

378/10792

पावती

Original/Duplicate

Wednesday, October 03, 2018

नोंदणी क्र. : 39म

12:35 PM

Regn.: 39M

पावती क्र.: 11923

दिनांक: 03/10/2018

गावाचे नाव: ओशिवरा

दस्तऐवजाचा अनुक्रमांक: वदर9-10792-2018

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: मेसर्स कॅपासिटे इन्फ्राप्रोजेक्ट्स लि. तर्फे ऑथोराईज्ड सिग्रेटरी सई केदार काटकर

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 4200.00

पृष्ठांची संख्या: 210

एकूण:

रु. 34200.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

12:35 PM ह्या वेळेस मिलेल.

सह. दु. नि. अंधेरी-३

बाजार मूल्य: रु. 17099000 /-

मोबदला रु. 19115500/-

भरलेले मुद्रांक शुल्क : रु. 9560000/-

सह. दु. नि. अंधेरी-३,
मुंबई उपनगर जिल्हा.

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002279725201819M दिनांक: 03/10/2018

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु. 4200/-

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 04 OCT 2018



CHALLAN
MTR Form Number-6



GRN	MH002279725201819M	BARCODE			Date	04/06/2018-13:44:10		Form ID	25.2		
Department Inspector General Of Registration					Payer Details						
Stamp Duty					TAX ID (If Any)						
Type of Payment Registration Fee					PAN No.(If Applicable)						
Office Name BDR1_JT SUB REGISTRAR ANDHERI NO 1					Full Name		MESSRS CAPACITE INFRAPROJECTS LTD				
Location MUMBAI					Flat/Block No.		Flat No.B-2904, B-Wing, 29th Floor, Lamor				
Year 2018-2019 One Time					Premises/Building						
Account Head Details				Amount In Rs.		Road/Street		Raghvendra Mandir Road			
0030045601 Stamp Duty				956000.00		Area/Locality		Oshiwara, Jogeshwari West, Mumbai			
30063301 Registration Fee				30000.00		Town/City/District					
						PIN		4 0 0 1 0 2			
						Remarks (If Any)		SecondPartyName=SANKALP SIDDHI DEVELOPERS PVT LTD-			
						Amount In		Nine Lakh Eighty Six Thousand Rupees Only			
				9,86,000.00		Words					
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK						
Cheque-DD Details					Bank CIN	Ref. No.	69103332018061114228		169819061		
Cheque/DD No.					Bank Date	RBI Date	11/06/2018-16:44:46		12/06/2018		
Name of Bank					Bank-Branch		IDBI BANK				
Name of Branch					Scroll No. , Date		100 , 12/06/2018				
Department ID :					Mobile No. :					2271733717	
<p>NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.</p> <p>खदर चलान केवल दस्तावेज निकाशक कार्यालय में नोंदणी करवाये जाने के लिये ही वैध है। नोंदणी न करवाये गये दस्तावेजों पर खदर चलान लागू नहीं है।</p>											
Validity unknown											
<p>Digitally signed by SUB REGISTRAR ANDHERI NO 1</p> <p>VIRTUAL TREASURY</p> <p>MUMBAI 01</p> <p>Challan Defaced Date: 2019-03-12 12:29:09 IST</p> <p>Reason: Secure Document</p> <p>Defacement Location: India</p>											
Sr. No.	Defacement No.		Defacement Date		Userid		Defacement Amount				
1	(IS)-378-10792		0003647507201819		03/10/2018-12:28:54		IGR188		30000.00		
2	(IS)-378-10792		0003647507201819		03/10/2018-12:28:54		IGR188		956000.00		
Total Defacement Amount									9,86,000.00		



बंदर-९			
पुस्तक क्र. १	2002	2	240
२०१८			



महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग
मुल्यांकन अहवाल सन 2017-18

1. दस्ताचा प्रकार :- करारनामा अनुच्छेद क्रमांक :- 25 (b-d)
2. सादरकर्त्याचे नाव :- मेसर्स कंपासिटे इन्फ्राप्रोजेक्ट्स लि. तर्फे ऑथोराईज्ड सिग्रेटरी सई केदार काटकर
3. तालुका :- मुंबई / अंधेरी / बोरीवली / कुर्ला
4. गावाचे नाव :- ओशिवरा
5. नगरभूमापन क्रमांक / सर्वे क्र. / अंतिम भूकंड क्रमांक :- सी.टी.एस. नं. 1C/3A (Part) आणि 410C/1 (Part)
6. मूल्य दरविभाग (झोन) :- 50/239
7. मिळकतीचा प्रकार :- खुली जमीन / निवासी / कार्यालय / दुकान / औद्योगिक / बांधकाम दर
प्रती चौ. मि. दर :- ₹.1,00,600/-
8. दस्तात नमूद केलेल्या मिळकतीचे क्षेत्रफल :- 137.27 चौ. मीटर विल्ट अप
9. कारपार्किंग :- 1 पार्किंग गल्ली :- पोटमाळा :-
10. मजला क्रमांक :- 29 वा मजला उदवाहन सुविधा आहे / नाही
11. बांधकाम वर्ष :- घसारा :- %
12. बांधकामाचा प्रकार :- आर. सी. सी. / इतर पक्के / अर्धे पक्के / कच्चे
13. बाजार मूल्यदर तक्त्यातील मार्गदर्शक सूचना क्र. :- ज्यान्वये दिलेली घट / वाढ
14. भाडेकरू व्याप्त मिळकत असल्यास :-
1. त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र) :-
2. नवीन इमारतीत दिलेले क्षेत्र :-
3. भाड्याची रक्कम :-
15. लिहू अँड लायसन्सचा दस्त :-
निवासी / अनिवासी :-
1. प्रतिमाह भाडे रक्कम :-
2. अनामत रक्कम / आगाऊ रक्कम :-
3. कालावधी :-
16. निर्धारित केलेले बाजार मूल्य :- $100600 \times 137.27 \times 1.15 \times 1.05 = 1,66,75,000/-$
 $100600 \times 13.94 \times 1.15 \times .25 \times 1.05 = 4,24,000/-$
₹.1,70,99,000/-
17. दस्तामध्ये दर्शविलेला मोबदला :- ₹.1,91,15,500/-
18. देय मुद्रांक शुल्क :- ₹.9,55,775/- भरलेले मुद्रांक शुल्क :- ₹.9,56,000/-
19. देय नोंदणी फी :- ₹.30,000/-



लिपिक

बदर-९	
पुस्तक क्र. १	2062 3/290
२०१८	

सह दुय्यम निबंधक



बंदर-९			
पुस्तक क्र. १	2002	४	290
२०१८			



CHALLAN
MTR Form Number-6



GRN	MH002279725201819M	BARCODE			Date	04/06/2018-13:44:10	Form ID	25.2
Department Inspector General Of Registration				Payer Details				
Stamp Duty				TAX ID (If Any)				
Type of Payment Registration Fee				PAN No.(If Applicable)				
Office Name BDR1_JT SUB REGISTRAR ANDHERI NO 1				Full Name		MESSRS CAPACITE INFRAPROJECTS LTD		
Location MUMBAI				Flat/Block No.		Flat No.B:2904, B-Wing, 29th Floor, Lanor		
Year 2018-2019 One Time				Premises/Building		Raghvendra Mandir Road		
Account Head Details			Amount In Rs.		Road/Street			
0030045501 Stamp Duty			956000.00		Area/Locality			
0030063301 Registration Fee			30000.00		Oshiwara, Jogeshwan West, Mumbai			
					Town/City/District			
					PIN			
					4 0 0 1 0 2			
					Remarks (If Any)			
					SecondPartyName>SANKALP SIDDHI DEVELOPERS PVT LTD>			
Total			9,86,000.00		Amount In		Nine Lakh Eighty Six Thousand Rupees Only	
					Words			
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN	Ref. No.	69103332018061114228	169819061	
Cheque/DD No.				Bank Date	RBI Date	11/06/2018-16:44:46	12/06/2018	
Name of Bank				Bank-Branch		IDBI BANK		
Name of Branch				Scroll No. , Date		100 , 12/06/2018		

Department ID:
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन केवल दस्तावेज निकाश के लिए ही मान्य है। अनियमित नोंदणी कार्यालयों में दर्जवाली लागू नहीं है, नोंदणी न करवायेयका दर्जवाली सदर चालन लागू नहीं है।

Mobile No. : 2271733717

Signature Not
Verified

Digitally signed by AS
VIRTUAL TREASURY
MUMBAI 01
Date: 2018.06.28
16:45:42 IST
Reason: Secure
Document
Location: India



Handwritten signature





बंदर-९		
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बदर-९			
पुस्तक क. १	१०६८२	१०	२१०
२०१८			



AGREEMENT FOR SALE

This Agreement for Sale made at Mumbai this 03rd day of October, 2018

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BETWEEN

SANKALP SIDDHI DEVELOPERS PVT. LTD., (PAN No.AAOC9724Q) a company registered under the provisions of Companies Act, 1956 and having its registered office at A-3, Rajpipla, Opp. Standard Chartered Bank, Linking Road, Santacruz (West), Mumbai-400 054, hereinafter called "**the Promoter**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors, assigns and nominee/s) **OF THE ONE PART;**

AND

M/s. Capacit'e Infraprojects Limited, a Company registered under the Companies Act 1956 and or 2013 having their address at 605-607, Shrikant Chambers, 6th Floor, Phase- I, Adjacent to P. K Studios, Sion- Trombay Road, Mumbai- 400 071, through Authorised Representative of the Company Ms. Sai Kedar Katkar, hereinafter referred to as "**ALLOTTEE/S**" (which expression shall unless it repugnant to the context or meaning thereof be deemed to mean and include its successors and permitted assigns) of the **OF THE SECOND PART;**

AND

SAHYOG HOMES LTD (formerly known as M/s. Sahyog Homes), a company incorporated under the Companies Act, 1956 and governed by Companies Act, 2013 having its registered address at 321, Morya Estate, New Link Road, Opposite Infinity Mall, Andheri (West), Mumbai-400 053, (hereinafter referred to as "**CO-**



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PROMOTER") (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors, assigns and nominee/s) **OF THE THIRD PART.**

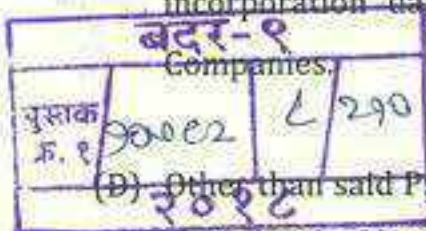
[Promoter, the Allottee(s) and the Co-promoter are hereinafter individually referred to as "**Party**" and collectively referred to as "**Parties**".]

WHEREAS:

(A) M/s. Sahyog Homes a partnership firm was well and sufficiently entitled to develop all that pieces and parcels of lands aggregately admeasuring about 27335.51 sq.mtrs. bearing CTS Nos.1/C(3)(pt), 385 (pt), 396, 396/1 to 5, 397, 397/1 to 12, 398, 398/1, 399 (pt), 400(pt), 405 (pt), 406, 407 (pt), 408 (pt), 410/C (pt), 376, 376/1, 377, 379, 380, 381 and 218 Survey No.24/4, 24/6, and 24/9 of Village Oshiwara, Jogeshwari (W), Taluka Andheri, MSD within the Registration District and Sub-District of Mumbai City & Mumbai Suburban more particularly described in the **FIRST SCHEDULE** hereunder written ("**the Larger Property**").

(B) Out of the Larger Property, CTS No.399 (pt) is owned by Government of Maharashtra and CTS Nos.1/C (3)(pt), 405 (pt) and 410(c)/1 (pt) by Maharashtra Housing & Area Development Authority (hereinafter referred to as "**MHADA**"). By various deeds and documents M/s. Sahyog Homes has acquired the development rights of certain portion of the Larger Property. Further M/s. Sahyog Homes have acquired certain portion of the Larger Property and thereby are entitled to the ownership of it. Thus M/s. Sahyog Homes are entitled to the ownership rights of certain portion of the Larger Property and are also entitle to the development rights of the balance portion of the Larger Property.

(C) M/s. Sahyog Homes was converted to Sahyog Homes Ltd., a company incorporated under Chapter IX of the Companies Act 1956 and a certificate of incorporation dated 23rd December, 2009 is issued by the Registrar of



(D) Other than said Property, the Co-promoter have acquired few adjoining piece and parcel of land to the said property and are in the process of acquiring other adjoining piece and parcel of land to the said property. The Co-



promoter is also entitled to development/redevelopment rights of the adjoining piece and parcel of land to the said property and are also in the process of acquisition of development rights of other adjoining piece and parcel of land and further to amalgamate them with the said Property and develop /redevelop the same. The said property along with the adjoining plots which are acquired and which are in the process of acquisition by the Co-promoter shall be herein after referred to as "**said Entire Property**".

- (E) By various notifications being (i) Notification No.DC/ENC/ADH/32 Oshiwara dated 14th October, 1977, published in the Government Gazette on 27th October 1977 issued by Deputy Collector (ENC) and Competent Authority, (ii) Notification No.Unit-2/Desk-6/SR-8-2004 dated 5th December, 2005, published in the Government Gazette on 15th December 2005 issued by Additional Collector (Encroachment/Removal) and Competent Authority and (iii) Notification No.Unit-2/Desk-6/4(1)/WS-379/06 dated 1st March, 2006, published in the Government Gazette on 30th March 2006 issued by Additional Collector (Encroachment/Removal) and Competent Authority the said Larger Property (save and except CTS No.396 (pt) area admeasuring 241.69 sq.mtrs. and 385 (pt) area admeasuring 190 sq.mtrs., aggregate admeasuring 431.69 sq.mtrs.) was declared as "**Slum Area**" under section 4 of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 (hereinafter referred to as "**SRA Act**").
- (F) By letters dated 3rd January 2006 and 9th July 2010 issued by Additional Land Manager of MHADA and letters dated 3rd March 2006, 5th May 2006, 9th March 2006, 31st January 2007, 6th August 2009 issued by Additional Collector (Encroachment/ Removal) SRA, various Annexure II with respect to the land owned by MHADA and the Government of Maharashtra were forwarded to the Co-promoter. Further, MMRDA vide letters dated 31st July 2006, 1st September 2006 granted its no-objection to the SRA Scheme. By these letters, the Government of Maharashtra/MMRDA/MHADA have given their consent to the redevelopment of the land owned Government of Maharashtra/MMRDA/MHADA in accordance to SRA Scheme.

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- (G) The said Larger Property was occupied by slum dwellers, and they were desirous of redeveloping the Property under the slum rehabilitation and re-development scheme ("**Scheme**") under the Slum Areas (Improvement



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Clearance & Redevelopment) Act, 1971. These slum dwellers formed themselves into various societies inter alia (1) Raghvendra Sahkar (Jogeshwari) (SRA) Co-operative Housing Society Ltd., (2) Raghvendra Navjivan (Jogeshwari) (SRA) Co-operative Housing Society Ltd., (3) Kelkar Nagar (Jogeshwari) (SRA) Co-operative Housing Society Ltd., (4) Gandhi Nagar (Jogeshwari) (SRA) Co-operative Housing Society Ltd. (5) Sadbhavana (Jogeshwari) (SRA) Co-operative Housing Society Ltd., (6) Aman Jogeshwari (SRA) Co-operative Housing Society Ltd., (7) Al-Falah (SRA) Co-operative Housing Society Ltd., (8) Vikas (SRA) Co-operative Housing Society Ltd., (9) Saraswati (Jogeshwari) SRA Co-operative Housing Society Ltd., (10) Mujaheed SRA Co-operative Housing Society Ltd., and (11) Gulshan Nagar Co-operative Housing Society Ltd. ("SRA Societies").

- (H) The Co-promoter, being desirous of redeveloping the said Larger Property under the Scheme, approached the SRA Societies with its proposal and the SRA Societies by their resolution passed in their General Body Meetings, approved the appointment of Co-promoter as the Co-promoter for the redevelopment of the said Larger Property. In pursuance of these resolution, the SRA Societies by executing respective Development Agreements have granted development rights in respect of the said Larger Property to the Co-promoter, on the terms and conditions mentioned therein and these SRA Societies have also executed Irrevocable Power of Attorney in favour of the Co-promoter. The eligible slum dwellers have also granted their individual consents to the appointment of the Co-promoter for carrying out the Scheme. The Co-Promoter are also in the process of dealing with other slum rehabilitation societies including the slum dwellers and occupants of the said Entire Property and has obtained and or are in the process of obtaining their consent for redevelopment of the said Entire Property under SRA Scheme.

(I) The Co-promoter has applied to the Slum Rehabilitation Authority ("SRA") for sanction of the Scheme for the said Larger Property and submitted the necessary documents, *inter alia* layout plan, building plans, along with Annexure-I, Annexure-II and Annexure-III. On perusing the documents submitted by the Co-promoter, the SRA after conducting survey have permitted the Co-promoter to redevelop the said Larger Property under the Scheme.



- (J) Pursuant to the application submitted by the Co-promoter, the SRA issued Letter of Intent ("LOI") dated 8th December 2006 bearing Ref No.SRA/Eng/1215/KW/MHL/STGL/PL/LOI in relation to a portion of the said Larger Property for the first six societies referred in the above recital for a portion of the said Larger Property. The said LOI was subsequently revised by the LOI dated 24th October 2008. Thereafter SRA issued LOI dated 17th February 2009 bearing Ref No. SRA/ENG/1507/KW/PL/LOI in relation to Vikas SRA CHS and Al-Falah SRA CHS being seventh and eighth societies referred in the above recital. The SRA have also issued LOI dated 26th February 2009 bearing Ref No. SRA/ENG/1243/KW/PL/LOI in relation to Saraswati (Jogeshwari) SRA CHS being ninth society referred in the above recital for other portions of the said Larger Property. Later SRA issued LOI dated 15th April 2010 bearing No.SRA/ENG/1215/KW/MHL/STGL/PL/LOI for all the above SRA societies in addition to Majaheed (SRA) CHS being the tenth society and Gulshan Nagar CHS being eleventh society referred in the above recital. The said LOI is further amended by Amalgamated Letter of Intent bearing No.SRA/ENG/1215/KW/MHL/STGL/PL/LOI dated 14th August 2012 which is further amended by Revised Amalgamated Letter of Intent bearing No.SRA/ENG/1215/KW/MHL/STGL/PL/LOI dated 30th April 2016 and SRA has now issued Revised Amalgamated Letter of Intent bearing No.SRA/ENG/1215/KW/MHL/STGL/PL/LOI dated 3rd October, 2017 ("Amalgamated LOI");



- (K) In accordance with the Amalgamated LOI, the Co-promoter are required to construct rehab area as provided therein for generating rehabilitation component on various portions of the Larger Property to rehabilitate the eligible slum dwellers.

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- (L) As per the said Amalgamated LOI, the said ~~Larger Property~~ ³⁸⁸⁶ is affected by proposed D. P. Road and Link Road. It is hereby clarified that the layout, amenities, area, open spaces etc., as the case may be, including the reservations affecting the said Larger Property may change from time to time due to the amendment of layout, either due to addition of properties to the said Larger Property or as per the orders and directions of MMRDA and/or SRA to obtain and utilize maximum possible FSI in the said Larger Property in the manner as may be permitted by relevant authorities. The Allottee/s confirm that he/she/it/they neither have agreed to purchase the said



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[Signature]

premises considering such layout, amenities, open spaces, etc. nor he/she/it/they have paid any sum of money for the same. For the aforesaid purpose, the Allottee/s by executing this Agreement has given his/her/their/its consent.

