO : C.S. No. 1/269,

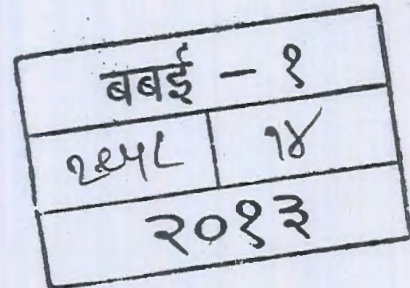
DIVISION : Lower Parel Division, Mumbai.

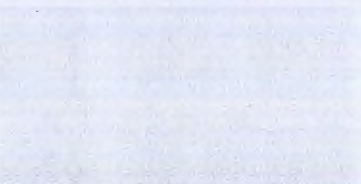
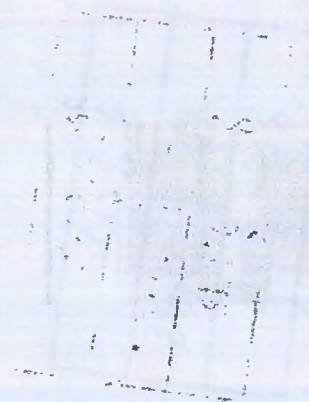
YEAR OF
CONSTRUCTION : 2009

Pawan K. Dohia
TRANSFEROR

Kamlesh P. Patil

TRANSFeree





Date:13-02-2013

To,
Mr. Pawan Lohia
C-1801/1802 & 1902, Raheja Atlantis Co-op. Hsg. Soc. Ltd.
Ganpatrao Kadam Marg,
Lower Parel, Mumbai 400 013.

Dear Sir,

Ref: Flat No. C-1801/1802 & 1902 in the above named society

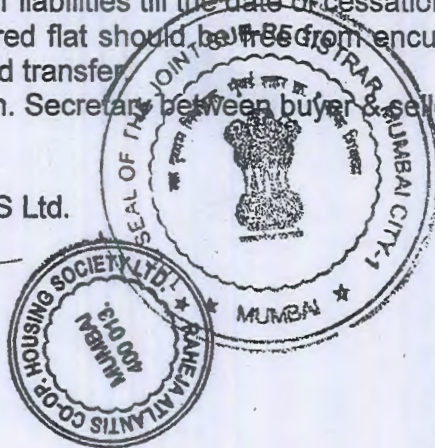
We are in receipt of your application dated 13-02-2013 proposing your intention to transfer your Shares and interest in the Capital/Property of the Society by way of "Sale".

Please note that we shall have no objection in the said matter subject to your complying with certain transfer formalities as mentioned below:

1. As required under Rule 24(i) (b) of the MCS Rule, 1961 you are requested to make an application under the prescribed Appendix 20(1) and 20(2) of the bye-laws.
2. A copy of the "Sale Deed" between both parties, duly registered with the Sub-Registrar of Assurances should be made available to us along with Index No. II.
3. Proper Stamp Duty should be paid on the instrument as per the present Bombay Stamps Act, and proof thereto should be submitted to us along with Society transfer fees of Rs.25000/- and other charges as per the society rules.
4. Transfer fee of Rs. 500/- to be paid by you and Entrance fee of Rs. 100/- to be remitted by the proposed transferee.
5. All transfer forms and undertakings there under, as required under the bye-laws should be duly filled in by the Transferor and the Transferee and should be submitted to the Society.
6. You will have to continue to pay all your dues towards Society charges and discharge all your liabilities till the date of cessation of your membership.
7. The above referred flat should be free from encumbrances whatsoever, prior to the said proposed transfer.
8. Meeting with Hon. Secretary between buyer & seller with prior appointment.

Yours faithfully,
For Raheja Atlantis CHS Ltd.

Kaval Mehra
(Hon. Secretary)



बबई - १	
२५८	१५
२०१३	

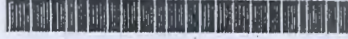
0	175
1	175

2-175	175
175	175



175-175-175

STIMATA



दस्तावेजांक व वर्ष: 5765/2008

Friday, September 12, 2008

11:41:12 AM

सूची क्र. दोन INDEX NO. II

दुय्यम निबंधक: मुंबई शहर 2 (वरली)

नॉदणी 83 म.