(M) The Co-promoter may be required to surrender and hand over peaceful possession, of such portions of the said Larger Property that may be affected by the D.P. Road etc. to the concerned authorities and in lieu thereof the Co-promoter would be entitled to receive amounts and appropriate the same and/or take benefits in the form of TDR, additional FSI etc. that may be available to the Co-promoter;

(N) The SRA has approved and sanctioned the SRA Scheme as well as the layout and the building plans and specifications in relation to the said Larger Property by letter dated 7th December 2007 which has been amended from time to time.

(O) As per the Revised Amalgamated LOI, the Co-promoter are required to:-

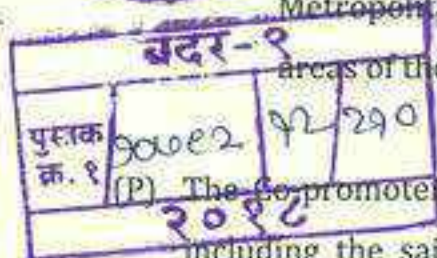
(i) Construct rehab area on the said Larger Property which shall include residential tenements, commercial tenements, residential cum commercial of tenements, temple, balwadi, welfare centre, society offices, health centre, primary school, tenants for processional PAP's.

(ii) Construct sale buildings to the extent of sanctioned built up area on the balance portion of the said Larger Property.

To construct proposed roads and hand over the same to (Mumbai Metropolitan and Regional Development Authority) "MMRDA". The areas of the same will change with the amendment of the existing plan.

(P) The Co-promoter are thereby entitled to develop the said Larger Property including the said Property under SRA Scheme in phase wise manner by constructing thereon several buildings viz. rehab buildings, composite buildings, sale buildings containing flats, shops, offices, terraces, parking spaces, etc. (hereinafter referred to as the "the Entire Project");

(Q) The Co-promoter have constructed / will construct rehabilitation buildings for rehabilitating the eligible slum dwellers to the extent of the sanctioned built up area on the portion of the said Larger Property and the same shall be handed over by the Co-promoter to the respective SRA Societies and/or the




Federation of the Societies / Condominium formed by the eligible slum dwellers.

- (R) The Amalgamated LOI so granted and the building plans and / or the amended building plans and layout so approved are further proposed to be revised and altered as may be required and permitted by various authorities from time to time and / or at the sole discretion of the Co-Promoter with a view to exploit the entire development potential of the said Entire Property available, by using the unused basic / residual FSI / Floating FSI / TDR granted, declared and/or arising till the completion of the entire Project including FSI / Floating FSI / TDR, inter alia, by reason of amalgamation and/or merger/clubbing of the said Property or any part thereof with the adjoining / nearby properties and or clubbing/amalgamation of the said Entire Project including the said Project with other / nearby SRA projects or FSI / Floating FSI / TDR granted by reason of surrender of any part of the said Larger Property or otherwise to the Municipal Corporation of Greater Mumbai ("MCGM") or any other concerned authorities. The Allottee/s hereby gives and further agrees and undertake to give their specific irrevocable consent in writing for the amendments as and when demanded by the Promoter / Co-promoter at any time hereinafter except any alteration or addition required by any Government Authorities or due to change in law or due to any change, as contemplated by any of the disclosures already made to the Allottee/s.

- (S) The Co-promoter had submitted development plan of the said Larger Property to SRA and the SRA by letter No.SRA/Eng/399/KW/PL/MHL/STGL/LAY dated 22nd February, 2011 has sanctioned / approved the layout plan for implementation of the said project in terms of the SRA Scheme. The Co-promoter has later amended the layout plan and submitted the same to SRA for approval.

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- (T) As per the amended layout plan, the Co-promoter was to develop/construct four buildings namely "S1 & S2" and "S3 & S4" in the free sale component. The Co-promoter were to utilize 2,17,000 sq.ft. for constructing free sale buildings "S1 & S2" on the portion of the said Larger Property admeasuring 2886.59 sq.mtrs., which include land bearing (a) CTS No.1C/3A (pt) admeasuring 294.59 sq.mtrs. corresponding to Survey No.41 (pt) and (b) CTS

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No.410/C/1(pt) admeasuring 2591.93 sq.mtrs., corresponding to Survey No.41.

(U) The Co-promoter were to utilize 1,95,869 sq.foot sale FSI for constructing other two sale buildings viz. S-3 and S-4 on the portion of the said Larger Property aggregately admeasuring 2670.10 sq.mtrs. which include land bearing (a) CTS No.406 (pt) admeasuring 237.66 sq.mtrs. corresponding to Survey No.22, (b) CTS No.407(pt) admeasuring 960.90 sq.mtrs. corresponding to Survey No.21, (c) CTS No.1C/3A(pt) admeasuring 1414.47 sq.mtrs. corresponding to Survey No.41(pt) and (d) CTS No.410/C/1(pt) admeasuring 57.07 sq.mtrs corresponding to Survey No.41(pt).

(V) The Co-promoter shall be responsible for complying with all its obligations in respect of arrangement with third party/ies as regards to allotment of area if any and the Promoter shall not be responsible for the same.

(W) By Development Agreement dated 09th July, 2012 executed between the Co-promoter and the Promoter and registered in the office of the Sub-Registrar of Assurance at Andheri under Serial No.BDR4-06289-2012 ("Development Agreement"), the Co-promoter have inter-alia granted to the Promoter, sole, exclusive and irrevocable development rights in respect of the 1,99,884 sq. feet ("sale FSI"), required for the purpose of constructing and selling corresponding free sale area in S1 and S2 Buildings that shall be constructed on all that pieces and parcels of lands aggregately admeasuring 2886.59 sq.mtrs. comprising of land bearing (a) CTS No.1C/3A (pt) admeasuring 294.66 sq.mtrs., corresponding to Survey No.41 (pt) and (b) CTS No.410 C/1 (pt) admeasuring 2591.93 sq.mtrs., corresponding to Survey No.41 (pt) ("said property") more particularly described firstly in the **Second Schedule** hereunder written and the layout plan is annexed as **Annexure "A"** hereto.. The Promoter are also entitled to car parking area on the said property in S1 and S2 building in proportion to their respective sale FSI used in S1 and S2 buildings.

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(X) After execution of the said Development Agreement, the plans with respect to building S1 and S2 are amended and the SRA has approved the amended plans for the buildings S1 and S2. As per the amended plans, only one single building known as "LAMOR" shall be constructed in place of S1 and S2



buildings (hereinafter referred to as the "said Building") on the land admeasuring 3258.98 sq.mtrs., comprising of land bearing (a) CTS No.1C/3(pt) admeasuring 412.80 sq.mtrs., corresponding to Survey No.41 (pt) and (b) CTS No.410/C/1(pt) admeasuring 2846.15 sq.mtrs., corresponding to Survey No.41 (pt). Further the land area of the said property has increased to 3258.98 sq. meters or thereabout, and hereinafter the area of the said property shall be revised and shall admeasure 3258.98 sq.mtrs. Authenticated copies of the said sanctioned plans and specifications is annexed hereto as **Annexure - "B"**.

(Y) In terms of the said Development Agreement, the Promoter are entitled to sell on what is known as on "Ownership basis" premises and the car parking to be constructed on the said Property in the building "LAMOR".

(Z) Pursuant to the application made to SRA, SRA has issued Intimation of Approval bearing No. SRA/ENG/2924/KW/MHL/STGL/PL/AP dated 05th November, 2012 ("IOA") for the building LAMOR that shall be constructed on the said Property. The SRA has issued Commencement Certificate bearing No. SRA/ENG/2924/KW/PL/STGL/MHL/AP dated 08th March, 2013 ("CC") for the building LAMOR that shall be constructed on the said Property. The said IOA/CC are revalidated and re-endorsed and/or shall be further revalidated and re-endorsed from time to time. The copy of IOA annexed hereto as **Annexure - "C"** and Commencement Certificate as **Annexure**

(AA) Pursuant to the said Development Agreement and the powers granted to them and upon the terms and conditions agreed between the Promoter and the Co-promoter, the Promoter are fully entitled to the development right in relation to 1,99,884 square feet of sale F.S.I and are developing the project by the name LAMOR by constructing building on the said Property in accordance with the plans and specifications sanctioned by the concerned authorities. The Allottee/s are fully informed the Co-promoter shall be entitled to fully exploit the future Development/FSI of the said entire Property/said Larger Property.

(BB) The Project will be developed by the Promoter at their sole discretion in accordance with the sanctioned plans with such modifications thereto as the



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Promoter may require from time to time and the Real Estate (Regulation and Development) Act, 2016 ("RERA"), the rules and regulations made thereunder and other applicable laws. The development of the said Building LAMOR is registered with the Maharashtra Real Estate Regulatory Authority as a real estate project ("the Real Estate Project") comprises, inter alia, of a residential building on the said Property, to be named as LAMOR.

(CC) An authenticated copy of Certificate of Title issued by Ms. U. M. Jhaveri Advocate and Solicitor, dated 13th March 2018, evidencing the nature of the title of the said Property and the right of the Promoter to develop the said Property on which the said Real Estate Project is being/to be constructed, is hereto annexed and marked as Annexure "E";

(DD) The Allottee (s) has/have, in pursuance of the Certificate issued by the Promoter's Advocates and Solicitors as mentioned hereinafter, accepted the title of the said Property as clear and marketable and the right of the Promoter to develop the said Property and has agreed not to raise any objection hereafter;

(EE) The Promoter have appointed Mr. Ketan Belsare of Ellora Consultants Pvt. Ltd as an Architect / Licensed Surveyor and Ramboll Consultants as a structural Engineer for preparation of drawings of the building/s and structural design respectively and other structures including the said Building to be constructed on the said Property;

(FF) The Allottee (s) has/have seen the building plans in respect of the said Building;

(GG) The Allottees are aware that the Co-Promoter are constructing or has constructed several buildings with the permission of the SRA and as per the

sanctioned plans modified from time to time on the portion of said Larger

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(HH) The Allottees are also aware that the Promoter are constructing LAMOR building in accordance with the approved plans, designs, specifications which

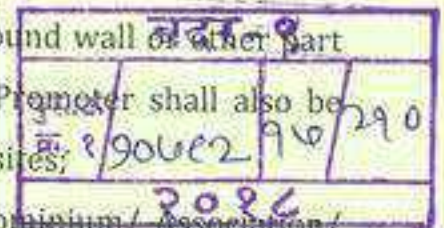


may be further amended and approved by the concerned authorities from time to time.

(II) At the request of the Allottee(s), the Promoter have agreed to allot to the Allottee(s) on ownership basis, one residential premises being Flat comprised in the Free Sale Area bearing No. B-2904 admeasuring 70.75 square mtrs carpet area (defined hereinafter) on the 29th floor in Wing B of the said Building (herein referred to as "**the said Premises**") and which is more particularly described in the **Third Schedule** hereunder written and delineated by red colour boundary line on the sanctioned floor plan annexed hereto and marked as **Annexure "F"**;

(JJ) The principal and material aspects of the development of the Real Estate Project are briefly stated below-

- i. The Real Estate Project comprises of 2 wings in the said Building known as "**LAMOR**" constructed on the Said Property. The said Building comprises of Basement, Stilt and Thirty-Nine (39) upper floors
- ii. Total built up area of 26130.06 square metres approximately has been sanctioned for construction and development of the Real Estate Project;
- iii. The common areas and facilities including internal development works and external development works (as defined in the RERA) to be provided in the said Building/Real Estate Project that will be usable by the Allottee(s) are listed in the **Fourth Schedule** hereunder written. The list of specifications and amenities in the said Premises are listed in the **Fifth Schedule** hereunder written;
- iv. The Promoter shall be entitled to put hoarding/boards of their brand name in a form of Neon Signs, MS Letters, Vinyl & Sun Boards on the said Building and on the façade, terrace, compound wall or other part of the said Building/Real Estate Project. The Promoter shall also be entitled to place, select, decide hoarding/board sites;
- v. The details of formation of the Society/ Condominium/ Association/ Limited Company of the Allottee(s) of the premises in the said Building/Real Estate Project (hereinafter referred to as "**the Society**") and the conferment of title upon the Society with respect to the said



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Building/Real Estate Project are more particularly specified in the clauses below;

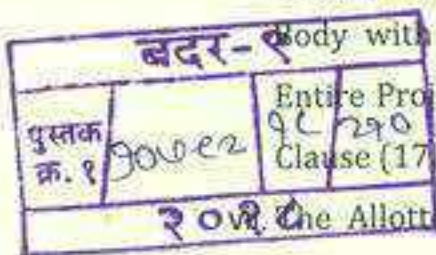
(KK) As per the Amalgamated LOI dated 3rd October, 2017, the principal and material aspects of the development of the Entire Project to be developed on the said Larger Property as disclosed by the Promoter / Co-Promoter are briefly stated below-

- The area of the Said Larger Property wherein the Entire Project shall be developed is 27335.51 square meters approximately which is developed and/or to be developed and/or under construction;
- The Entire Project shall comprise of Rehab component and sale component. The reserved land for proposed DP Road is 4712.70 sq.mtrs. and for Link Road is 7.63 sq. mtrs.
- The maximum proposed potential total FSI to be utilized on the Said Larger Property would be 1,08,046.97 square metres approximately plus fungible and other incentives as may be approved;
- The Entire Project comprises of Six (6) rehab buildings, Four (4) sale buildings. The said Real Estate Project is already described hereinabove is the part of the entire Project.
- The Promoter shall be entitled to put hoarding/boards of their brand name in a form of Neon Signs, MS Letters, Vinyl & Sun Boards on the Said Property and on the façade, terrace, compound wall or other part of the buildings/wings on the said Property. The Promoter shall also be entitled to place, select, decide hoarding/board sites;

The details of (a) the Societies/Condominiums/Associations/Limited Companies of the allottees of the premises in the other buildings (i.e. buildings other than the said Building) in the Entire Project (hereinafter referred to as the "Other Societies"), (b) the Apex Body/Federation of the Society and Other Societies (hereinafter referred to as the "the Apex Body"), and, (c) conferment of title upon the Other Societies and Apex

Body with respect to the Real Estate Project, other buildings and the Entire Project, will be applicable to and are more particularly specified in Clause (17.1) below;

The Allottee(s) has/have perused a copy of the Proposed Layout Plan ("Proposed Layout"), which specifies the tentative location of the new/future/further buildings/towers/wings to be built on the said Property, subject to approval by the SRA and Planning



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Authority/Competent Authority and subject to the provisions of the RERA and the rules and regulations made thereunder;

viii. The Promoter are entitled to amend, modify and/or substitute the proposed future plans, designs, specifications in respect of development rights of 1,99,884 sq. feet ("sale FSI") as envisaged under the said Development Agreement, in full or in part, as may be required by and in accordance with the RERA and the rules and regulations made thereunder and other applicable law/s and planning constraints from time to time;

ix. By Indenture of Mortgage dated 30th October, 2014 which is duly registered at the office of the Sub-Registrar of Assurance at Bandra under Serial Number BDR-4-7971/2014 and by Indenture of Mortgage dated 3rd April, 2017 which is duly registered at the office of Sub-Registrar of Assurance at Bandra under serial number BDR-1-3411/2017, the Promoter have taken financial assistance/ project finance from ICICI Bank Limited (hereinafter referred to as "the Financier") for the purpose of carrying out construction of the said Building LAMOR and the Allottee(s) hereby acknowledges the right of the Financier. The Allottee(s) further acknowledges that the Promoter have, for availing the said financial assistance and securing the payment/re-payment in respect of the same, mortgaged all its right, title and interest in the said Project under the said Development Agreement.

x. The above details and further aspects of the development of the said Property including proposed future and further development of the said Property, if any, are/will be uploaded on the website of the Maharashtra Real Estate Regulatory Authority (hereinafter referred to as "the Authority") at <https://maharera.mahaonline.gov.in> upon registration of the Real Estate Project as may be required by the RERA and the rules and regulations thereunder;

(LL) The Allottee(s) has agreed and consented to the development of the Entire Project including the Real Estate Project. The Allottee(s) shall examine all documents and information uploaded by the Promoter on the website of the Authority as required by the RERA and the rules and regulations made thereunder and/or otherwise provided to the Allottee(s) and to understand the documents and information in all respects;

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(MM) The Promoter have registered the Real Estate Project under the provisions of the RERA with the Authority at Mumbai, at Sr. P51800007725. The authenticated copy of the same is attached hereto as Annexure "G";

(NN) The Promoter have the right to sell the said Premises in the Real Estate Project constructed/being constructed/to be constructed by the Promoter on the said Property and to enter into this Agreement with the Allottee(s) of the said Premises and to receive the sale consideration in respect thereof;

(OO) The Allottee(s) has/ have demanded from the Promoter and the Promoter have given inspection to the Allottee(s) of all the documents of title relating to the said Property, the Plans, designs and specifications prepared by the Promoter's Architect and such other documents as are specified under the RERA and the rules and regulations made thereunder.

(PP) The Promoter are entering into separate agreements with several other persons and parties for sale of premises comprised in the Free Sale Area in the Real Estate Project and entitled to do so as per the said Development Agreement.

(QQ) Relying on the request and the representations and declarations made by the Allottee(s), the Promoter have agreed to sell to the Allottee(s) and the Allottee(s) has/have agreed to purchase from the Promoter the said Premises at the price and on the terms and conditions hereinafter appearing;

(RR) Prior to the execution of these presents, the Allottee(s) has/have paid to the Promoter a sum of Rs.1,00,000/- (Rupees One Lakh Only), being part payment of the Total Consideration (defined hereinafter) of the said Premises agreed to be sold by the Promoter to the Allottee(s) as part-consideration (the payment and receipt whereof the Promoter doth hereby admits and

acknowledges) and the Allottee(s) has/have agreed to pay to the Promoter the balance of the Total Consideration (defined hereinafter) in the manner hereinafter appearing;

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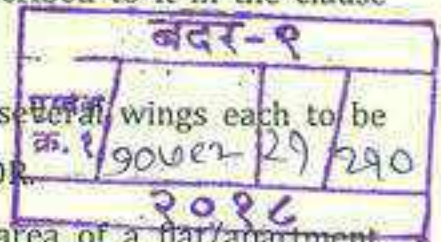
(SS) The Promoter have clearly brought to the knowledge and notice of the Allottee(s), that there is no exclusive allotment of stilt and/or car parking spaces to the Allottee(s) herein, that it shall be the sole and absolute discretion of the Promoter to deal with the allotment of the stilt and car parking spaces as they may deem fit and proper and the Allottee(s) herein has granted his/her free, express and irrevocable consent and confirmation thereto and on confirmation thereof has agreed to acquire the said Premises;

(TT) Under Section 13 of the RERA, the Promoter are required to execute a written agreement for sale of the said Premises with the Allottee(s) i.e. this Agreement, and is also required to register this Agreement under the provisions of the Registration Act, 1908.

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

1. DEFINITION AND INTERPRETATION :-

- a. "Agreement" shall mean this Agreement together with the Schedules and Annexures hereto and any other deed and/or document executed in pursuance hereof.
- b. "Amenities" shall mean the specifications and amenities in respect of the said Premises to be provided by the Promoter as set out in the Fifth Schedule hereunder written.
- c. "Apex Body" shall have the same meaning as ascribed to it in the clause below.
- d. "said Building" shall mean one building having several wings each to be constructed on the said Property by the name LAMOR.
- e. "Carpet Area" shall mean the net usable floor area of a flat/apartment, excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the flat/apartment. For the purposes of this definition, the expression "exclusive balcony or verandah area" means the area of the balcony or verandah, as the case may be, which is appurtenant to the net usable floor area of a flat/apartment, meant for the exclusive use of the Allottee(s); and "exclusive open terrace area" means the area of open terrace which is appurtenant to



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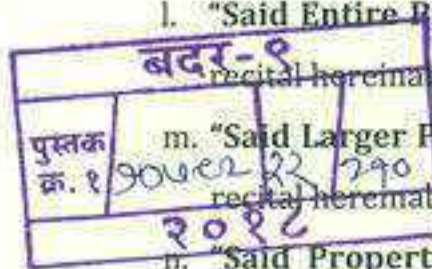
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the net usable floor area of a flat/apartment, meant for the exclusive use of the Allottee(s).

- f. **"Contribution"** shall mean the amounts payable by the Allottee(s) in respect of the said Premises towards layout deposits, IOA deposits or permanent deposits, share money, application entrance fee of the Society/Apex Body, formation of the Society/ Apex Body, proportionate share of taxes and other charges/levies in respect of the Society/Apex Body, deposit towards provisional monthly contribution towards outgoings of the Society/Apex Body, water connection charges, electricity charges, other utility connection charges, deposits of electrical receiving and sub-station provided on the Said Property, betterment charges, property tax, gas connections charges, internet connection deposits, telephone connection deposits, Service Tax, VAT/MVAT charges, GST etc. as mentioned in **Annexure "H"** hereto.
- g. **"Entire Project"** shall have the same meaning as ascribed to it in the recital hereinabove.
- h. **"Interest Rate"** shall mean the State Bank of India highest Marginal Cost of Lending Rate as prevailing at the relevant time plus 2% (two per cent) thereon. It is clarified that in case the State Bank of India Marginal Cost of Lending Rate is not in use at the relevant time, then the Interest Rate shall be such benchmark lending rates which the State Bank of India may fix from time to time for lending to the general public plus 2% (two per cent) or such other rate as may be prescribed under the RERA from time to time.
- i. **"Liquidated Damages"** shall mean an amount equivalent to 10% (Ten per cent) of the Total Consideration payable by the Allottee(s) as agreed in the recital hereinabove upon the Allottee(s) committing breach/default of any of the terms hereof.
- j. **"Premises/said Premises"** shall have the same meaning as ascribed to it in the recital hereinabove.
- k. **"Real Estate Project"** shall have the same meaning as ascribed to it in the recital hereinabove.
- l. **"Said Entire Property"** shall have the same meaning as ascribed to it in the recital hereinabove.
- m. **"Said Larger Property"** shall have the same meaning as ascribed to it in the recital hereinabove.
- n. **"Said Property"** shall means the land more particularly described in the Second Schedule hereunder written.




- o. "Total Consideration" shall mean the amounts payable/agreed to be paid by the Allottee(s) for purchase of the said Premises as set out in the clause below and in Annexure "I" hereto.
- p. "Transfer of the Premises" shall mean the sale, transfer, assignment to any third party of (A) the said Premises or the interest therein and/or (B) the benefit of this Agreement and/or (C) (i) in case the Allottee(s) is a Company, (a) the change in control and/or (b) management and/or (c) shareholding of not less than 26% of the Company and (ii) in case the Allottee(s) is a partnership firm or a LLP, the change in the constitution thereof. The term "Transfer" in respect of the Premises by the Allottee(s) shall be construed liberally.

2. RULES FOR INTERPRETATION

In this Agreement where the context admits:-

- 2.1 All reference in this Agreement to statutory provisions shall be construed as meaning and including references to:-
- a) Any statutory modification, consolidation or re-enactment (whether before or after the date of this Agreement) for the time being in force;
- b) All statutory instruments or orders made pursuant to a statutory provision/s; and
- c) Any statutory provisions of which these statutory provisions are a consolidation, re-enactment or modification.
- 2.2 Words denoting the singular shall include the plural and words denoting any gender shall include all genders.
- 2.3 Headings to clauses, sub-clause and paragraphs are for information only and shall not form part of the operative provisions of this Agreement or the Schedules and shall be ignored in construing the same.
- 2.4 Any reference to the words "hereof", "herein", "hereto", and "hereunder" and words of similar import when used in this Agreement shall refer to clauses or schedules of this Agreement as specified therein.
- 2.5 The words "include" and "including" are to be construed without limitation.
- 2.6 The recitals, Schedules and Annexures hereto shall form part and parcel of this Agreement.

3. DISCLOSURES AND TITLE

- 3.1 The Allottee(s) hereby declares and confirms that prior to the execution of this Agreement the Promoter have, on demand from the Allottee(s), made full and



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complete disclosure of the title of the said Property and the authority and entitlement of the Promoter to develop the said Property and the Allottee(s) has taken full, free and complete inspection and has satisfied himself/herself/themselves of the particulars and disclosures of the following:-

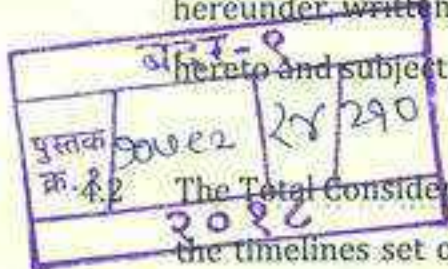
- a) Nature of the title to the said Property and all encumbrances, if any, thereto, along with all the relevant documents;
- b) The authority and entitlement of the Promoter to develop the said Property;
- c) The drawings, plans, designs and specifications prepared by the Promoter's Architect Mr. Ketan Belsare of Ellora Consultants Pvt. Ltd in respect of the Real Estate Project;
- d) Nature and particulars of fixtures, fittings and amenities to be provided in the said Premises;
- e) All particulars of designs and materials to be used in construction of the said Premises and the Real Estate Project;
- f) The permissions obtained by the Promoter in respect of the Real Estate Project and such other documents as specified in the RERA and the rules and regulations made thereunder.

3.2 The Allottee(s) further confirms and warrants that the Allottee(s) is satisfied in respect of the title of the said Property and the authority, right and entitlement of the Promoter to develop the said Property as well as encumbrances, if any including any right, title, interest or claim of any other party to or in respect of the said Property and shall not raise any queries or objections and waives his right in that regard.

4. AGREEMENT TO SELL AND CONSIDERATION

4.1 The Allottee(s) hereby agrees to Purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee(s), the said Premises (defined in the above and more particularly described in the **Third Schedule** hereunder, written) for the Total Consideration as set out in **Annexure "I"** hereto and subject to the terms and conditions hereinafter mentioned.

The Total Consideration shall be paid in instalments in the manner and within the timelines set out in **Annexure "I"** hereto, time being of the essence. The Promoter shall issue notice to the Allottee(s) intimating the Allottee(s) about the stage-wise completion of the said Building as detailed in **Annexure "I"** (the payment at each stage is individually referred to as "**the Instalment**" and




collectively referred to as "the Instalments"). The payment shall be made by the Allottee(s) within 7 (Seven) days of the Promoter making a demand for the payment of the Instalment, time being the essence of the contract. It is further specifically agreed that the Promoter have agreed to accept the aforesaid Total Consideration on the specific assurance of the Allottee(s) that the Allottee(s) shall:

- (i) Make payment of the instalments as stated in Annexure "I" hereto, without any delay or demur for any reason whatsoever;
- (ii) Observe all the covenants, obligations and restrictions stated in this Agreement, in letter and spirit; and;
- (iii) Agree that any breach or failure to observe the aforesaid covenants, obligations and restrictions would constitute a major breach of the terms of this Agreement by the Allottee(s).

4.3 It is clarified and the Allottee(s) accords its consent that any payment made by the Allottee(s) to the Promoter hereunder shall be appropriated in the manner below:

- (a) Firstly towards costs and expenses for enforcement of this Agreement and recovery of the Total Consideration;
- (b) Secondly, towards interest on the amount (including Total Consideration) payable hereunder;
- (c) Finally towards Total Consideration and Contribution, and/or other charges, if any, payable hereunder.



4.4 The Allottee(s) agrees and undertakes that the Total Consideration towards purchase of the said Premises and any other payments that the Allottee(s) may make to the Promoter shall be deposited directly in an escrow account bearing No. 777705191015, ICICI Bank Ltd. Santacruz (W) Branch, Mumbai (hereinafter referred to as the "Escrow Account")

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4.5 The Financier have in principle agreed and confirmed to the Promoter that they shall release their lien/charge against each unit/premises/flat in the said Building subject to receiving the entire Total Consideration in respect of such unit/premise/flat from the respective allottees of such unit/premise/flat in the Escrow Account.



4.6 The Total Consideration excludes taxes (consisting of tax paid or payable by way of Value Added Tax, Service Tax, GST and all levies, duties and cesses or any other direct or indirect taxes which may be levied, in connection with the construction of the said Building and the Real Estate Project and carrying out the Entire Project and/or with respect to the said Premises and/or this Agreement). It is clarified that all such taxes, levies, duties, cesses (whether applicable/payable now or which may become applicable/payable in future) including service tax, VAT/MVAT, GST and all other applicable indirect and direct taxes, duties and impositions levied by the Central Government and/or the State Government and/or any local, public or statutory authorities/bodies on any amount payable under this Agreement and/or on the transaction contemplated herein and/or in relation to the said Premises shall be borne and paid by the Allottee(s) alone and the Promoter shall not be liable to bear or pay the same or any part thereof.

4.7 The Total Consideration excludes all costs, charges and expenses including but not limited to stamp duty, registration charges, out-of-pocket expenses and/or incidental charges in connection with the documents to be executed for the sale of the said Premises including on this Agreement and expenses on all documents for sale and/or transfer of the said Premises, including applicable stamp duty and registration charges on this Agreement.

4.8 The Total Consideration is escalation-free, save and except for escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority/Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee(s) for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/rule/regulation/demand

being issued in that behalf to that effect along with the demand letter being issued to the Allottee(s).

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confirm the final carpet area of the said Premises that has been allotted to the Allottee(s) after the construction of the said Building is complete and the Occupation Certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area of the



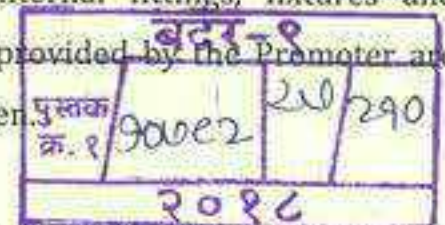
said Premises, subject to a variation cap of 3% (three per cent). The Total Consideration payable on the basis of the carpet area of the said Premises shall be recalculated upon such confirmation by the Promoter. If there is any reduction in the final carpet area of the said Premises within the defined limit of 3%, then, the Promoter shall refund the excess money paid by the Allottee(s) within 45 (forty-five) days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee(s). If there is any increase in the carpet area allotted to Allottee(s), the Promoter shall demand additional amount from the Allottee(s) towards Total Consideration, which shall be payable by the Allottee(s) prior to taking possession of the said Premises. It is clarified that the payments to be made by the Promoter/ Allottee(s) as the case may be, under this Clause, shall be made at the same rate per square meter as agreed in Clause 4.1 above.

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

4.11 In addition to the carpet area of the said Premises, ~~as set out herein~~, if there are any additional areas/spaces such as terrace, enclosed balcony, balcony, dry yard or service and utility area appurtenant to the said Premises, the same shall be seen in the plan annexed hereto and as Annexure "F".

4.12 The common areas, facilities and amenities including internal development works and external development works (as defined in the RERA) in respect of the Real Estate Project that may be usable by the Allottee(s) are listed in the **Third Schedule** hereunder written. The internal fittings, fixtures and amenities in the said Premises that shall be provided by the Promoter are listed in the **Fourth Schedule** hereunder written.

4.13 It is clarified that the Promoter have agreed to sell to the Allottee(s) and the Allottee(s) has/have agreed to acquire from the Promoter the said Premises on the basis of the carpet area only and the Total Consideration agreed to be paid by the Allottee(s) to the Promoter are agreed on the basis of the carpet

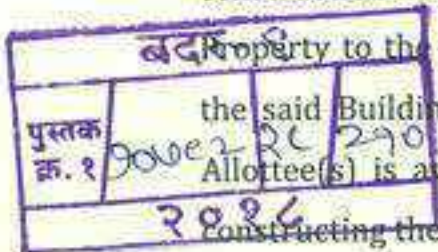


area of the said Premises. The Total Consideration is only in respect of the said Premises and the Promoter have neither charged nor recovered from the Allottee(s)/s any price or consideration for the Additional Areas and the common areas and the Additional Areas and the common areas shall be allowed to be used free of cost, without any price or consideration.

5. CONSIDERATION AND DEVELOPMENT

- 5.1 The Promoter shall, construct the Building known as "LAMOR" consisting of 2 wings, each wing consisting of A & B Four flats/ premises per floor, Thirty Nine upper floors (i.e. Basement+stilt+1st to 39 upper floors) in accordance with the plans, designs and specifications as referred hereinabove and as approved by the MCGM and/or other concerned local authority from time to time and observe, perform and comply with all the terms, conditions, stipulations and restrictions imposed by the MCGM and/or other concerned local authority while sanctioning the plans. The Promoter shall obtain from the concerned local authority occupation and/or completion certificates in respect thereof. **PROVIDED THAT** the Promoter shall have to obtain prior consent in writing of the Allottee(s), as required by Section 14 and/or other applicable provisions of the RERA and the rules and regulations made thereunder, in respect of any variations or modifications which may adversely affect the said Premises of the Allottee(s) except, any alteration or addition required by any Government authorities and/or due to change in law and/or any change as contemplated by any of the disclosures already made to the Allottee(s) and/or such minor and/or other additions or alterations as permitted by the said Section 14 and/or other applicable provisions of the RERA and the rules and regulations made thereunder.

The Promoter / Co-Promoter reserves to itself, the right to lay out, with the previous written consent of the Allottee(s) and subject to the provisions of the RERA and the rules and regulations made thereunder, further additional construction in the Real Estate Project including on the said Building/said Property to the maximum level/extent permissible by vertical extensions of the said Building as also construction of additional buildings thereon. The Allottee(s) is aware that the Promoter / Co-Promoter are developing and constructing the Entire Project consisting of one or more residential buildings on the said Property including the said Building and may construct further upper floors on the said Building, as aforesaid by using the available and/or




acquired FSI/TDR/any other available means of development. In such event, the Promoter / Co-Promoter shall ensure that the free ingress to and egress of the Allottee(s) from the said Premises is not adversely affected.

- 5.3 The Promoter, if permitted by Co-promoter and the appropriate authorities and subject to the applicable provisions, if any, of the RERA and the rules and regulations made thereunder, reserves to itself the right to transfer the construction permissible on the said Property or transfer to the said Property construction permissible on any other property and lay out such construction accordingly at any time.

- 5.4 The Promoter shall be at liberty and is entitled to complete any portion/floor/wing/part of the said Building and apply for and obtain Part Occupation Certificate thereof. When offered, the Allottee(s) shall be obliged to take possession of the said Premises on the basis of such Part Occupation Certificate which relates to the said Premises. In such an event, the Promoter shall without any hindrance or objection by the Allottee(s), be entitled to carry out by itself or through its contractors or otherwise the remaining work in respect of the said Building and/or the Real Estate Project and/or the Entire Project even if the same causes any nuisance and annoyance to the Allottee(s).

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- 5.5 The Allottee(s) agrees that till such time the said Project is conveyed in favour of the Society and/or the Entire Project is conveyed in favour of the Apex Body, the Promoter shall retain with itself all the rights on the terrace, in the compound and on the said Building and in the Entire Project either by themselves or through their nominee or nominees as the case may be. Subject to the aforesaid, the Promoter shall be at absolute liberty to grant/delegate the said right to such nominee/s in the manner as they may deem fit and proper. Unless specifically provided herein or by a separate agreement, deed and/or writing in favour of the Allottee(s), the Allottee(s) shall not be entitled to the benefit of such rights. Subject to the aforesaid, the Allottee(s) further agrees that the Promoter shall be entitled to exclusively exploit commercially the restricted amenities including but not limited to installing on the terrace of the said Building and/or on the Said Property antennae of various telecom and other service providers and the Allottee(s) agrees not to raise any

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objection or make any claims in that regard and the claims in that regard shall be deemed to have been waived.

5.6 The Allottee(s) hereby agrees, accepts and confirms that the Promoter proposes to develop the Real Estate Project (including by utilization of the full development potential) in the manner more particularly detailed in the Recitals hereinabove and the Allottee(s) has agreed to purchase the said Premises based on the unfettered and vested rights of the Promoter in this regard.

5.7 The Allottee(s) hereby agrees, accepts and confirms that the Co-Promoter proposes to develop the said Entire Project on the said Larger Property (by utilization of the full development potential subject to the said Development Agreement) and develop the same in phase-wise matter and undertake multiple real estate projects therein in the manner more particularly detailed in the Recitals above constituting the Proposed Layout Plan and the Proposed Potential and the Allottee(s) has agreed to purchase the said Premises based on the unfettered and vested rights of the Promoter in this regard.

6. SECURITIZATION OF THE TOTAL CONSIDERATION

6.1 Subject to the applicable provisions, if any, of the RERA and the rules and regulations made thereunder, the Allottee(s) hereby accords/grants his/her/their irrevocable consent to the Promoter to securitize the Total Consideration and/or part thereof and the amounts receivable by the Promoter hereunder and to assign to the banks/financial institutions the right to directly receive from the Allottee(s) the balance consideration or part thereof hereunder. The Allottee(s) agrees and undertakes, upon receipt of any such intimation in writing by the Promoter to pay without any delay, demur, deduction or objection to such bank/financial institutions, the Total Consideration or part thereof and/or the amounts payable hereunder as per Annexure "I" hereto. The Promoter covenants that the payment of such balance consideration or part thereof in accordance with the terms hereof, by the Allottee(s) to the bank/financial institutions, shall be a valid payment of consideration or part thereof and discharge of his/her/their obligations



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TDS is not reflected in Form 26AS being Annual Tax Statement under Section 203A of Income Tax Act, 1961, the Promoter shall not be obliged to provide possession of the said Premises to the Allottee/s.

7. LOAN AGAINST THE SAID PREMISES

7.1 It is hereby further expressly agreed that notwithstanding that the Allottee(s) approaches/has approached any bank/financial institution for availing of a loan in order to enable the Allottee(s) to make payment of the Total Consideration or part thereof in respect of the said Premises to the Promoter; and that the Allottee(s) has mortgaged the said Premises with such bank/financial institution (which is to be subject to issuance by the Promoter of a No-Objection-Certificate (NOC) in favour of such bank/financial institution) for repayment of the loan amount, it shall be the sole and entire responsibility of the Allottee(s) to ensure that the payment of the Total Consideration or part thereof and/or the amounts payable hereunder is completed. Further, the Promoter shall not be liable or responsible for the repayment of such loan amount or any part thereof taken by the Allottee(s) to such bank/financial institution and/or in any other manner whatsoever.

7.2 The Allottee(s) hereby expressly agrees that as long as the aforesaid loan remains unpaid/outstanding, the Allottee(s), subject to the terms hereof, shall not sell, transfer, let out and/or deal with the said Premises in any manner whatsoever without obtaining the prior written permission of the Promoter and such bank/financial institution. The Promoter and/ or the Co-promoter shall not be liable or responsible for any of the acts of omission or commission of the Allottee(s) which are contrary to the terms and conditions governing the said loan. It shall be the responsibility of the Allottee(s) to inform the Promoter and the Co-promoter about the lien/charge of such bank/financial institution and the Promoter and the Co-promoter shall not be liable or responsible for the same in any manner whatsoever.

7.3 The Allottee(s) shall indemnify and keep indemnified the Promoter and the Co-promoter and its nominees / assignees for the time being and from time to time from and against all claims, costs, charges, expenses, damages and losses which the Promoter and or its Co-promoter and its directors for the time being and from time to time and its nominees / assignees may suffer or incur by reason of any action any such banks/financial institutions may initiate on account of such loan or for the recovery of the loan amount or any part thereof or on account of any breach by the Allottee(s) of the terms and

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conditions governing the said loan in respect of the said Premises. Notwithstanding the provisions hereof, the Allottee(s) hereby agrees and undertakes that the Promoter shall have first lien/charge on the said Premises towards all the unpaid Total Consideration, claims, costs, charges, expenses and losses etc. of the Promoter and the Allottee(s) further undertakes to reimburse the same to the Promoter without any delay, default or demur.