Regn. 63 m.s.

गावाचे नाव : लोअर परेल

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 23,087,483.00
बा.भा. रु. 9,464,096.00

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

(1) सिटिएस क्र.: 1/269 वर्णन: विभागाचे नाव - लोअर परेल डिव्हिजन, उपविभागाचे नाव - 12/91 - भूभाग : पूर्वेस पश्चिम रेल्वे लाईन, पश्चिमेस ई. मोझेस रोड व जी.एम.भोसले मार्ग, उत्तरेस पांडुरंग बुधकर मार्ग, गोखले रोड वरुन बाळशेठ मंदुरकर मार्ग (कॅरल रोड) यामधील त्रिकोणाकृती भूभाग.. सदर मिल्कत सि.टी.एस. नंबर - 1/269 मध्ये आहे. , सिटीएस नं. 1/269, सदनिका क्र 1902, 13वा मजला , सी विंग, रहेजा अटलांटीस बिल्डींग, 3 व्या लेव्हर वरील 1 कारपाकींग सहित, कारपाकींग चे क्षेत्र 11.15 चौ मी , गणपतराव कदम मार्ग बु 12

- (3) क्षेत्रफल

(1) बांधीव मिल्कतीचे क्षेत्रफल 82.99 चौ.मी. आहे.

- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा

- (5) दस्तावेज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिपादित नाव व संपूर्ण पत्ता

(1) के. रमणा मंत्रिकाला प्रा लि चे अॅथो साइनटरी अनिता कटारीया तर्फे मुखत्यार संदिप कामत : घर/प्लॉट नं. 20, रहेजा मॅट्रॉपॉलिटन सी एस टी रोड, बांद्रा कुर्ला कॉम्प्लेक्स समोर, सांताक्रुझ 98; रेल्वी/रस्ता: - ईमारतीचे नाव: - ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: - नंबर: 79550

- (6) दस्तावेज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, यादीचे नाव व संपूर्ण पत्ता

मदन कार्लोस रोड, घर/प्लॉट नं: 25, डॉवर रोड, डॉवर गार्डन, 5 वा मजला, कोलकाता 10; रेल्वी/रस्ता: - ईमारतीचे नाव: - ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; प्लॉट नं: -; पिन: - नंबर: axpl0314

- (7) दिनांक करून दिल्याचा
(8) नॉदणीचा
(9) अनुक्रमांक, खंड व पृष्ठ
(10) बाजारभावाप्रमाणे मुद्रांक शुल्क
(11) बाजारभावाप्रमाणे नॉदणी
(12) शेरा

5765/2008
12/91/2008
8765/2008
113697
30000.00

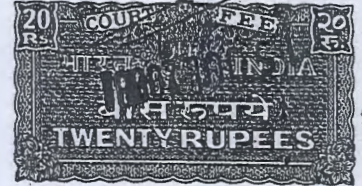
बबई - १

244L 98
2083



खरी प्रत

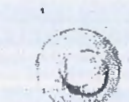
सह दुय्यम निबंधक, मुंबई-२



श्री विनायक कृष्ण विक्रम
यांना त्याचे ता. 9.2.09/05 ज्या अर्जानुसार
हस्ताक्षर नक्कल दिली तारीख 9.2.09/12005
सह दुय्यम निबंधक मुंबई-२

Handwritten text, possibly a signature or initials.

Handwritten text, possibly a signature or initials.