8. MORTGAGE OR CREATION OF CHARGE:

After the Promoter executes this Agreement, it shall not mortgage or create a charge on the said Premises and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee(s). Provided however, that nothing shall affect the already subsisting mortgage/charge created over the said Premises.

9. CAR PARKING :

The Allottee(s) is aware that as a part of the said Building and a common amenity, the Promoter are constructing a mechanical (Traverse Bay) Car parking system to be used by the Allottee(s) of the various premises in the said Building/Real Estate Project. At the request of the Allottee(s), the Promoter hereby allocates to the Allottee(s) 1 car parking space/s (hereinafter referred to as the "said Car Parking Space") without payment of any additional consideration therefor. The Allottee(s) is aware that the Promoter have in the like manner allocated and shall be allocating other car parking space/s to the other allottees of various premises in the Real Estate Project/Entire Project and the Allottee(s) undertakes not to raise any objection in that regard and the rights of the Allottee(s) to raise any such objection shall be deemed to have been waived. The Allottee(s) hereby accords his/her irrevocable and unconditional consent to the Promoter to allocate the other car parking spaces to the said other allottees of their respective premises in the said Building/Real Estate Project/Entire Project. The Allottee(s) hereby confirms, warrants and undertakes to use the car parking spaces so allocated to him/her for the purpose of parking his/her car only, and not for any other purpose, under the superintendence and control of the Society. The Allottee(s) hereby further warrants and confirms that the Allottee(s) shall, upon formation of the Society/Apex Body as contemplated herein, cause the Society/Apex Body to



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confirm and ratify and shall not and/or shall cause the Society/Apex Body not to alter or change the allocation of car parking spaces in the manner allocated by the Promoter to the various allottees (including the Allottee(s) herein) of the premises in the Building/ Real Estate Project/Entire Project.

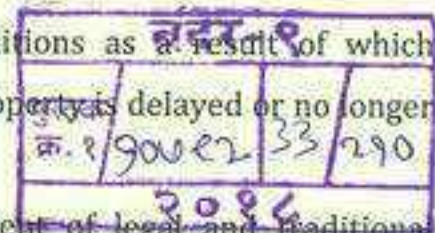
10. REGISTRATION

The Allottee(s) and/or the Promoter shall immediately after execution of this Agreement at the Allottee(s)' cost and expenses, lodge the same for registration with the concerned Sub-Registrar of Assurances within the time limit prescribed by the Registration Act, 1908 and both parties undertake to attend the office of the said Sub-Registrar of Assurances and admit execution thereof.

11. POSSESSION :

11.1 Subject to the Allottee(s) not being in breach of any of the terms hereof and the Allottee(s) having paid all the dues and amounts hereunder including the Total Consideration, the Promoter shall hand over possession of the Premises to the Allottee(s) on or before 31st July, 2022 (hereinafter referred to as the "Possession Date"). **Provided however**, that the Promoter shall be entitled to extension of time for giving delivery to the Allottee(s) of the said Premises on the Possession Date, if the completion of the said Building is delayed on account of any or all of the following factors:

- (i) any conditions beyond the reasonable control of Promoters, including acts of God like earthquake, perils of the sea or air, fire, flood or any drought, explosion, sabotage etc.; and
- (ii) any riots, bandhs, strikes and/or labour unrest and in consequence whereof and the construction on the said Building on the said Property is adversely affected; and
- (iii) any geological, subsurface ground conditions as a result of which construction, development on the said Property is delayed or no longer financially or technically viable; and
- (iv) any disruptions, challenges and placement of legal and traditional impediments by third parties notwithstanding the granting of any and all approvals by the concerned authorities which delay or materially adversely affects the implementation of the construction activities on the said Property; and
- (v) any reasons like war, civil commotion, acts of criminal or of public



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enemy, insurrection, blockade, embargo terrorism, etc. in consequence whereof the construction activities on the said Property could be adversely affected; and

- (vi) any embargo, notice, order, rule or notification of the Government and/or any other public body or authority or of the Court and/or any Act or Ordinance in consequence whereof construction activities on the said Lamor Land could be adversely affected; and
- (vii) any change in byelaws, policy and regulations of statutory authorities; and act of enemy, riots, civil commotion, or war or any court order or government notification, circular or order or subject to delay by the MCGM/SRA for approval of plans, grant of Occupation/Occupancy Certificate, any stay order/injunction order issued by any Court of Law, competent authority, MCGM, MHADA, SRA and/or other statutory authority; or subject to delay in grant of water, sewerage, electric, cable, gas, cable connection or any other service or any other cause, beyond the control of Developer if any;

and/or in case the registration of the Real Estate Project is extended by the Authority under the provisions of the RERA and the rules and regulations made thereunder.

- 11.2 In the event, the Promoter fails to abide by the time schedule for completing the said Building and for handing over the said Premises to the Allottee(s) on the Possession Date (save and except for the reasons as stated in Clause 11.1, then the Allottee(s) shall be entitled to either of the following:



all upon the Promoter by giving a written notice by courier/e-mail/registered post A.D. at the address provided by the Promoter (hereinafter referred to as the "Interest Notice"), to pay interest at the Interest Rate for every month of delay from the Possession Date on the Total Consideration paid by the Allottee(s). The interest shall be paid by the Promoter to the Allottee till the date of offering to hand

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over possession of the said Premises by the Promoter to the Allottee(s); or

(b) the Allottee(s) shall be entitled to terminate this Agreement by giving written notice to the Promoter by courier/e-mail/registered post A.D. at the address provided by the Promoter hereinbelow (hereinafter referred to as the "Allottee(s) Termination Notice"). On the receipt



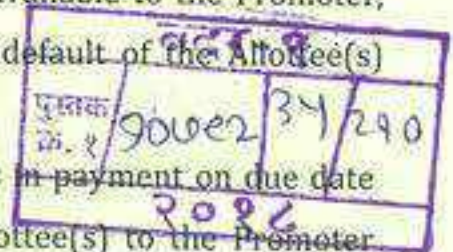
of the Allottee's Termination Notice by the Promoter, this Agreement shall stand terminated and cancelled. Within a period of 30 days from the date of receipt of the Allottee(s)' Termination Notice by the Promoter, the Promoter shall refund to the Allottee(s) the amounts already received by the Promoter under this Agreement with interest thereon at the Interest Rate to be computed from the date the Promoter received such amount/part thereof till the date such amounts with interest at the Interest Rate thereon are duly repaid. On such repayment of the amounts by the Promoter (as stated in this clause), the Allottee(s) shall have no claim of any nature whatsoever on the Promoter and/or the said Premises and/or the Aggregate Areas or any part thereof and/or the common areas and facilities and/or limited common areas and every part thereof and/or the said Property and the Promoter shall be entitled to deal with and/or dispose of the said Premises in the manner it deems fit and proper.

11.3 In case if the Allottee(s) elects his remedy under Clause 11.2 (a) above then in such a case the Allottee(s) shall not subsequently be entitled to the remedy under Clause 11.2 (b) above.

11.4 If the Allottee(s) fails to make any payments (including his/her/their proportionate share of taxes levied by the concerned local authority and other outgoings) on the stipulated date/s and time/s as required under this Agreement, then, the Allottee(s) shall pay to the Promoter interest at the Interest Rate, on all and any such delayed payments computed from the date such amounts are due and payable till the date such amounts are fully and finally paid together with the interest thereon at the Interest Rate.

11.5 Without prejudice to the right of the Promoter to charge interest at the Interest Rate, and any other rights and remedies available to the Promoter, the following events shall constitute an event of default of the Allottee(s) (hereinafter referred to as the "Event of Default"):

- (a) on the Allottee(s)' committing three defaults in payment on due date of any amount due and payable by the Allottee(s) to the Promoter under this Agreement (including but not limited to his/her/its proportionate share of taxes levied by concerned local authority and other outgoings);



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(b) breach by the Allottee of any of the terms and conditions herein contained.

11.6 Upon occurrence of an Event of Default the Promoter shall be entitled to at its own option and discretion, to require the Allottee(s) to specifically perform this Agreement or terminate this Agreement, without any reference or recourse to the Allottee(s); Provided that, the Promoter shall give prior notice of 15 (fifteen) days in writing to the Allottee(s) (hereinafter referred to as the "Default Notice") by courier/e-mail/registered post A.D. at the address provided by the Allottee(s) of its intention to terminate this Agreement with detail/s of the specific breach or breaches of the terms and conditions in respect of which it is intended to terminate the Agreement and the Allottee(s) fails to rectify the breach or breaches mentioned by the Promoter within a period of 30 (Thirty) days from the date of such notice. In such event, at the end of the said period of 30 days, the Promoter shall be entitled to terminate this Agreement by issuance of a written notice to the Allottee(s) (hereinafter referred to as the "Promoter Termination Notice"), by courier/e-mail/registered post A.D. at the address provided by the Allottee(s) herein below. On the receipt of the Promoter Termination Notice by the Allottee(s), this Agreement shall stand terminated and cancelled.

11.7 On the termination and cancellation of this Agreement in the manner as stated in Clause 11.6 above:

(a) The Promoter shall be entitled, without prejudice to any other rights and remedies available to the Promoter hereunder or otherwise, to forfeit the following amounts (hereinafter referred to as the "Forfeiture Amount") as cancellation charges which the Allottee(s) agrees, confirms and acknowledges, constitute a reasonable genuine and agreed pre-estimate of damages that will be caused to the Promoter, and that the same shall be in the nature of liquidated damages and not penalty:

i. an amount equivalent to 5% (five per cent) of the Total Consideration together with applicable taxes thereon; or

ii. in case of any brokerage being paid with respect to the booking or allotment of the said Premises, an amount equivalent to 7% (seven per cent) of the Total Consideration together with applicable taxes thereon.

(b) The Promoter will refund the balance, if any, without interest only after deducting and/or adjusting from the balance amounts, Service Tax,



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GST, VAT/MVAT and/or any other amount due and payable by the Allottee(s) and/or paid by the Promoter in respect of the Total Consideration;

- (c) In case if the Promoter receives a credit/refund of the service tax amount paid on this transaction from the statutory authorities, then in such a case the same shall be refunded by the Promoter to the Allottee(s) without any interest thereon.

11.8 If as a result of any legislative order or regulation or direction of the Government or public authorities, the Promoter are unable to complete the Real Estate Project and/or give possession of the said Premises to the Allottee(s) on or before the Possession Date (subject to extension of time for giving delivery of the said Premises on or before the Possession Date as stated in Clause 11.1 above), the Promoter may by notice in writing cancel the allotment of the said Premises to the Allottee(s) and terminate this Agreement and the only responsibility and liability of the Promoter in such an event will be to pay over to the Allottee(s) such consideration as may have been paid by the Allottee(s) with simple interest thereon at the Interest Rate from the date of receipt of each Instalment till the date of the said refund by the Promoter. The repayment of such amount shall be made by the Promoter in 12 equal monthly instalments starting from 60 days from the date of such termination.

11.9 On the termination and cancellation of this Agreement in the manner as stated in Clauses 11.6 and 11.8 above, the Allottee(s) shall have no right, title, interest, claim, lien or demand or dispute of any nature whatsoever either against the Promoter or in respect of the said Premises and/or the Aggregate Areas or any part thereof and/or the common areas and facilities and/or limited common areas and every part thereof and the Promoter shall be entitled to deal with and dispose of the same to any other person/s as the Promoter deems fit in its sole and absolute discretion without any further act or consent from the Allottee(s) and/or any notice or reference to the Allottee(s).

11.10 In the event of termination and cancellation of this Agreement in the manner as stated in Clauses 11.1, 11.6 and 11.8 above, the Allottee(s) hereby grants to the Promoter the unequivocal and irrevocable consent to recover/set



off/adjust the amounts payable by the Allottee(s) to the Promoter including the Total Consideration, the Contribution, interest, Liquidated Damages and/or any other charges that may be payable by the Allottee(s) to the Promoter hereunder from the amounts if any, payable by the Promoter to the Allottee(s). The Allottee(s) agrees and undertakes not to raise any objection or make any claims with regard to such adjustment/set off, and, the claims if any of the Allottee(s) in that regard shall be deemed to have been waived.

11.11 Upon obtaining the Occupancy Certificate from MCGM or other competent authority and upon payment by the Allottee(s) of the requisite Instalments of the Total Consideration and all other amounts due and payable in terms of this Agreement and the Allottee(s) not being in breach of any of the terms hereof, the Promoter shall offer possession of the said Premises to the Allottee(s) in writing (hereinafter referred to as the "Possession Notice"). The Allottee(s) agrees to pay the maintenance charges as determined by the Promoter/FMC or the Society, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee(s) in writing within 7 (Seven) days of receiving the Occupancy Certificate of the said Building.

11.12 The Allottee(s) shall take possession of the said Premises within (15) fifteen days of the date of the Possession Notice by executing necessary indemnities, undertakings and such other documentation as may be prescribed by the Promoter, and the Promoter shall give possession of the said Premises to the Allottee(s). Irrespective of whether the Allottee(s) takes or fails to take possession of the said Premises within the time provided in this sub-clause, the Allottee(s) shall continue to be liable to bear and pay his/her/its proportionate share i.e. proportionate to the carpet area of the said Premises, of outgoings in respect of the said Premises as also the said Building including maintenance charges and all other charges with respect to the said Premises as applicable and as shall be decided by the Promoter/FMC/the Society, local taxes, betterment charges, other direct and/or indirect taxes of every nature, or such other levies by MCGM, MHADA or other competent authority or other concerned local authority and/or Government, water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said Building and/or the said Lamor Land. Until the Society is formed and the Society Conveyance (defined herein below) is duly




executed and registered, the Allottee(s) shall pay to the Promoter such proportionate share of outgoings as may be determined by the Promoter/FMC at its sole discretion. The amounts so paid by the Allottee(s) to the Promoter shall not carry any interest and remain with the Promoter until conveyance/lease of the said Building/Real Estate Project is executed in favour of the Society (defined hereinafter). On such conveyance/lease being executed in respect of the said Building/Real Estate Project, the said amounts less deductions provided for in this Agreement shall be paid over by the Promoter/FMC to the Society (defined hereinafter).

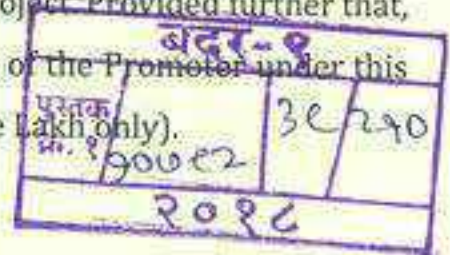
- 11.13 Notwithstanding the aforesaid, it shall be deemed that the Allottee(s) has taken possession of the said Premises from the expiry of the 15th day of the date of the Possession Notice and this date shall be deemed to be the 'Date of Possession' and all the obligations of the Allottee(s) relating to the said Premises shall be deemed to be effective from the date of such Deemed Possession. The Allottee(s) shall alone be responsible and liable in respect of any loss or damage that may be caused to the said Premises from the expiry of 15 days from the date of Possession Notice.

12. DEFECT LIABILITY

If within a period of 5 (Five) years from the date of handing over the said Premises to the Allottee(s) as aforesaid, the Allottee(s) brings to the notice of the Promoter any structural defect in the said Premises or any defect on account of workmanship, quality or provision of service then, wherever possible, such defects shall be rectified by the Promoter at its own costs. In case it is not possible to rectify such defects, the Allottee(s) shall be entitled to receive from the Promoter reasonable compensation for rectifying such defect in the manner as provided under the RERA. It is clarified that the Promoter shall not be liable for any such defects if the same have been caused by reason of the wilful default and/or negligence of the Allottee(s) and/or any other allottees in the Real Estate Project/Entire Project. Provided further that, subject to the provisions of the RERA, the liability of the Promoter under this clause shall not exceed Rs. 1,00,000/- (Rupees One Lakh only).

13. BINDING EFFECT:

Forwarding this Agreement to the Allottee(s) by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee(s)




until, firstly, the Allottee(s) signs and delivers this Agreement with all the Schedules and Annexures along with the payments due as stipulated in the Instalments as mentioned in **Annexure "I"** hereto, within 30 (thirty) days from the date of receipt of this Agreement by the Allottee(s) and secondly, lodges and appears for registration of the same before the concerned Office of the Sub-Registrar of Assurances as and when required if the same is lodged for registration by him or, if the Promoter have lodged the same for registration, as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee(s) and/or appear before the said Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee(s) for rectifying the default, which if not rectified within 15 (fifteen) days from the date of the receipt of the said notice by the Allottee(s), the application of the Allottee(s) shall be treated as cancelled and all sums deposited by the Allottee(s) in connection therewith including the booking amount shall be returned to the Allottee(s) without any interest or compensation whatsoever.

14. SET OFF/ADJUSTMENT

The Allottee(s) hereby grants to the Promoter the unequivocal and irrevocable consent to recover/set off/adjust the amounts payable by the Allottee(s) to the Promoter including the Total Consideration, the Contribution/, interest and/or Liquidated Damages and/or any other charges, if any, payable by the Allottee to the Promoter in terms of this Agreement from the amounts if any, payable by the Promoter to the Allottee(s). The Allottee(s) agrees and undertakes not to raise any objection or make any claims with regard to such adjustment/set off, and, the claims if any of the Allottee(s) in that regard, shall be deemed to have been waived.

15. FORMATION OF THE SOCIETY AND OTHER SOCIETIES:

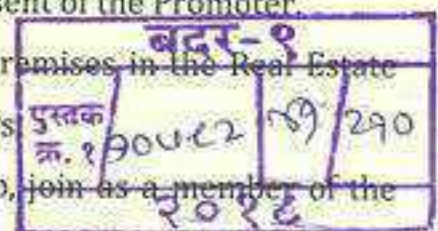
15.1 Upon 51% of the total number of units/premises in the Real Estate Project being booked by allottees, the Promoter shall submit an application to the competent authorities to form a co-operative housing society and/or a condominium of apartments and/or an association of allottees and/or a limited company to comprise solely of the Allottee(s) and other allottees of the units/premises in the Real Estate Project, under the provisions of the



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applicable laws read with the RERA and the rules and regulations made thereunder.

- 15.2 The Allottee(s) shall, along with other allottees of premises/units in the Real Estate Project, join in forming and registering a co-operative housing society and/or a condominium of apartments and/or an association of allottees and/or a limited company (i.e. the Society) under the provisions of the applicable laws and in accordance with the provisions of the RERA and the rules and regulations made thereunder, in respect of the Real Estate Project in which the allottees of the premises in the Real Estate Project alone shall be joined as members.
- 15.3 For this purpose, the Allottee(s) shall from time to time sign and execute the application for registration and/or membership and all other papers, forms, writings and documents necessary for the formation and registration of the Society and for becoming a member thereof, including the bye-laws of the Society and shall duly fill in, sign and return to the Promoter within 7 (seven) days of the same being made available to the Allottee(s) so as to enable the Promoter to register the Society. No objection shall be taken by the Allottee(s) if any changes or modifications are made in the draft/final bye-laws of the Society, as may be required by the Registrar of co-operative societies or any other concerned authority.
- 15.4 The name of the Society shall be solely decided by the Promoter. The Allottee(s) agrees and undertakes to cause the Society to ratify and confirm that the name of the Real Estate Project/the said Building and/or the Society shall not be changed without the prior written consent of the Promoter.
- 15.5 The Society shall admit all allottees of flats and premises in the Real Estate Project as members, in accordance with its bye-laws.
- 15.6 The Promoter shall be entitled, but not obliged to, join as a member of the Society in respect of unsold premises in the Real Estate Project, if any.
- 15.7 Subject to compliance being made with the provisions of the RERA, the rules and regulations made thereunder, the bye-laws of the Society and other applicable laws, if any, and the rules made thereunder, the Society shall admit as its members all the allottee(s) purchasing the premises in the Real Estate Project as may be nominated by the Promoter including the Allottee(s) herein. For admission of allottee(s) nominated by the Promoter, the Society shall not charge any donation or premium for admitting them as the members of the Society.



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- 15.8 Post execution of the Society Conveyance/Lease Deed (defined herein below), the Society shall be responsible for the operation and management and/or supervision of the Real Estate Project, and the Allottee(s) shall extend necessary co-operation and shall do the necessary acts, deeds, matters and things as may be required in this regard.
- 15.9 Upon 51% of allottees of premises/units in the other real estate projects to be developed on the said Property having booked their respective premises/units, the Promoter shall submit application/s to the competent authorities to form a co-operative housing society and/or a condominium of apartments and/or an association of allottees and/or a limited company (i.e. Other Societies) to comprise solely of the allottees of units/premises in those particular real estate projects, under the provisions of the applicable law, read with the RERA and the rules and regulations made thereunder. The Promoter shall similarly undertake the necessary steps for formation of the Other Societies in which the allottees of the premises/units comprised in the other real estate projects comprised in the said Property shall become members, in accordance with the provisions of the applicable law and the RERA and the rules and regulations made thereunder.
- 15.10 The cost, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the formation of the Society and/or Other Societies, including in respect of (a) any documents, instruments, papers and writings, (b) professional fees charged by the Advocates & Solicitors engaged by the Promoter for preparing, drafting and approving all such documents, shall be borne and paid by the respective Society/Other Societies and their respective members/intended members including the Allottee(s); as the case may be, and the Promoter shall not be liable toward



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16. CONVEYANCE / LEASE DEED:			
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Within 3 months from the date of issuance of the Full Occupation Certificate and/or such other period as may be provided under the relevant applicable law, whichever is higher, the Real Estate Project with the common areas of the Real Estate Project, facilities and amenities described in the **Forth Schedule** hereunder written shall be caused to be leased/conveyed to the Society condominium or limited company vide a registered indenture of conveyance / Lease Deed ("**Society Conveyance**") by the Co-promoter. The Society shall be required to join in the execution and registration of the

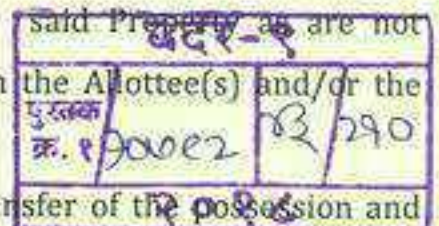


Society Conveyance. The costs, expenses, charges, levies and taxes on the Society Conveyance and the transaction contemplated thereby including stamp duty and registration charges shall be borne and paid by the Society alone. Post the Society Conveyance, the Society shall be responsible for the operation and management and/or supervision of the Real Estate Project including any common areas facilities and amenities and the Promoter and the Co-promoter shall not be responsible for the same, subject to the terms of this Agreement.

- 16.2 At the time of execution of Lease Deed of the said LAMOR building and the land beneath the building LAMOR and/or relevant part of the said Property in accordance with the provisions hereof, if any permission is required to be obtained or any compliance is to be effected as per the Land Acquisition Act and/or any Central or State legislation and/or any rules framed there-under and/or under any other order, notification or ordinance whatsoever and by whatever name called, the same shall be compiled by the Allottee/s and/or the co-operative housing society and/or a condominium of apartments and/or an association of allottees and/or a limited company formed by the Allottee/s in consultation and co-operation with the Co-Promoter and all costs, charges and expenses, if any, that may have to be incurred in connection therewith, shall be borne and paid by the Allottee/s and/or the co-operative housing society and/or a condominium of apartments and/or an association of allottees and/or a limited company and not by the Promoter and Co-promoter.

- 16.3 It is further clarified and the Allottee(s) agrees that save and except the rights agreed to be conferred upon the Allottee(s) and/or the Society and Other Societies, no other right/s are contemplated or intended to be conferred upon the Allottee(s) and/or the Society and Other Societies, in respect of the Real Estate Project and/or the said Property and in this regard the Allottee(s) for himself/herself/itself and/or the Society/Other Societies, undertakes not to claim and cause the Society/Other Societies not to claim any such right/s in respect of the Real Estate Project and/or the said Property as are not contemplated or intended to be conferred upon the Allottee(s) and/or the Society/Other Societies.

- 16.4 It is further clarified that irrespective of the transfer of the possession and title of the said Premises/Real Estate Project/ said Property /Entire Project to the Allottee(s)/Society/Other Societies and/or the Apex Body (defined hereinbelow), the rights under this Agreement reserved for the Promoter and



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Co-promoter (if any) including the right to exploit the potential of the said Property shall be subsisting and shall continue to vest in the Promoter and Co-promoter (if any) and the Allottee(s)/Society/Other Societies/Apex Body in this regard for himself/herself/themselves waives all his/her/their/its rights in that regard and undertakes not to claim any such rights and cause the Society/Other Societies/Apex Body not to claim any such rights.

- 16.5 It is further clarified that after the lease/conveyance of the title/Real Estate Project/ said Property /Entire Project to the Society/Other Societies/Apex Body (defined herein below), the Promoter and the Co-promoter shall continue to have the rights and entitlement to advertise, market, book, sell and/or offer to sell and/or allot to any person to purchase any premises in the Real Estate Project and/or other buildings constructed on the said Property respectively, which are till that time not sold or allotted and shall be allowed to do so by the Society/Other Societies/Apex Body (defined herein below) without any restriction or entry of the Entire Project/the said Property and development of common areas. In such case, the Promoter shall also be permitted the entry of the premises of the Entire Project/the said Property and common areas to also discharge its obligations regarding remedying of defects as provided in Section 14 (3) of the RERA and this Agreement in this respect.

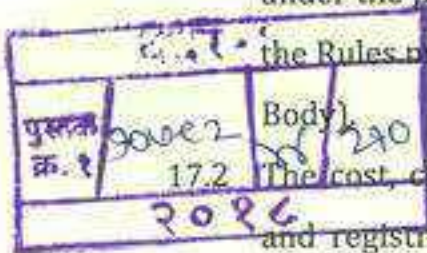
FORMATION OF THE APEX BODY:

17.1 Within a period of 3 (three) months of obtainment of the Occupation Certificate of the last real estate project on the said Property and the Entire Project, the Promoter shall submit application/s to the competent authorities to form a federation of societies comprising the Society and Other Societies, under the provisions of the Maharashtra Co-operative Societies Act, 1960 and

the Rules made thereunder, read with RERA and the RERA Rules (i.e. the Apex

Body).
17.2 The cost, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the formation of the Apex Body,

including in respect of (a) any documents, instruments, papers and writings, (b) professional fees charged by the Advocates & Solicitors engaged by the Promoter for preparing, drafting and approving all such documents, shall be borne and paid by the Apex Body and its members/intended members, and the Promoter shall not be liable toward the same.



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18. TITLE OF THE SAID PROPERTY TO THE APEX BODY:

18.1 The overall scheme of the development of the said Property is being carried out under the provisions of Rule 33(10) of the DCR and such other provisions of the DCR as applicable and/or such other incentive scheme as may be sanctioned under the provisions of the DCR from time to time.

18.2 The said Property is owned in the manner as set out in the recitals above. Accordingly, the said Property shall be transferred in favour of the Apex Body, in accordance with the applicable laws as may be prevailing from time to time, including the RERA, the MHADA Act and the rules and regulations made thereunder, and the deeds and documents as set out in the recitals above by the Co-promoter. The terms embodied in this Clause are one of the principal, material and fundamental terms on which the said Premises is agreed to be sold to the Allottee(s).

18.3 Within a period of 3 (three) months of registration of the Apex Body:

a. The Co-promoter shall cause to transfer/lease/convey the said Property or the entire free sale land (i.e. the Promoter's/Developer's entitlement) beneath the building standing on the said Property and comprised in the Entire Project in favour of the Apex Body, in accordance with the applicable laws as may be prevailing from time to time, including the RERA and the rules and regulations made there under and the deeds and documents as set out in the Recitals above ("the said Transfer Document").

b. The Apex Body shall be required to join in the execution and registration of the Transfer Document. The costs, expenses, charges, duties and taxes on the Transfer Document and the transaction contemplated thereby including stamp duty, registration charges and the professional fees charged by the Advocates & Solicitors engaged by the Promoter for preparing, drafting and approving the Transfer Document and/or related document/s shall be borne and paid by the Apex Body and its members/intended members, and the Promoter shall not be liable toward the same. Post the execution of the Transfer Document, the Apex Body shall be responsible for the operation and management and/or supervision of the Said Property including any common areas facilities and amenities and the Promoter shall not be responsible for the same.



19. FACILITY MANAGEMENT COMPANY

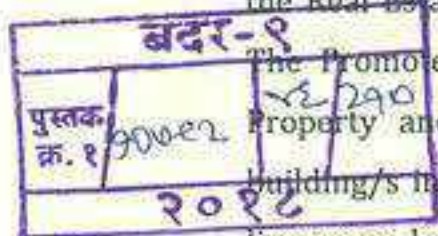
19.1 The Allottee(s) is aware that the Promoter may, at its discretion, in respect of the Real Estate Project and/or the Entire Project appoint a Facility Management Company ("FMC") to manage the Real Estate Project/Entire Project and the facilities/amenities and/or provide any or procure provisions of services.

19.2 The Promoter have the right to enter into contract with any third party/agency for the purpose of maintenance and upkeep of the Real Estate Project and/or the said Property and/or the Entire Project. Such decision shall be final and binding until the Transfer Document in respect of the said Property is executed in favour of the Apex Body. Thereafter, subject to the provisions of the Clause below, the Society and/or the Apex Body, as the case may be, shall be entitled to undertake the maintenance of the Real Estate Project and/or the said Property and/or the Entire Project or any part thereof in the manner it was handed over save and except normal wear and tear thereof. The Society and/or the Apex Body, as the case may be, shall create and maintain a sinking fund for the purpose of maintenance and if the Society and/or the Apex Body, as the case may be, commits default, the Promoter shall have a right to rectify the default and recover the expenses from the Society and/or the Apex Body, as the case may be. The Promoter may also formulate the rules, regulations and bye-laws for the maintenance and upkeep of the Real Estate Project and/or the said Property and/or the Entire Project and the Allottee(s) hereby agrees and undertakes to abide and follow and not to deviate from any of the provisions of such rules, regulations and



19.3 The Promoter shall have the right to designate any space on the Real Estate Project and/or the said Property and/or the Entire Project or any part thereof for third party service providers for the purpose of facilitating the provision and proper maintenance of utility services to be availed by the occupants of the Real Estate Project and/or the said Property and/or the Entire Project.

The Promoter shall also be entitled to designate any space on the said Property and/or in the terrace of the Real Estate Project and/or the building/s in the Entire Project to such utility provider either on leave and licence or leasehold basis for the purpose of installing power sub-stations with a view to service the electricity requirement in the Real Estate Project



and/or the said Property and/or the Entire Project and/or in any other buildings in the Entire Project.

- 19.4 Notwithstanding any other provision of this Agreement, the Promoter have the right to and shall be entitled to nominate any person as FMC to manage the operation and maintenance of the Real Estate Project and/or the said Property and/or the Entire Project, common amenities and facilities on the said Property or any portion/s thereof during the development of the Real Estate Project/the said Property. The Promoter have the authority and discretion to negotiate with such FMC and to enter into and execute formal agreement/s for maintenance and management of infrastructure with it/them. The cost incurred in appointing and operating the FMC shall be borne and paid by the residents/Allottee(s)/occupiers of the premises in the Entire Project on pro rata basis in the manner as may be determined by the FMC and/or the Promoter, as part of the development and common infrastructure charges referred to herein in accordance with the terms of this Agreement. Such charges may vary from time to time and the Allottee(s) agrees that he/she/it shall not raise any dispute regarding the appointment of any such FMC by the Promoter or towards the maintenance charges determined by such agency and/or the Promoter. It is agreed and understood by the Allottee(s) that the cost of maintenance of the Real Estate Project shall be borne and paid by the allottees of the units/premises in the Real Estate Project alone.

- 19.5 The Allottee(s) agrees to abide by any and all terms, conditions, rules and/or regulations that may be imposed by the Promoter and/or the FMC, including without limitation, payment of the Allottee(s)' share of the service charges that may become payable with respect to the operation and maintenance of the common areas and facilities of the Real Estate Project and/or the said Property and/or the Entire Project constructed thereon.

- 19.6 The Allottee(s) is aware that the Owner/Promoter are not in the business of providing services proposed to be provided by the FMC or through the FMC. The Promoter does not warrant or guarantee the use, performance or otherwise of these services provided by the respective service providers/FMC. The Parties hereto agree that the Owners/Promoter are not and shall not be responsible or liable in connection with any defect or the



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performance/non-performance or otherwise of these services provided by the respective service providers/FMC.

20. COMMON AREAS AND AMENITIES, RESTRICTED AREAS AND AMENITIES AND CLUB

20.1 The Promoter, subject to the provisions of the said Development Agreement with Co-Promoter as aforesaid, shall make available the Common Areas and Amenities in the Real Estate Project and the Entire Project as mentioned in **the Third and Fifth Schedules respectively**. The terms of user of the Common Areas and Amenities are also set out in the said Schedules.

20.2 The Promoter does not warrant or guarantee the use, performance or otherwise of these services. The Parties hereto agree that Promoter/Co-promoter shall not be responsible and/or liable in connection with any deficiency or the performance/non-performance of the services or otherwise provided to the Allottee(s).

21. CONTRIBUTION, CHARGES AND EXPENSES

21.1 The Allottee(s) shall on or before delivery of possession of the said Premises, in addition to the Total Consideration, pay to the Promoter the amounts mentioned in **Annexure "H"**.

21.2 The Allottee(s) is aware that the Contribution is provisional and is subject to revision by the Promoter, to which the Allottee(s) has no objection. The Allottee(s) agrees and undertakes to pay such revised Contribution on demand and without any demur or objection to the Promoter as the case may be.

21.3 The Contribution charge has been calculated taking into account relevant costs at the time of commencement of the construction activity and would be adjusted for inflation at the time of possession.

21.4 After the possession of the said Premises is handed over to the Allottee(s) and till the Real Estate Project is handed over to the Society, the Allottee(s) agrees and undertakes to pay such provisional monthly contribution and such



proportionate share of outgoings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever. All the deposits payable to the Municipal Corporation of Greater Mumbai, MSEB, for water connection and electricity charges, gas connection, I.O.D. deposit, layout deposit or permanent deposits and the deposits payable for the amenities to be provided such as Internet connection, telephone connection or any other amenity specified at a later date in respect of the Premises which become payable shall be paid or reimbursed to the Promoter by the Allottee.

21.5 Without prejudice to the provisions of clause 21.1 to 21.4, the Allottee(s) agrees and undertakes to pay Infrastructure Charges, proportionate share towards development charges, betterment charges, repair and maintenance charges and property tax that may be levied or become payable and as determined by the Promoter in respect of the said Property and/or the said Premises, as the case may be.

21.6 The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee(s) as advance or deposit, sums received on account of the share capital for the promotion of the Society or towards the outgoings, legal charges and shall utilize the amount only for the purposes for which they have been received.

21.7 In addition, the Allottee(s) shall also pay to the Promoter for meeting all legal costs, charges and expenses, including professional costs of the Attorneys-at-Law/Advocates of the Promoter in connection with this Agreement, the transaction contemplated hereby, the formation of the Society/Apex Body, for preparing the rules, regulations and bye-laws of the Society/Apex Body, and, the cost of preparing and engrossing the Society Conveyance, the Transfer Document and other deeds, documents and writings.

22. TAXES, LEVIES AND CHARGES

22.1 The Allottee(s) agrees that all levies and/or taxes and/or assignments and/or charges of any nature whatsoever (present or future), including but not limited to Service Tax and VAT/MVAT, GST, Stamp Duty, Registration Charges as are or may be applicable and/or payable hereunder or in respect of the



said Premises or otherwise and all out of pocket costs, charges and expenses on all documents for sale and/or transfer of the said Premises shall:-

- i. be solely and exclusively borne and paid by the Allottee(s), and
- ii. shall be exclusive of and in addition to the Total Consideration.

22.2 It is, however, clarified that the property taxes in respect of the Premises shall be borne and paid by the Allottee(s) only after the Promoter hands over possession of the said Premises to the Allottee(s).

22.3 The Allottee(s) confirms and agrees that the Allottee(s) alone shall and undertakes to bear and pay on demand all sums, taxes, levies, charges, deposits, duties, fees and premium.

23. INTEREST

The Allottee(s) agrees to pay to the Promoter simple interest at the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% (In case the State Bank of India Marginal Cost of Lending Rate is not in use at the relevant time, then the Interest Rate shall be such benchmark lending rates which the State Bank of India may fix from time to time for lending to the general public plus 2% (two per cent) or such other rate as may be prescribed under the RERA from time to time) on all the amounts including the Total Consideration or any part thereof, which become due and payable by the Allottee(s) to the Promoter under the terms of this Agreement from the date of the said amount becoming due and payable by the Allottee(s) to the Promoter till the date of realization of such payment.

24. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:

24.1 The Promoter hereby represents and warrants to the Allottee(s) as follows, subject to what is stated in this Agreement and all its Schedules and Annexes, subject to what is stated in the Title Certificate, and subject to the RERA

Certificate:

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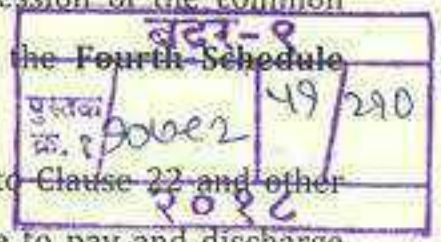
a. The Promoter have clear and requisite rights and authority to carry out development upon the said Property and also has actual, physical and legal possession of the said Property for the implementation of the Entire Project including the Real Estate Project;

b. The Promoter have lawful rights and requisite approvals from the competent authorities to carry out development of the said Building and



shall obtain requisite approvals from time to time to complete the development of the said Building;

- c. There are no encumbrances upon the said Building except those disclosed to the Allottee(s) and/or in this Agreement;
- d. There are no litigations pending before any Court of law with respect to the said Building except those disclosed to the Allottee(s) and/or uploaded on the Authority's website as aforesaid;
- e. All approvals, licenses and permits issued by the competent authorities with respect to the Building and the said Property, are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the said Building and the said Property, shall be obtained by following due process of law and the Promoter have been and shall, at all times, remain to be in compliance with all applicable laws in relation to the said Building, the said Property and common areas;
- f. The Promoter have the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee(s) created herein, may prejudicially be affected;
- g. The Promoter have not entered into any agreement for sale and/or development agreement or any other agreement/arrangement with any person or party with respect to the said Property and the said Premises, which will, in any manner, affect the rights of the Allottee(s) under this Agreement;
- h. The Promoter confirms that the Promoter are not restricted in any manner whatsoever from selling the said Premises to the Allottee(s) in the manner contemplated in this Agreement;
- i. At the time of execution of the Society Conveyance, the Co-promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Real Estate Project as detailed in the ~~Fourth Schedule~~ hereunder written to the Society;
- j. The Promoter have duly paid and shall, subject to ~~Clause 22~~ and other applicable provisions in this Agreement, continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the Real Estate



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Project to the competent authorities till the Society Conveyance and thereupon shall be proportionately borne by the Society;

- k. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said Property) has been received or served upon the Promoter in respect of the said Property and/or the said Building except those disclosed to the Allottee(s);

25. ALLOTTEE(S) COVENANTS:

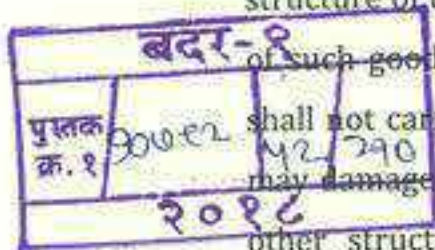
25.1 The Allottee(s) for himself with intention to bring all persons into whosoever hands the Premises may come, doth hereby covenant with the Promoter:-

- a. To maintain the said Premises at the Allottee(s)'s own cost in good tenantable repair and proper condition from the date the possession of the said Premises is taken and shall not do or suffer to be done anything in or to the Building in which the said Premises is situated, or to the staircase or any passages in which the said Premises may be situated against the rules, regulations or bye-laws or concerned local or any other authority or change/alter or make addition in or to the Building in which the said Premises is situated and the said Premises itself or any part thereof without the consent of the concerned authorities, if required.