Atlantis

Videocon
CC

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

NO. EEBPC/5019/1951A of 6/7/99

COMMENCEMENT CERTIFICATE

To,

The owner,

M/s Videocon Int. Ltd.,

Mittal Court, 17th floor, C-wing

Nariman Point, Mumbai 400021

बवई - १	
२५८	१७
२०१३	

Sir,

With reference to your application No. KJ/2280/1099 dated 26/5/99 for Development Permission and grant of Commencement Certificate under Section 44 and 69 of the Maharashtra Regional and Town planning Act, 1966, to carry out development for Proposed residential bldg on property bears CS. No 1/268, 1A/268, 1D/268, 1E/268, 269(Pt) & 1/269, Lower Parel Divn. Plot No 1A, G.K. Marg and building permission under section 346 of the Bombay Municipal Corporation Act, 1888, to erect a building in Building No. _____ on Plot No./C.S. No./C.T. No. _____ Division 1/268, 269 Village/Town Planning Scheme No. 1, Lower Parel Divn. Situated at Road / Street G.K. Marg Ward 10 the Commencement Certificate/ Building permit is granted on the following conditions:-

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

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

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

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

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

6) This certificate is liable to be revoked by the Municipal commissioner for Greater Mumbai, if :-

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

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

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



THÀNH PHỐ HỒ CHÍ MINH
SỐ 123456789



THÀNH PHỐ HỒ CHÍ MINH
SỐ 123456789

13

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

8) The Municipal Commissioner has appointed Shri. S. G. Parnulkar
Assistant Engineer, to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This Commencement Certificate is valid upto 5/7/2000

9) This C.C. is issued upto plinth level i.e. upto the top of first still level

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

बबई - ?	
नएप्ल	१८
२०१३	

sd/-

Assistant Engineer
Building Proposals (City)/(R&R)

For MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

is re-endorsed upto 30th floor
plan dt 09.05.2004
copy to Architect
Joint Sub-Registrar, Mumbai City
9/12/2005



Copy to Architect



Signature
A.E.B.P.(City) IV
9/12/2005

This C.C. is endorsed upto plinth level
i.e. 3rd floor parking floors + podium
+ double height still above podium
i.e. upto 19.55 meters as per approved
plans dated 2/12/2004

9/12/06

Signature
A.E.B.P.(City) VI

This C.C. is extended further for habitable
floors starting from 7th + 29th upper floors (i.e. 1st
to 23rd upper floors) as per amended approved
plans dated 2/12/2004

यस्य / ए.ए.
२००८

9/12/06

Signature
A.E.B.P.(City) VI

The further C.C. is re-endorsed for habitable floors starting
from 7th to 29th upper floors (i.e. 1st to 23rd upper floors as per the
amended plans approved on 12/06/06.

Signature
A.E.B.P.(City) VI

Blank lined paper with horizontal ruling lines.



MUNICIPAL CORPORATION OF GREATER MUMBAI

No.EEBPC/ 5019/GS/A

To,
Shri. R.V. Kulkarni
Architect,
Raheja Centre Point Building,
Near NAPHA Bus Stop,
Kalina University, Vidynagari Marg,
Santacruz (E),
Mumbai-400 099.

9/5/07

Ex. Eng. Bldg. Proposal (City)

Ward Municipal Office

K. Haliz

Mumbai - 400 008.

Sub: Proposed Highrise Building on Plot bearing
C.S.No.1/268,1A/268,1/269, of Lower Parel
Division, Plot No.1F, Mahalaxmi Flats Estate,
G.K.Marg, Worli, Mumbai.

Ref: Your letter dated 03.05.2007.

Sir,

With reference to above letter this is to inform you that the amended plans submitted by you are hereby approved subject to following conditions:

1. That all the conditions of I.O.D. under even No. dated 3.7.97 and amended plan approved letter dated 18.5.99, 2.12.04 and 12.06.2006 shall be complied with.
2. That the Registered Undertaking against misuse of the greater height still and entrance lobby shall be submitted.
3. That the Registered Undertaking against misuse of part terrace in wings A, B & C at 31st & 32nd floor level shall be submitted.
4. That the Registered Undertaking against misuse of elevation projections above terrace shall be submitted.
5. That the amended layout incorporating the relocation of 5% amenity open space with internal 6.00 mt. wide layout road shall be submitted.
6. That the N.O.C. from C.F.O. for 31st & 32nd floor shall be submitted.
7. That the Bank Guarantee for the construction cost of amenity building shall be submitted before issue of C.C.

A set of amended plans duly stamped/signed is hereby returned as a token of

approval.

बवई - २	
२५८	९८
२०१३	

No.EEBPC/ 5019/GS/A

Yours faithfully,

Sd/-

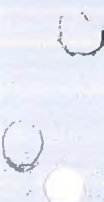
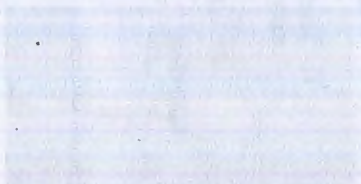
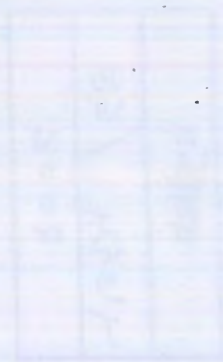
**Executive Engineer,
Building Proposals(City)-I**

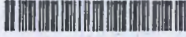
Copy to: 1. Shri. Ashish S. Raheja,
M.D., K. Raheja Universal Pvt. Ltd.
Raheja Centre Point Building,
Near NAPHA Bus Stop,
Kalina University, Vidynagari Marg,
Santacruz (E), Mumbai-400 099.

2. Asstt. Commissioner G/S Ward
3. A.E.W.W. G/S Ward
4. Dy.A.& C. City
5. Asstt. Commissioner (Estates)
6. O.S.(B.P.) City
7. Collector of Mumbai

बवई-२	
५७५५	६७
२००८	

**Executive Engineer,
Building Proposals(City)-I**





10 April, 2013

सूची क्र.2

दुय्यम निबंधक : दु.नि.मुंबई शहर 1

दस्त क्रमांक : 2958/2013

नोदणी 63

Regn. 63m

याचाचे नाव : लोअर परेल

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	रु.27,500,000/-
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते तमुद करावे)	रु.16,840,000/-
(4) भू-मापन.पॉटहिस्सा व घरक्रमांक(असल्यास)	1/269, पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 1902, माळा नं: 13 वा मजला, सी विंग, इमारतीचे नाव: रहेजा अटलाटीस, ब्लॉक नं: गणपराव कदम मार्ग, रोड : लोअर परेल मुंबई 4000018, इतर माहिती: 1 कार पार्किंग स्पेस नं 63 सहीत क्षेत्र 11.15 चौ मि 82.99 चौ.मीटर
(5) क्षेत्रफळ	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1) नाव: गणपत के आर लोदीया वय: 52; पत्ता: 1/269, पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 1902, माळा नं: 13 वा मजला, इमारतीचे नाव: डोवर गार्डन, ब्लॉक नं: डोवर रोड, रोड नं: कलकत्ता रोड, बांद्रा, मुंबई 400019 पिन कोड: 400019 मोबा: 9820019
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	2) नाव: रमेश गोपटमा इतर वर्णन : वय:43; पत्ता: 1/269, पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 1902, माळा नं: 13 वा मजला, इमारतीचे नाव: कॅपिटल बी के सी, ब्लॉक नं: बांद्रा, रोड नं: मुंबई रोड, बांद्रा, मुंबई 400019 पिन कोड: 400019 मोबा: 9820019 मोबा: 9820019
(9) दस्तऐवज करून दिल्याचा दिनांक	08/04/2013
(10) दस्त नोंदणी केल्याचा दिनांक	08/04/2013
(11) अनुक्रमांक,खंड व पृष्ठ	2958/2013
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	रु.1,375,000/-
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	रु.30,000/-
(14) शेर	

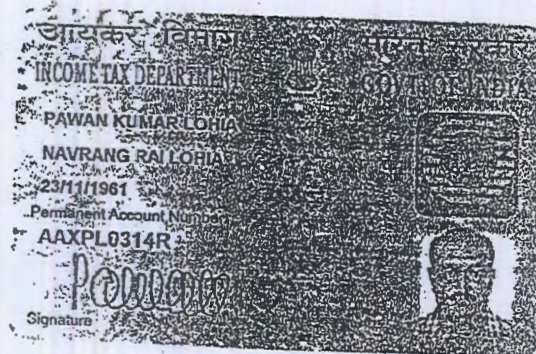
मुल्यांकनासाठी विचारात घेतलेला तपशील:-

Null

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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