- b. The name of the Building/Real Estate Project/Entire Project shall not be changed at any time by the Allottee(s) and/or the Society and/or Other Societies and/or the Apex Body without the prior written consent of the Promoter.

The Allottee(s) shall only upon obtaining and after receipt of the Occupation Certificate, use the said Premises or any part thereof or permit the same to be used for purpose of residence and shall use the Car Parking Space only for purpose of keeping or parking the Allottee(s)'s own vehicle.

Not to store in the said Premises any goods which are of a hazardous, combustible or dangerous nature so as to damage the construction or structure of the Building in which the said Premises is situated or the storing of such goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages on upper floors which may damage or be likely to damage the staircases, common passages or any other structure of the Building in which the said Premises is situated including the entrance/s of the Building in which the said Premises is situated



and in case any damage is caused to the Building in which the said Premises is situated or to the said Premises on account of negligence or default of the Allottee(s) in this behalf, the Allottee(s) shall be liable for the consequences of such breach.

- e. To carry, out at his own cost, all internal repairs to the said Premises and maintain the said Premises in the same condition, state and order in which it was delivered by the Owners/Promoter to the Allottee(s) and shall not do or suffer to be done anything in or to the Building in which the said Premises is situated which may be given as per the rules, regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee(s) committing any act in contravention of the above provision, the Allottee(s) shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- f. Not to make any changes whatsoever which would cause any change to the external façade of the said Premises/Building, including but not limited to making any change or to alter the windows and/or grills provided by the Promoter.
- g. Not to demolish or cause to be demolished the said Premises or any part thereof, nor at any time make or cause to be made any structural additions or alterations of any nature whatsoever in or to the said Premises or any part thereof, nor any alteration in the elevation and outside color scheme of the Building in which the said Premises is situated and keep the portion, sewers, drains, pipes in the Premises and appurtenances thereto in good tenantable repair and condition, and in particular so as to support, shelter and protect the other parts of the Building in which the said Premises is situated and shall not chisel or in any other manner damage or cause damage to the columns, beams, walls, slabs or RCC, Pardis or other structural members in the said Premises without the prior written permission of the Promoter.
- h. 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/or the Building in which the said Premises is situated or any part thereof or whereby any increase in the premium shall become payable in respect of the insurance.
- i. 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/or the Building in which the said Premises is situated.
- j. Ensure and cause the Society to ensure that the Building is painted once every 5 years and kept in good and proper condition.

SUB-REGISTRAR	
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30/06/22	3086



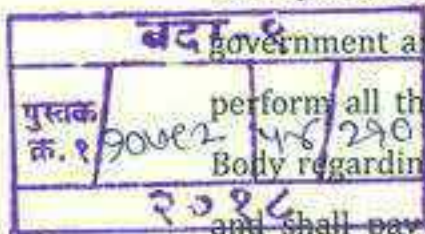
- k. Not to put any wire, pipe, grill, plant outside the said Premises and not to dry any clothes and not to put any articles outside the said Premises or the windows of the said Premises.
- l. Not to put any claim in respect of the restricted amenities including open car parking space, open space, stilt parking, hoarding, gardens attached to other premises or terraces and the same are retained by the Owner/Promoter as restricted amenities.
- m. To pay to the Promoter, within 15 (Fifteen) days of demand by the Promoter, its share of security deposit demanded by the concerned local authority or government for giving water, electricity or any other service connection to the Building in which the said Premises is situated.
- n. To bear and pay the increase in local taxes, development charges, water charges, insurance and such other taxes, fees, levies, if any, which are imposed by the concerned local authority and/or government and/or other public authority, on account of change of user of the said Premises by the Allottee(s) viz. user for any purposes other than for residential or otherwise.
- o. The Allottee(s) shall not without the prior written consent of the Promoter let, sub-let, transfer, assign or part with the Allottee(s)' interest or benefit under this Agreement or part with the possession of the said Premises until the possession of the said Premises is handed over to the Allottee(s). Thereafter, the Allottee(s) may with the prior written consent of the Promoter (which consent shall not be unreasonably withheld) sell, transfer, lease, assign or dispose of the said Premises provided that the Allottee(s) is not in breach of any of the terms hereof and all amounts due and payable

under this Agreement have been paid.

The Allottee(s) shall observe and perform all the rules and regulations or bye-laws which the Society/Apex Body has adopted/may adopt and the additions, alterations or amendment thereof that may be made from time to time for the protection and maintenance of the Building and the said Premises therein and for the observance and performance of the said Building rules, regulations

and bye-laws for the time being of the concerned local authority and of

government and other public bodies. The Allottee(s) shall also observe and perform all the stipulations and conditions laid down by the Society/Apex Body regarding the occupation and use of the said Premises in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement.



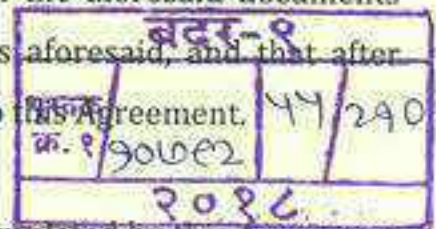
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- q. The Allottee(s) agrees and acknowledges that the sample premises constructed by the Promoter and all furnitures, items, electronic goods, amenities etc. provided thereon are only for the purpose of show casing the premises and the Promoter are not liable/required to provide any furniture, items, electronic goods, amenities etc. as displayed in the sample premises, other than as expressly agreed by the Promoter under this Agreement.
- r. Until a Deed of Lease/Conveyance in favour of the Society is executed or the Real Estate Project is handed over to the Society on completion thereof and the Entire Project is declared by the Promoter as completed and handed over to the Apex Body, the Allottee(s) shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times to enter into and upon the said Premises, Building and Buildings in the Entire Project or any part thereof including in the Real Estate Project to view and examine the state and condition thereof.
26. Nothing contained in this Agreement is intended to be or shall be construed as a grant, demise or assignment in law of the said Property and the said Building/Real Estate Project/Entire Project or any part thereof. The Allottee(s) shall have no claim with regards to any or all the open spaces, parking spaces, lobbies, staircase, terraces, gardens attached to the other premises, recreation spaces etc., save and except in respect of the said Premises hereby agreed to be sold to him/her/them as set out herein.
27. The Allottee(s) hereby declares that he/she/they has/have read and understood the Agreement and all the documents related to the said Property and the said Premises purchased by the Allottee(s) and has/have expressly understood the contents, terms and conditions of the aforesaid documents and all the disclosures made by the Promoter as aforesaid, and that after being fully satisfied the Allottee(s) has entered into this Agreement.
28. All Notices to be served on the Allottee(s) as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee(s) by registered post A.D. The respective addresses of the parties are as follows:-
- a) In case of Promoter
- Address: SANKALP SIDDHI DEVELOPERS PVT. LTD
A-201, Rajpipla, Opposite Standard Chartered Bank,
Linking Road, Santacruz (West), Mumbai - 400 054.



b) In case of Allottee(s) : M/s. Capacite Infraprojects Limited

Address: 605-607, Shrikant Chambers, 6th Floor, Phase- I, Adjacent to R K Studios, Sion- Trombay Road, Mumbai- 400 071

c) In case of Co-Promoter

Address: SAHYOG HOMES LTD.

321, Morya Estate, New Link Road,

Opp. Infinity Mall,

Andheri (W), Mumbai - 400 053.

29. DISPUTE RESOLUTION AND GOVERNING LAW

29.1. If any dispute(s) or difference(s) arises between the Parties at any time relating to the construction or interpretation of this Agreement or any term or provision hereof or the respective rights, duties or liabilities of either Party hereunder, then the aggrieved Party shall notify the other Party in writing thereof, and the Parties shall endeavour to resolve the same amicably by mutual discussions.

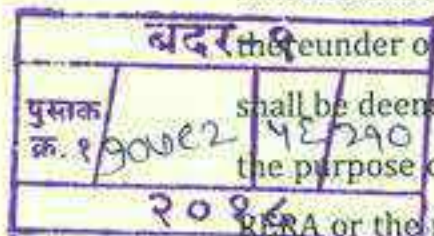
29.2 In case of failure to settle such dispute amicably, such dispute(s) or difference(s) shall be referred to the Authority at Mumbai as per the provisions of the RERA and the rules and regulations made thereunder.

29.3. This Agreement shall be governed and interpreted by and construed in accordance with the laws of India as applicable in Mumbai City. The Courts at Mumbai alone shall have exclusive jurisdiction over all matters arising out of or relating to this Agreement.



SEVERABILITY

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



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In such event, this Agreement shall be construed as if the unenforceable provision had not been contained therein and the Parties shall negotiate in good faith to replace such unenforceable provision so as to give effect nearest to the provision being replaced, and that preserves the Parties' commercial interests under this Agreement.

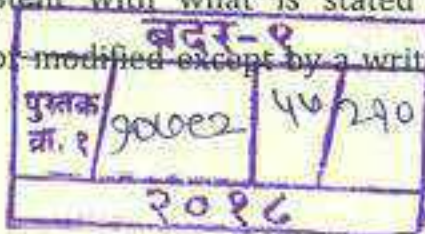
- 31.2 If at any time, any provision of this Agreement is or becomes illegal, invalid or unenforceable in any respect under the law of any jurisdiction, that shall not affect or impair the legality, validity or enforceability in that jurisdiction of any other provisions of this Agreement or the legality, validity or enforceability under the law of any other jurisdiction of that or any other provision of this Agreement.

32. WAIVER:

Any delay tolerated or indulgence shown by the Promoter in enforcing any of the terms of this Agreement or any forbearance or extension of time for payment of instalment to the Allottee(s) by the Promoter shall not be construed as a waiver on the part of the Promoter of any breach or non-compliance of any of the terms and conditions of this Agreement by the Allottee(s) nor shall the same in any manner prejudice or affect the rights of the Promoter.

33. ENTIRE AGREEMENT

The Parties agree that the Agreement, Schedules, Annexure and Exhibits and Amendments thereto, constitute the entire understanding between the Parties concerning the subject matter hereof. The terms and conditions of this Agreement overrides, supersedes, cancels any prior oral or written agreements, negotiations, commitments, writings, discussions, representations and warranties made by the Promoter in any documents, brochures, advertisements, hoardings, etc. and/or through any other medium hereinbefore agreed upon between the Promoter and the Allottee(s) which may in any manner be inconsistent with what is stated herein. This Agreement shall not be amended or modified except by a writing signed by both the parties.



34. METHOD OF CALCULATION OF PROPORTIONATE SHARE:



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34.1 Wherever in this Agreement it is stipulated that the Allottee(s) has to make any payment, in common with other allottees in the Real Estate Project/the Entire Project, the same shall be in proportion to the carpet area of the said Premises to the total carpet area of all the other premises/units/areas/spaces in the Real Estate Project/the Entire Project.

35. FURTHER ASSURANCES:

35.1 Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

36. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE(S)' SUBSEQUENT ALLOTTEE/S:

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



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THE FIRST SCHEDULE ABOVE REFERRED TO
(Description of the Said Larger Property)

All those pieces and parcel of land aggregately admeasuring 27,335.51 sq.meters in accordance with the Amalgamated LOI comprising of land bearing CTS Nos.1/C(3) (pt), 218, 376, 376/1, 377, 379, 380, 381, 385 (pt), 396, 396/1 to 5, 397, 397/1 to 397/12, 398, 398/1, 399 (pt), 400 (pt), 405 (pt), 406, 407 (pt), 408 (pt), 410/C-1 (pt) of village Oshiwara, Taluka Andheri, District Mumbai Suburban within the registration District and Sub-District of Mumbai City and Mumbai Suburban and situate at Raghvendra Mandir Road, off Relief Road, Opp. Raghvendra Mandir Oshiwara, Jogeshwari (West), Mumbai-400 102 and more or less bounded as under:

On the North : Relief Road
 On the West : Raghvendra Mandir Road
 On the East : Nalla & Gaas Compound
 On the South : CTS No.375, 382, 384, 385.



THE SECOND SCHEDULE ABOVE REFERRED TO:
(Description of the said Property)

All that land (forming part of the said Larger Property more particularly described in the **First Schedule** hereinabove written) admeasuring **3258.98 sq. meters** or thereabout whereon the Sale Building to be known as "**LAMOR**" is being constructed, on Land bearing CTS No.1C/3A (pt) corresponding to Survey No.41 (pt) and CTS No.410 C/1 (pt) corresponding to Survey No.41 (pt) of village Oshiwara, Taluka Andheri, District Mumbai Suburban within the Registration Sub-District of Mumbai Suburban and situated at R.M. Road, Oshiwara, Jogeshwari (West), Mumbai-400 102 and the said land is more particularly shown on the plan thereof annexed hereto as Annexure "A" and bounded as under:

On the North : 27 M wide Relief Road
 On the West : 20 M wide D.P.Road
 On the East : Nala, 410 C/ 1 (pt) Plot
 On the South : Sale Building No. 3



THE THIRD SCHEDULE ABOVE REFERRED TO:**(Description of the Said Premises)**

Premises in the Free Sale Area being Flat No. B-2904 admeasuring 70.75 sq. mtrs. carpet area on the 29th floor (as per approved plans) in Wing 'B' of the Building known as "LAMOR" to be constructed on the Said Property in the Real Estate Project.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(Common areas, facilities, internal development works and external development works to be provided in the Real Estate Project)

1. Common Areas and facilities of the said premises in relation to L'AMOR shall mean and include the land on which L'AMOR is constructed, foundations, columns, beams, supports, main walls, roofs, slabs, corridors, lobbies, staircases and landings, entrances, open spaces and the common service lines such as electricity, water, drainage and all other parts of the building necessary or convenient to its existence, maintenance and safety or normally in common use (unless included in the restricted common areas and facilities)

The following facilities which will be located throughout the building:

- a. Plumbing
- b. Electric wiring
- c. Water tanks, with pumping rooms and other pumping arrangement
- d. Public water connections

All elevators

- e. Lift lobbies, lift shafts and lift machine room & staircases

2. Society's office

Amenities and facilities premises like fitness centre, swimming pool, etc.

All water supply infrastructures, including but not limited to water meters, vertical risers, pumps, pipes and drains till the floor of the said flat

5. Requisite refuge areas provided

6. Fire fighting system in common areas, tested and commissioned

7. Drainage, storm water drains, rain water harvesting system, sewerage treatment plant, security cabins

8. Diesel Generator sets and room



बदर-२	
पुस्तक क्र. ११००२	२०१६



Limited / Restricted Common Areas & Facilities

1. Whole of the podium/s and stilt areas, open compound area and other open to sky areas in the said building not being part of any flat in accordance with the approved building plans.
2. Persons to whom Sankalp specifically allots right to park vehicle/car at specified car parking slots in open compound and under stilt and/or in podium / staker parking shall only have exclusively right use the same for such purpose.
3. Similarly the persons to whom Sankalp specifically allots terraces including pocket terraces, portions of open compound shall have exclusively right to use the same

DISCLAIMER - Above specifications are subject to approval / authority regulations and site conditions. Sankalp reserve the rights to change the amenities.

THE FIFTH SCHEDULE ABOVE REFERRED TO

(Specifications and amenities in the said Premises)

1. FLOORING & WALLS

- (a) Plaster and/ or gypsum on all walls.
- (b) 1mts x 1mts Vitrified tile with skirting in all rooms.

2. KITCHEN

- (a) Black granite kitchen platform.
- (b) 2 ft. high. Glazed/ceramic tiles dado above kitchen platform
- (c) M.S. railing at dry balcony.
- (d) S.S. sink with hot/cold kitchen mixer.

3. BATHROOMS

- (a) Toilet with wall hung water closet (W.C.).
- (b) Anti skid tiles with vitrified tiles / glazed. on 7ft. dado
- (c) Towel rods, soap dish, paper holder, robe hook etc.
- (d) C.P. fitting and fixtures of the likes or Grohe, Germany or equivalent.
- (e) Concealed piping with hot/cold mixer.
- (f) Nahni trap on water outlets with S.S. jali cover.



8

Sankalp



- (g) Mirror above wash basin.
- (h) Water proofing in all bathrooms.
- (i) Above ceiling flush tank concealed with acrylic sheet Ceiling in aluminum framing.

4. DOOR & WINDOW

- (a) Laminate finish main door / internal door with local make Ironmongery.
- (b) Cylindrical lock for main door.
- (c) Marble sill to window.
- (d) Aluminum Sliding window with railing inside in all rooms & openable window in toilet.

5. ELECTRICAL

- (a) Concealed electrifications with adequate points including provision for Refrigerator, television, air-conditioner, oven, grinder, computer, dishwasher etc.
- (b) Boiler in wash room, with additional connection to kitchen.
- (c) Exhaust fan in bathrooms
- (d) Prefixed cable and telephone points, switches etc.

DISCLAIMER - Above specifications are subject to approval / authority regulations and site conditions. Sankalp reserve the rights to change the amenities.

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



SIGNED and DELIVERED by the)
 with named Promoter)
 Sankalp Siddhi Developers Pvt.Ltd.)
 Through its authorized representative)
 Mr. JAGDISH B. AHUJA)



For Sankalp Siddhi Developers Pvt. Ltd.

[Signature]

Authorised Signatory

in the presence of)

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

बदर-९			
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SIGNED and DELIVERED by the)
 Within named "ALLOTTEE(S)")
 Capacite Infraprojects Limited)
 Through Authorised Representative)
 Ms. Sai Kedar Katkar)

For CAPACITE INFRAPROJECTS LTD.

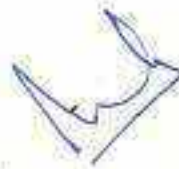
Sai
 Director / Authorised Signatory



in the presence of :

1. *Sai*
 2. *Sai*

SIGNED and DELIVERED by the)
 within named "CO-PROMOTER ")
 Sahyog Homes Ltd.)
 Through its Authorized representative)
 Mr. Sunil Ramchandran)



in the presence of

1. *Sai*
 2. *Sai*



बदर-९			
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बंदर-९			
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3/28/2018

Sankalp Siddhi Developers Pvt. Ltd
A/201, Rajpipla, Opp. Standard Chartered Bank,
Linking Road, Santacruz (West), Mumbai-400054

Dear Sir/Madam,

Re: Consent for release of mortgage over Flat no. B-2904 of Building no. S1 of the Project Ahuja L'amor, at CTS no. 1C/3A (part) ad-measuring 294.66 Sq. Mtrs., corresponding to Survey no. 41(part) and (b) CTS no. 410 C/1 (part) ad-measuring 2,591.93 Sq. Mtrs., corresponding to Survey no. 41(part) aggregately ad-measuring 2,886.59 Sq. Mtrs. of Village Oshiwara, Jogeshwari (West), Taluka Andheri, Mumbai mortgaged to ICICI Bank Limited ("ICICI Bank") against the Facility amount provided by ICICI Bank, by way of an Indenture of Mortgage executed by the Borrower in favour of ICICI Bank.