बबई - १	
नयल	२०
२०१३	

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ADSPP6185E
नाम / NAME
RAMESHBHAI POPATLAL PATEL
पिता का नाम / FATHER'S NAME
POPATLAL BHAVANSHAI PATEL
जन्म तिथि / DATE OF BIRTH
31-03-1970
हस्ताक्षर / SIGNATURE
आयकर आगुत, सुरत
COMMISSIONER OF INCOME TAX, SURAT





1000
1000

1000
1000





THE UNION OF INDIA

MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No. MH01 20100103427 DOI : 07-10-1987

Valid Till : 06-10-2017 (NT)



FORM 1
RULE 19 (2)



DLR 12-10-2012

AUTHORISATION TO DRIVE FOLLOWING CLASS
OF VEHICLES THROUGHOUT INDIA

COV	DOI
LMV	30-10-1987
MCWG	07-10-1987

DOB : 01-08-1947 BG :

Name : NARAYANCHAND GANDHI
S/D/W of: PADAMCHAND GANDHI
Add : SHANTI BUNGLOW
NO2, D N ROAD, MUMBAI

PIN : 400008

Signature & ID of
Issuing Authority: MH01 2012191

Signature/Thumb
Impression of Holder

आयकर विभाग भारत सरकार

INCOME TAX DEPARTMENT GOVT OF INDIA

RAJENDRA KRISHNA PANINDRE

KRISHNA RAGHO PANINDRE

18/12/1972

Permanent Account Number

AMWPP7530Q



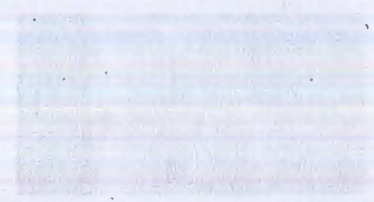
Signature

बबई - १	
२५८	२१
२०१३	



3-10-1945
3-10-1945

3-10-1945
3-10-1945



1

2

3

4

5

6

Payee Only



बैंक ऑफ़ इंडिया

बैंक ऑफ़ इंडिया / BANK OF INDIA
भारत का राष्ट्रीय बैंक / National Bank of India
400 013 165

BANKER'S CHECK



D 08-04-2013 Y

JT. SUB REGISTRAR, MUMBAI CITY - 1

P

को या उनके आदेशपर Or Order

Rupees रुपये

Thirty Thousand only

952787

30000.00

अदा करें

*****30,000.00

बैंक ऑफ़ इंडिया



खा. सं.
A/c. No.

कृते बैंक ऑफ़ इंडिया for BANK OF INDIA

NOT OVER ₹

जरी किये जाने से छः महिने तक वैध है
Valid for six months from the date of issue

जरी किये जाने से तीन महिने तक वैध है
Valid for three months from the date of issue

Freelance

क्रम सं./Sr.No.

180239

क्रम सं./Sr.No.

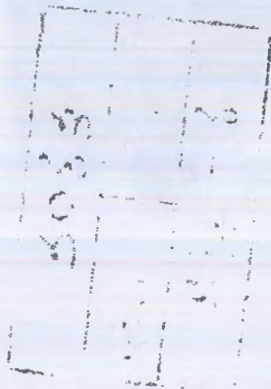
Please sign above

BFS/HO/C

952787 400013165

12

बबई - १
24/4 22
2013



सोमवार, 08 एप्रिल 2013 4:53 म.नं.

दस्त गोषवारा भाग-1

बबई-1

दस्त क्रमांक: 2958/2013

93

दस्त क्रमांक: बबई-1 /2958/2013

बाजार मूल्य: रु. 1,68,40,000/- मोबदला: रु. 2,75,00,000/-

भरलेले मुद्रांक शुल्क: रु.13,75,000/-

दु. नि. सह. दु. नि. बबई-1 यांचे कार्यालयात

पावती:3651

पावती दिनांक: 08/04/2013

अ. क्र. 2958 वर दि.08-04-2013

सादरकरणाचा नाव: रमेश पोपटभाई पटेल

रोजी 4:57 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 500.00

डाटा एन्ट्री

रु. 20.00

पृष्ठांची संख्या: 25

दस्त हजर करणाऱ्याची सही:

एकूण: 30520.00

दुय्यम निबंधक, मुंबई-1

दुय्यम निबंधक, मुंबई-1

दस्ताचा प्रकार: करारनामा

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

शिक्षा क्र. 1 08 / 04 / 2013 04 : 57 : 13 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 08 / 04 / 2013 04 : 57 : 33 PM ची वेळ: (फी)

प्रमाणित करणेत येते की या दस्तामध्ये एकूण 28 पाने आहेत पुरतक क्रमांक १, बंबई-१, 2958/2013 अच्युते नोंदला दिनांक 08 APR 2013 4/8/2013

प्रतिज्ञापत्र

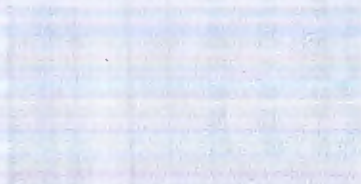
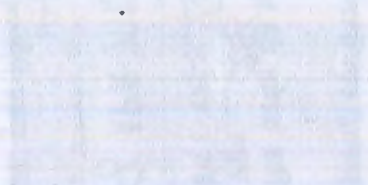
*सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. *दस्तावेजात 'संपूर्ण' शब्द, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदांचे, अच्युत नोंदणी आहे. *दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व अच्युत नोंदणी हे संपूर्णपणे जबाबदार राहतील.

Pawan K. Kohli
लिहून देणारे:

P. P. Patel
लिहून घेणारे:

सह. दुय्यम निबंधक मुंबई शहर





Summary-2(दस्त गोषवारा भाग - २)

08/04/2013 4 55:16 PM

दस्त गोषवारा भाग-2

बबई1

दस्त क्रमांक:2958/2013

28

दस्त क्रमांक:बबई1/2958/2013

दस्ताचा प्रकार:-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:रमेश पोपटभाई पटेल पत्ता:प्लॉट नं: 1701, माळा नं: 17 वा मजला, इमारतीचे नाव: कॅपिटल बी के सी, ब्लॉक नं: बांद्रा, रोड नं: मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:ADSPP6185E	लिहून घेणार वय :-43 स्वाक्षरी:- <i>P. Patel</i>		
2	नाव:पवन के आर लोहीया पत्ता:प्लॉट नं: 2 सी, माळा नं: पाचवा मजला, इमारतीचे नाव: डोवर गार्डन, ब्लॉक नं: डोवर रोड, रोड नं: कलकत्ता वेस्ट बंगाल, पश्चिम बंगाल, कोळकाटा. पॅन नंबर:	लिहून देणार वय :-52 स्वाक्षरी:- <i>Pawan K. Lohiya</i>		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:08 / 04 / 2013 04 : 58 : 26 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:एन सी गांधी वय:67 पत्ता:301 अ अमन चेंबर्स आपेरा हाऊस मुंबई पिन कोड:400004		
2	नाव:राजु . पाणिंदे वय:37 पत्ता:वरीलप्रमाणे पिन कोड:400004		

शिक्षा क्र.4 ची वेळ:08 / 04 / 2013 04 : 59 : 00 PM

शिक्षा क्र.5 ची वेळ:08 / 04 / 2013 04 : 59 : 04 PM नोंदणी पुस्तक 1 मध्ये

दुय्यम निबंधक, मुंबई-1



2958 /2013



Handwritten mark or signature, possibly a date or initials, located below the circular seal.

Handwritten mark or signature, possibly a date or initials, located below the rectangular stamp in the center.

Handwritten mark or signature, possibly a date or initials, located below the rectangular stamp in the upper right.