You have informed ICICI Bank that you have agreed to sell the captioned unit (hereinafter the "said unit") to the person/s listed as below:

Name of the Purchaser	Bldg. No./Flat No	Area of the Flat (sq mtrs.)	Project Name	Agreement Value
M/s. Capacite Infraprojects Limited	S1/B-2904	114.39	Ahuja L'amor	19115500

You have requested us to release our mortgage right on the said unit to enable sale of the said unit to the Purchaser/s.

We state that consent is hereby accorded and the mortgage right over the said unit is hereby released, and that ICICI Bank shall have no claim, right title or interest in respect of the said unit whatsoever subject to the following conditions:

(i) This consent hereby granted is restricted to release of mortgage over the unit described above in order to enable sale of the said unit to the Purchaser/s. Notwithstanding anything contained hereinabove, the consent hereby granted shall not authorize Sankalp Siddhi Developers Pvt. Ltd to sell any other unit in the said project without applying to ICICI Bank for its consent.

(ii) The consent hereby granted is subject to the Purchaser/s depositing all the sale proceeds payable by him to Sankalp Siddhi Developers Pvt. Ltd as consideration for purchase of the said unit into the account no. 020905004286 opened by the Sankalp Siddhi Developers Pvt. Ltd with ICICI Bank. In case of default by the Purchaser in depositing the sale proceeds in the Escrow account, ICICI Bank shall not be bound by the consent given hereby and shall retain all rights and claims over the property mortgaged to ICICI Bank.

(iii) In the event the sale to the Purchaser/s is cancelled for any reason, the consent above accorded shall stand revoked forthwith and you shall have to apply for a fresh consent in relation to sale of the said unit to any other person.

Yours faithfully,
For ICICI Bank Limited

Utkarsh Gupta
Chief Manager



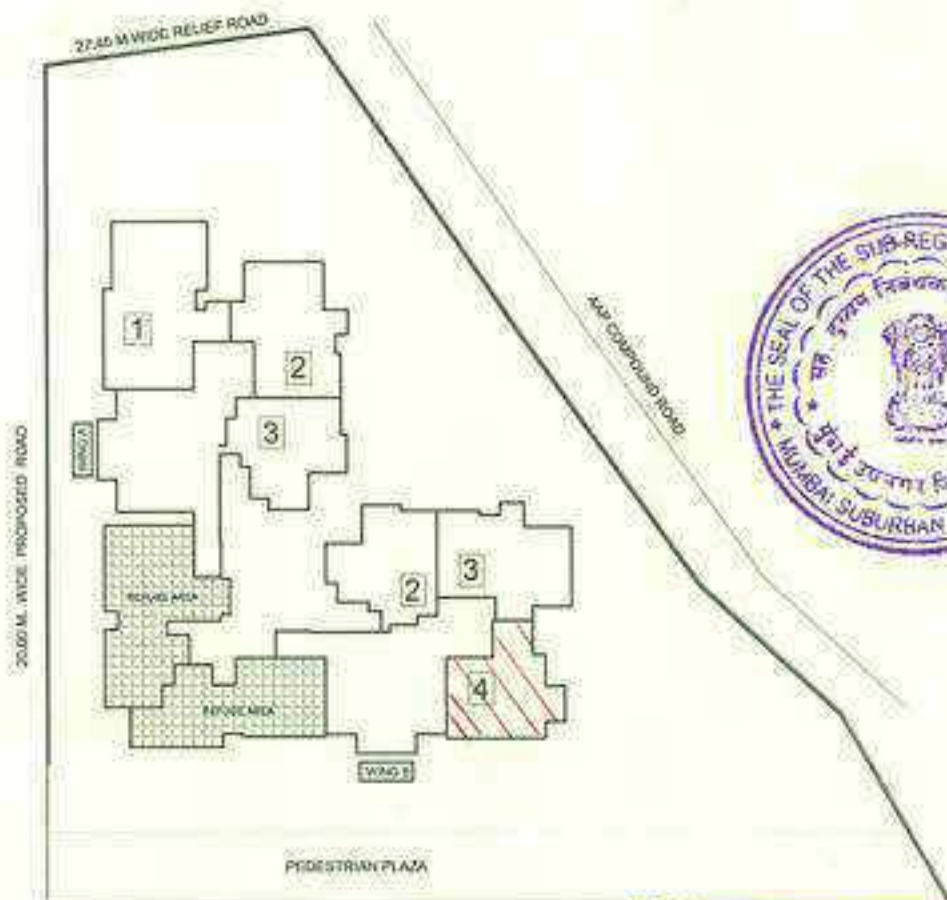
ICICI Bank Limited
ICICI Bank Towers
Bandra-Kurla Complex
Mumbai 400 051, India.

Tel.: (91-22) 2653 1414
Fax: (91-22) 2653 1122
Website www.icicibank.com
CIN: L65190GJ1994PLC021012

Regd. Office : ICICI Bank Tower,
Near Chakli Circle,
Old Padra Road,
Vadodra 390 007, India.



બદર-૧			
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WING B
 FLOOR NO 29
 FLAT NO 2904

KEY PLAN
 (21st & 29TH FLOOR)

बंदर-९			
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For Sankalp Siddhi Developers Pvt. Ltd.

[Signature]
 Authorised Signatory





बदर-१			
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बदर-९			
पुस्तक क्र. १	१००६२	७०२४०	
२०१६			



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/2924/KW/PL/STGL/MHL/AP

Date:

12 7 JUN 2018

To

✓ Shri Ketan K. Belsare,
M/s Ellora Project Consultants Pvt. Ltd.,
317-321, Ninad CHS Ltd., Building No.7,
Kher Nagar, Service Road,
Bandra (East), Mumbai-400051.

Sub : Amended IOA for the proposed Sale building no. 1 in amalgamated Slum Rehabilitation Scheme on plot bearing C.T.S. No. 1/C(3)(pt), 376, 376/1, 377, 379, 380, 381, 385(pt), 396, 396/1 to 5, 397, 397/1 to 12, 398, 398/1, 399(pt), 400(pt), 405(pt), 406, 407(pt), 408 (pt), 410 /C (pt). & 218 Survey no. 24/4,6 & 9 of village Oshiwara, Jogeshwari (w). Mumbai.- "Raghvendra Sahakar (SRA) CHS Ltd. & Others Soc."

Ref : Your letter dt. 10/04/2018.

Gentleman,

With reference to above, the amended plans submitted by you for the Sale building no. 1 are hereby approved by this office subject to following conditions:-

1. That all the conditions mentioned in Revised Amalgamated LOI under No. SRA/ENG/1215/KW/MHL/STGL/PL/LOI dated 30/4/2016 shall be complied with.
2. That all the conditions mentioned in Amended IOA under No. SRA/ENG/2924/ KW/MHL/STGL/PI/AP dated 08/07/2016. shall be complied with.
3. Proposed changes shall be shown on canvas mounted plans to be submitted at the time of O.C.C./B.C.C.
4. That the revised drainage approval as per present amended plans shall be obtained before starting drainage work.



Administrative Building, Anant Kanekar Marg, Bandra(E), Mumbai- 400051 Tel: 022-26565800/26590405 /1879 Fax : 91-22-26590457 Website : www.sra.gov.in E-mail : info@sra.gov.in



4. That the revised R.C.C. design & calculation as per present amended plans shall be submitted before asking C.C./endorsement of C.C/ further C.C. as per plans.
6. That you shall submit the necessary NOC from CFO before asking endorsement of C.C/further C.C as per amended plans.
7. That you shall submit the necessary NOC from Civil aviation NOC before asking endorsement of C.C/ further C.C as per amended plans
8. That you shall submit the revised MOEF NOC from before asking endorsement of C.C/further C.C as per amended plans.
9. That you shall submit the Ch.Eng.(M & E) NOC before asking endorsement of C.C /further C.C. as per amended plan
10. That you shall submit revised clearance NOC from the technical committee from high rise building before asking endorsement of C.C /further C.C as per amended plans
11. That the work shall not be carried out between 10.00pm to 6.00 pm , only in accordance with Rule 5A(3) of noise pollution (Regulation & control)Rules 2000 & the provision of notification issued by Ministry of Environment & forest Dept .

One set of amended plans is returned herewith as token of approval.

Yours faithfully,

R. Singh 23/6/18
Executive Engineer-I
Slum Rehabilitation Authority



SLUM REHABILITATION AUTHORITY

5th floor, Griha Nirman Bhavan, Bandra (E) Mumbai - 400 051.

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM 'A')

SRA/ENG/2924/KW/PL/STGL/MHL/AP
COMMENCEMENT CERTIFICATE 8 MAR 2013

To,

SALE BLDG. NO. 1

M/s. Bahyog Homes Ltd.,
1, Morya Estate, New Link Road,
op. Infinity Mall, Andheri (W),
Mumbai 400 053.

Sir,

With reference to your application No. 000736 dated 28/08/2012 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. _____

C.T.S. No. 1/C(3)pt* of village Chhiwara T.P.S. No. _____
ward K/West situated at Jogeshwari (West), Mumbai.

*376, 376/1, 377, 379, 380, 381, 385(pt), 396, 397, 397/1 to 12, 398, 398/1 to 24, 399(pt), 400(pt), 405(pt), 406, 407(pt), 408(pt), 410/C(pt) & 218 Survey No. 22

The Commencement Certificate/Building Permit is granted subject to compliance of the following conditions:-

In LOI/URN No. SRA/ENG/1215/KW/MHL/STGL/PL/LLI dt. 14/08/2012

IOA/URN No. SRA/ENG/2924/KW/MHL/STGL/PL/AP dt. 05/11/2012

and on following conditions.

**24/4, 6 & 9 of village Chhiwara.

1. The land vacated in consequence of 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 reason until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management plan.
5. If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the C.E.O. (SRA) if :-
(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
(b) Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
(c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The C.E.O. (SRA) has appointed Shri. Avinash Rao

Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is granted for work up to Plinth Level only.

For and on behalf of Local Authority
The Slum Rehabilitation

S.E. (SRA) A.E. (SRA) Executive Engineer (SRA) S.S.

FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

S.E. (SRA) A.E. (SRA)

Executive Engineer

Slum Rehabilitation Authority

Copy to: Anti-Nu. Crime K/W ward

Q.A. c.w.w. K/W ward

25 APR 2014

ISSUED

SRA/ENG/2924/KW/PL/STGL/MHL/AP 25 APR

This c.c. is now further extended up to 18th Residential floors as per approved plan for the Sale building no. 1 dtd. 5/11/2012.

Issued Sign

[Signature]
S.E. (S.R.A.) A.E. (S.R.A.)

[Signature]
Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/2924/KW/PL/STGL/MHL/AP 8 AUG 2016

This c.c. is now further extended up to 20th Residential floors as per approved plan for the sale bldg. no. 1 dtd. 8/3/2016.

Issued Sign

[Signature]
S.E. (S.R.A.) A.E. (S.R.A.)

[Signature]
Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/2924/KW/PL/STGL/MHL/AP 15 MAY 2017

This c.c. is now further extended up to 24th Residential floors as per approved plans for the sale bldg. no. 1 dtd. 8/07/2016 (75.6 mt.)



[Signature]
11/05/17. *[Signature]*
S.E. (S.R.A.) A.E. (S.R.A.)

[Signature]
5/5/17
Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/2924/KW/PL/STGL/MHL/AP

This c.c. is further extended up to 28th Residential floors as per approved plans for the sale building no. 1 dtd. 08/07/2016.

[Signature]
16/11/17
S.E. (S.R.A.) A.E. (S.R.A.)

[Signature]
16/11/17
Executive Engineer
Slum Rehabilitation Authority

बदर-९			
पुस्तक क्र. १	gover	वॉ २९०	
२०१६			

Ms. U. M. Jhaveri
 Advocate & Solicitor
 B.A.L.L.B.

19-A, Motiwala Mension,
 1st Floor, Pitha Cross Lane,
 Janmabhumi Marg, Fort,
 Mumbai - 400 001.
 ☎ Off. : (022) 2288 5007
 Resi. : (022) 2389 2568
 Mobile : 98200 67518

Ref. No. :

Date :

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Re: All that piece and parcel of land admeasuring 3258.98 sq. meters and bearing CTS No.1C/3A (pt) corresponding to Survey No.41 (pt) and CTS No.410 (pt) corresponding to Survey No.41 (pt) of village Oshiwara, Taluka Andheri, District Mumbai Suburban within the Registration Sub-District of Mumbai Suburban, whereon the Sale Building "LAMOR" is being constructed and situate at R.M. Road, Oshiwara, Jogeshwari (West), Mumbai-400 102

This is to certify that I have investigated the title of the above referred property being all that piece and parcel of land admeasuring 3258.98 sq. meters and bearing CTS No.1C/3A (pt) corresponding to Survey No.41 (pt) and CTS No.410 (pt) corresponding to Survey No.41 (pt) of village Oshiwara, Taluka Andheri, District Mumbai Suburban within the Registration Sub-District of Mumbai Suburban, whereon the Sale Building "LAMOR" is being constructed and situate at R.M. Road, Oshiwara, Jogeshwari (West), Mumbai-400 102 and is hereinafter referred to as "the said property". I have examined documents the papers provided by Sankalp Siddhi Developers Pvt. Ltd, who are developing the said property. I have also instructed search clerk to conduct searches at the office of the Sub-Registrar of Assurances at Mumbai, Bandra and Andheri and rely on the search report provided by him. Public notice is not issued to invite claims as the title is relating to the development rights of the said property by Sankalp Siddhi Developers Pvt. Ltd.

बदर-९	
पुस्तक क्र. १	Page 2 of 240
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The said Property is forming part of the said Larger Property which is described hereunder and it is hereby clarified that this certificate is pertaining only to the said Property only and not the Larger Property. The details of the Larger Property are set out only to give clarity with respect to the devolution of title.

Details of the primary documents examined and the data relied upon.

- a) Development Agreement dated 09th July, 2012 executed between the Sahyog Homes and Sankalp Siddhi Developers Pvt. Ltd.
- b) P.R Card in respect of the above Property.
- c) Letter of Intent ("LOI") dated 8th December 2006 bearing Ref No.SRA/Eng/1215/KW/MHL/STGL/PL/LOI and Revised Amalgamated Letter of Intent bearing No.SRA/ENG/1215/KW/MHL/STGL/PL/LOI dated 3rd October, 2017
- d) Intimation of Approval bearing No. SRA/ENG/2924 /KW/MHL/STGL/PL/AP dated 05th November, 2012
- e) Commencement Certificate bearing No. SRA/ENG/2924/KW/PL/STGL/MHL/AP dated 08th March, 2013
- f) Indenture of Mortgage dated 30th October, 2014 and Indenture of Mortgage date 3rd April, 2017.
- g) Search Report of the title investigator clerk
- h) <https://maharera.mahaonline.gov.in>



- 1) Sahyog Homes Ltd (formerly a partnership firm under the name & style M/s. Sahyog Homes and now converted into a company under Companies Act) was well and sufficiently entitled to develop all that pieces and parcels of lands aggregately admeasuring about 27335.51 sq.mtrs. bearing CTS Nos.1/C(3)(pt). 385 (pt), 396, 396/1 to 5, 397, 397/1 to 12, 398, 398/1, 399 (pt), 400(pt), 405 (pt), 406, 407 (pt), 408 (pt), 410/C (pt), 376, 376/1, 377, 379, 380, 381 and 218 Survey No.24/4, 24/6, and 24/9 of Village Oshiwara, Jogeshwari (W), Taluka Andheri.

बदर-९			
पुस्तक क्र. ९	90062	62	290
२०१६			

Ms. U. M. Jhaveri
B.A.L.L.B.
Advocate & Solicitor

3

MSD within the Registration District and Sub-District of Mumbai City & Mumbai Suburban ("the Larger Property") Out of the Larger Property, CTS No.399 (pt) is owned by Government of Maharashtra and CTS Nos.1/C (3)(pt), 405 (pt) and 410(c)/1 (pt) by Maharashtra Housing & Area Development Authority (hereinafter referred to as "MHADA"). By various deeds and documents Sahyog Homes has acquired ownership rights of certain portion of the Larger Property and has also acquired the development rights of certain portion of the Larger Property by certain deeds and documents.

2. By various notifications the areas forming part of the said Larger Property is declared as "Slum Area" under section 4 of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 (hereinafter referred to as "SRA Act"). The said Larger Property was occupied by slum dwellers who were desirous of redeveloping the Property under the slum rehabilitation and redevelopment scheme ("Scheme") under the Slum Areas (Improvement Clearance & Redevelopment) Act, 1971. These slum dwellers formed themselves into various societies ("SRA Societies") and appointed Sahyog Homes for the redevelopment of the said Larger Property. The SRA issued Letter of Intent ("LOI") whereby Sahyog Homes were to redevelop the said Larger Property under the Scheme and rehabilitate the eligible slum dwellers, construct and develop the free sale component area and comply with such other terms agreed therein.
3. By Development Agreement dated 09th July, 2012 executed between the Sahyog Homes and Sankalp Siddhi Developers Pvt. Ltd. and registered in the office of the Sub-Registrar of Assurance at Andheri under Serial No.BDR4-06289-2012 ("Development Agreement"), the Sahyog Homes have inter-alia granted to the Sankalp Siddhi Developers Pvt. Ltd. sole, exclusive and irrevocable development rights in respect of the 1,99,884 sq. feet ("sale FSI"), required for the purpose of



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पुस्तक क्र. १३०६२	२०२०
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constructing and selling corresponding free sale area in S1 and S2 Buildings (now known as 'LAMOR') that shall be constructed on all that pieces and parcels of lands aggregately admeasuring 2886.59 sq.mtrs. comprising of land bearing (a) CTS No.1C/3A (pt) admeasuring 294.66 sq.mtrs., corresponding to Survey No.41 (pt) and (b) CTS No.410 C/1 (pt) admeasuring 2591.93 sq.mtrs., corresponding to Survey No.41 (pt) ("said property") more particularly described in the Schedule hereunder written.

4. It is after the execution of the said Development Agreement, the plans with respect to building S1 and S2 are amended which are approved by SRA and only one single building known as "LAMOR" shall be constructed in place of S1 and S2 buildings on the said Property. In terms of the said Development Agreement, the Sankalp Siddhi Developers Pvt. Ltd. are entitled to the development rights with respect to 1,99,884 square feet of sale F.S.Land are developing the project by the name LAMOR by constructing one building on the said Property in accordance with the plans and specifications sanctioned by the concerned authorities and sell the premises therein on what is known as on "Ownership basis" and the car parking to be constructed on the said Property in the building "LAMOR".



The SRA has issued Intimation of Approval bearing No. SRA/ENG/2924/KW/MHL/STGL/PL/AP dated 05th November, 2012 ("IOA") and the Commencement Certificate bearing No. SRA/ENG/2924/KW/PL/STGL/MHL/AP dated 08th March, 2013 ("CC") for the building LAMOR that shall be constructed on the said Property.

6. Sankalp Siddhi Developers Pvt. Ltd. have registered the development of the said Building LAMOR with the Maharashtra Real Estate Regulatory Authority as a real estate project) under the provisions of the RERA with the Authority at Mumbai, at Sr. P51800007725.



THE SCHEDULE ABOVE REFERRED TO:

(Description of the said Property)

All that land (forming part of the said Larger Property) admeasuring 3258.98 sq. meters or thereabout whereon the Sale Building to be known as "LAMOR" is being constructed, on Land bearing CTS No.1C/3A (pt) corresponding to Survey No.41 (pt) and CTS No.410 C/1 (pt) corresponding to Survey No.41 (pt) of village Oshiwara, Taluka Andheri, District Mumbai Suburban within the Registration Sub-District of Mumbai Suburban and situated at R.M. Road, Oshiwara, Jogeshwari (West), Mumbai-400 102 and the said land is more particularly shown on the plan thereof annexed hereto as Annexure "A" and bounded as under:

On the North : 27 M wide Relief Road
 On the West : 20 M wide D.P.Road
 On the East : Nala, 410 C/ 1 (pt) Plot
 On the South : Sale Building No. 3

Mumbai , Dated this 13th day of March 2018

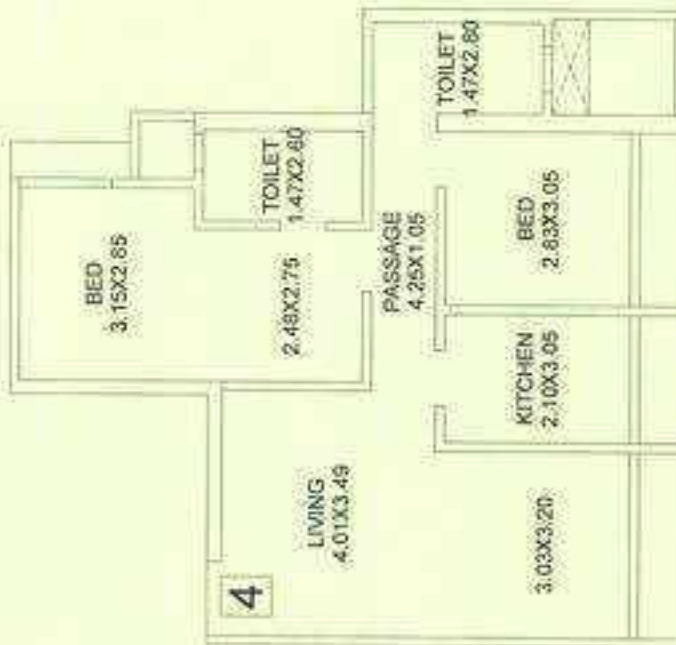


L. M. Jhaveri
 Advocate & Solicitor

बंदर-९			
पुस्तक क्र. १	9062	10	240
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बंदर-९			
प्लॉट	क्र. १७०२	५९	२९०
२०१८			



FLAT NO.	BMC CARPET AREA
2904	70.75 sq.m.

WING B

For SANKAR SIDDHI DEVELOPERS PVT. LTD.

[Signature]
Director

[Signature]





बदर-९			
पुस्तक क्र. १	9062	12	240
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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51800007725

Project: Lamor, Plot Bearing / CTS / Survey / Final Plot No.: CTS 1/C3PT 396 397 397/1-12 398 etc of village oshiwara jogeshwari west at Borivali, Borivali, Mumbai Suburban, 400102;

1. Sankalp Siddhi Developers Pvt Ltd having its registered office / principal place of business at Tehsil: **Andheri**, District: **Mumbai Suburban**, Pin: **400054**.
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from 17/08/2017 and ending with 31/07/2022 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 8/17/2017 7:17:54 PM

Dated: 17/08/2017
Place: Mumbai

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

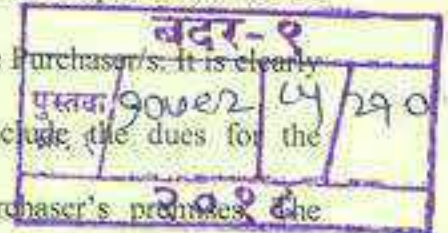




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पुस्तक क्र. १	90462	18	290
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Annexure H

1. Commencing a week after notice in writing is given by the Developers to the Purchaser/s that the 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 Flat) of outgoings in respect of the said Property and Building namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government, water charges, insurance, common lights, 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 building/s. Until the Society or Limited Company or Association of persons is formed and the said Property and building/s transferred to it, the Purchaser shall pay to the Developers such proportionate share of outgoings as may be determined. The Purchaser/s further agree/s that till the Flat Purchaser's share is so determined, the Purchaser/s shall pay to the Developers provisional monthly contributions of Rs.10,575/- per month towards the said outgoings. The amount paid by the Purchaser/s to the Developers shall not carry any interest and remain with the Developers until a conveyance or lease is executed in favour of the Society or a limited company as aforesaid. Subject to the provisions of Section 6 of the said Act, on such conveyance or lease being executed, the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Developers to the Society or the Limited Company, as the case may be. Unless the Purchaser/s has/have deposited with the Developers an amount of Rs.1,26,900/- (Rupees One Lakh Twenty Sixty Thousand Nine Hundred Only) by way of provisional deposit, for the initial period from the date the said premises being ready for possession, towards the aforesaid outgoings, the Developers shall not be bound to hand over the possession of the said premises to the Purchaser/s. It is clearly understood that the aforesaid initial deposit does not include the dues for the electricity, water and other utility bills etc. for the Purchaser's premises. The Purchaser/s shall be liable to pay electricity, water and other utility bills as per individual meters separately fixed. It is understood that the Developers shall themselves look after the maintenance of the said property and building/s thereof.



initially for six months from the date of completion of the building/s and apply the said deposit towards expenses on this account. If it is found by the Developers that the said deposit is not adequate or it is likely to be finished very soon, the Developers shall have the right to demand the payment of additional deposit from the purchaser, and the purchaser hereby agrees to meet such requisition immediately without protest. However, as soon as possible the Developers shall form an ad hoc Committee of the Purchasers to which the account of expenses so incurred in this Agreement shall be handed over, together with surplus, if any. The said Ad hoc Committee thereafter shall be responsible for looking after the said property and operate the bank account till the formation of a registered co-operative society/Association of Apartment owners or the limited company, as the case may be. Thereafter, it is for the selected body of Managing Committee of the Society or the Association of the Apartments or the limited company to decide about the quantum of monthly contributions towards maintenance charges etc, payable.

2. The Purchaser/s hereby agree/s to pay to the Developers the following amounts along with applicable taxes within a period of seven days from the date of notice and in any event before taking possession of the said Premises. Such amount is over and above the purchase price:-

Sr. No.	Amount	Particulars
1	Rs.5,000/- (Rupees Five Thousand Only)	Towards legal fees for this agreement.
	Rs.5,520/- (Rupees Five Thousand Five Hundred Twenty Only)	towards expenses for formation of the Condominium of Apartments/Society/Limited Company/Entity and contribution of share money.
	Rs. 20,000/- (Rupees Twenty Thousand Only)	towards expenses for installation of electric meter/water meter and electric connection/water connection charges / Municipality charges and any other charges.
	Rs.1,000/- (Rupees Seven Thousand Only)	towards Mahanagar Gas Connection.
5	Rs.2,38,060/- (Rupees Two Lakhs Thirty Eight	In addition to aforesaid price the Purchaser hereby agrees to pay an amount of towards Infrastructure

	Three Only)	charges payable on Possession.
6	Rs. 23,500/- (Rupee Twenty Three Thousand Five Hundred Only)	towards Development Charges.
7	Rs. 94,000/- (Rupees Ninety Four Thousand Only)	towards Corpus.
8	Rs.1,50,000/- (Rupees One Lakh Fifty Thousand Only)	towards club membership charges.

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बदर-९			
पुस्तक क. १	१००२	१०/२४०	
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बदर-९			
पुस्तक क्र. १	१०००२	८८२१०	
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Annexure I

Flat No. B-2904 of carpet area admeasuring 70.75 sq. meters On 29th floor of Wing B for the total price of Rs. 1,91,15,500/- (Rupees One Crore Ninety One Lakhs Fifteen Thousand Five Hundred Only). The Allottee(s) has/have paid to the Developers a sum of Rs. 1,00,000/- (Rupees One Lakh Only) in an escrow account no. 777705191015, ICICI Bank, Santacruz West Branch, being the advance payment towards the sale price (the payment and receipt whereof the Promoter/Developer doth hereby admits and acknowledges) and the Allottee shall pay to the Promoter/Developer balance amount of purchase price of Rs. 1,90,15,500/- in an escrow account no. 777705191015, ICICI Bank, Santacruz West Branch, in the following manner:-

PAYMENT SCHEDULE

Sr. No.	Amount	Schedule of payment
1	Rs. 57,34,650/- (Rupees Fifty Seven Lakhs Thirty Four Thousand Six Hundred Fifty only)	(which does not exceed 30% of the Total Consideration), is to be paid to the Promoter/Developer after the execution of this Agreement and simultaneous with registration of this Agreement under the Registration Act, 1908;
2	Rs. 28,67,325/- (Rupees Twenty Eight Sixty Seven Thousand Three Hundred Twenty Five only)	(which does not exceed 45% of the Total Consideration), is to be paid to the Promoter/Developer on completion of the the ^{the} Building;
3	Rs. 47,78,875/- (Rupees Forty Seven Lakhs Seventy eight Thousand Eight Hundred Seventy Five only)	(which does not exceed 70% of the Total Consideration), is to be paid to the Promoter/Developer on completion of the slabs including podiums and stilts of the Building;
4	Rs. 9,55,775/- (Rupees Nine Lakhs Fifty Five Thousand Seven Hundred Seventy Five only)	(which does not exceed 75% of the Total Consideration), is to be paid to the Promoter/Developer on completion of the walls, internal plaster, floorings doors and windows of the said Premises;
5	Rs. 9,55,775/- (Rupees Nine Lakhs Fifty Five Thousand	(which does not exceed 80% of the Total Consideration), is to be paid to the Promoter/Developer on completion of the sanitaries

	Seven Hundred Seventy Five only)	fittings, staircases, lift wells, lobbies up to the floor level of the said Premises;
6	Rs. 9,55,775/- (Rupees Nine Lakhs Fifty Five Thousand Seven Hundred Seventy Five only)	(which does not exceed 85% of the Total Consideration), is to be paid to the Promoter/Developer on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the Building;
7	Rs. 19,11,550/- (Rupees Nineteen Lakhs Eleven Thousand Five Hundred Fifty only)	(which does not exceed 95% of the Total Consideration), is to be paid to the Promoter/Developer on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain to the Building and all other requirements, if any, as may be prescribed in this Agreement.
8	Balance amount Rs. 9,55,775/- (Rupees Nine Lakhs Fifty Five Thousand Seven Hundred Seventy Five only)	to be paid to the Promoter/Developer against and at the time of handing over of the possession of the said Premises to the Allottee on/after receipt of the Occupation Certificate or Completion Certificate with respect to the Building.

[Handwritten signatures and initials]



बदर-९			
पुस्तक क्र. १	90462	८०	790
२०१८			

6289323

26/09/2018

Note:-Generated Through eSearch
Module, For original report please contact
concern SRO office.

सूची क्र.2

द्वयम निबंधक : अंधेरी 2 (अंधेरी)

दस्त क्रमांक : 6289/2012

नोदणी :

Regn:63m

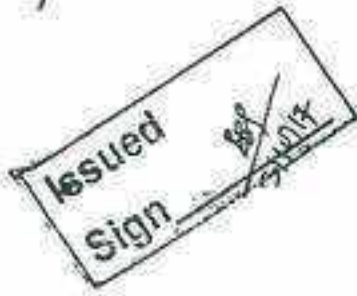
गावाचे नाव : ओशिवरा

(1) विलेखाचा प्रकार	करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख
(2) मोबदला	रु.583066886
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 627889000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्गन (शेपडयट्टी पुनर्विकास विभागाचे इरादापत्र क्र. SRA/ENG/1215/KW/MHL/STGL/PL/LOI, दिनांक 15/04/2010 मधील एकूण सुल्या विक्रीयोग्य क्षेत्रापैकी 199,884 चौ फूट क्षेत्राचे विकसन हक्क(दस्ताव्या अटी व शर्तीच्या अधीन राहून), सिटीएस नं 1सी/3ए(पार्ट), सर्वे नं 41(पार्ट) व सिटीएस नं 410सी/1(पार्ट), सर्वे नं 41(पार्ट), मौजे ओशिवरा
(5) क्षेत्रफल	-
(6) आकारणी किंवा जुडी देण्यात आसेल तेव्हा	-
(7) दस्तऐवज करून देणा-या/सिद्ध ठेवणा-या पक्ष गावे नाव किंवा दिवाणी न्यायालयाचा हुकुमा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	नाव:-सहयोगी होम्स लि चे संचालक योगेश जाधव --
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	नाव:-संकल्प सिद्धि डेव्हलपर्स प्रा लि चे संचालक गौतम आहूजा तर्फे मुखत्यार संतोष कदम --
(9) दस्तऐवज करून दिल्याचा दिनांक	09/07/2012
(10) दस्त नोदणी केल्याचा दिनांक	10/07/2012
(11) अनुक्रमांक, खंड व पृष्ठ	6289/2012
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	41078000
(13) बाजारभावाप्रमाणे नोदणी शुल्क	30000
(14) शेर	-





बंदर-९			
पुस्तक क्र. १	2012-12	290	
२०१८			



Slum Rehabilitation Authority
Administrative Bldg., Anant Kanekar Marg,
Bandra (East), Mumbai 400 051.
No.: SRA/ENG/1215/KW/MHL/ STGL/PL/LOI
Date: **23 OCT 2017**

To,

1. Licensed Surveyor: Mr. Ketan Belsare of
M/s. Ellora Project Consultants Pvt Ltd.
317-321, Ninad bldg,
Kher Nagar, Bandra(E)
Mumbai-400051.

2. Developers : M/s. Sahyog Homes Ltd.
321, Morya Estate, New Link Road,
Opp Infinity Mall, Andheri (W),
Mumbai- 400053.

3. Society : 1) Raghvendra Sahakar (SRA) CHS & others
2) Vikas Al-Falah (SRA) CHS
3) Saraswati (Jogeshwara) (SRA) CHS
4) Mujaheed (SRA) CHS(prop)
5) Gulshan Nagar CHS(prop)



Sub: Proposed amalgamated Slum Rehabilitation Scheme on plot bearing C.T.S. No. 1/C(3)(pt), 376 , 376/1 , 377, 379, 380, 381, 385(pt), 396, 396/1 to 5, 397, 397/1 to 12, 398, 398/1, 399(pt), 400(pt), 405(pt), 406, 407(pt), 408 (pt), 410/C (pt). & 218 Survey no. 24/4,6 & 9 of village Oshiwara, Jogeshwari (W), Mumbai.

Ref.: SRA/ENG/1215/KW/MHL/ STGL/PL/LOI

Sir,

With reference to the above mentioned Slum Rehabilitation Scheme on plot bearing CTS No. 1/C(3)(pt), 376 , 376/1 , 377, 379, 380, 381, 385(pt), 396, 396/1 to 5, 397, 397/1 to 12, 398, 398/1, 399(pt), 400(pt), 405(pt), 406, 407(pt), 408 (pt), 410/C (pt). & 218 Survey no. 24/4,6 & 9 of village Oshiwara,

[Signature]

S.E. (S.R.A.) A.E. (S.R.A.)

[Signature]
Executive Engineer
Slum Rehabilitation Authority



SRA/ENG/1215/KW/MHL/ STGL/PL/LOI

Jogeshwari (W), this office is pleased to inform you that this Revised Amalgamated Letter of Intent comprising of 5 scheme societies is considered and principally approved for the sanctioned FSI of **4.05 (Four Point Zero Five)** for Slum Plot and **1.00 (One Point Zero)** for Non Slum Plot with TDR 1.00 in accordance with provisions of Appendix - IV of Reg. 33 (10) & Reg. 32 of amended D. C. Regulations, 1991, out of which maximum FSI of **4.00 & 1.00 + 1.00** shall be allowed to be consumed on the plot, subject to the following conditions.

1. That you shall abide by Earlier Revised LOI under no. SRA/ENG/1215/KW/MHL/STGL/PL/LOI dtd. 14/08/2012 & 30/04/2016 will additional/modified conditions as below.
2. That the Amenity Tenements i.e. 17 Balwadi, 17 Welfare Centres, 16 Society Offices shall be handed over to the slum dwellers society to use for specific purpose only.
3. That you shall restrict the built up area meant for sale in the open market and built up area of rehabilitation as per the scheme parameters Annexed herewith.

The salient features of the scheme are as under:

	Descriptions	Area in Sq. mtr.	
		Slum Area	Non Slum Area
1	Gross Plot Area	26903.82	431.69
2.	Deduction		
	a) Proposed D.P. Road	4712.7	
	b) Link Road	7.63	
	c) Total Deduction	4720.33	-
	Net Plot Area (1-2c)	22183.49	431.69
4.	Deduction for 15% R.G.	-	-
5.	Balance Plot Area	22183.49	431.69
6.	Add. For F.S.I. purpose	4720.33	-
	Total Plot area for F.S.I. Statement (5+6)	26903.82	431.69
	F.S.I. Permissible in-situ	4.0	1.0
9.	Permissible Built up Area (7x8)	107615.28	431.69
10.	Proposed Built up Area for Rehab	47097.44	-
11.	Rehab Component	61973.57	

बदर-९	
पुस्तक क्र. १	240
20१८	

SRA/ENG/1215/KW/MHL/ STGL/PL/LOI

12.	Sale Component	61973.57	431.69
13.	Total BUA Sanctioned for Scheme (10+12)	109071.01	431.69
14.	F.S.I. Sanctioned for Project (13/7)	4.05	1.00
15.	Sale proposed in-situ	60517.84	431.69
16.	Total BUA Proposed to be consume at site (10+15)	107615.28	431.69
17.	No. of Eligible Rehab Tenements	1290 + 1 temple 1(Wel.Cen)	-
18.	No. of PAP	281 (non eligible) + 122 = 403	-
19.	Reservation to be handed over : 1) Non-Buildable a) Proposed D.P. Road b) Link Road	4712.70 7.63	-

4. That the rehabilitation component of scheme shall include.

- 1289 no. of Residential tenements
- 272 no. of Commercial tenements
- 10 no. of R/C.
- 01 no. of Temple
- 01 no. of Social Welfare Centre
- 17 no. of Balwadi
- 17 no. of Wel. Centre
- 16 no. of Society Office
- 122 no. of PAP



Amenity tenements to be handed over to Society and Society to use for specific purpose only.

5. That you shall 1390 tenements of Rs. 20,000/-- per tenements for earlier LOI and additional 339 tenements of Rs. 40,000/-- per tenements for circular no. 7 (b) dtd. 10/8/16 - : towards deposit to be kept with Slum Rehabilitation Authority and (i.e @ Rs.560/- (Suburb) per sq.mt.) towards Infrastructural Development charges as applicable.

3



SRA/ENG/1215/KW/MHL/ STGL/PL/LOI

6. That 403 nos. of provisional PAP will be granted only after eligibility confirmation from Competent Authority and till then the sale component will be restricted to that effect

If applicant Society/Developer/Architect is agreeable to all these conditions, then may submit proposal for approval of plans separately for each building, in conformity with the modified D.C. Regulations of 1991 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

[Signature]
S.E. (S.R.A.)
(Hon. CEO (SRA) has signed the LOI on 29/06/2017)

[Signature]
A.E. (S.R.A.)
(Hon. CEO (SRA) has signed the LOI on 29/06/2017)

[Signature]
Executive Engineer
Slum Rehabilitation Authority

[Signature]
Chief Executive Officer
Slum Rehabilitation Authority

Copy to:

1. Municipal Commissioner, MCGM.
2. Collector Mumbai City/ Mumbai Suburban District.
3. Assistant Commissioner, "KW" Ward, M.C.G.M.
4. Chief Officer, MHADA.
5. Chief Engineer (Development Plan), M.C.G.M.
6. H.E. of MCGM.
7. I.T. Section (SRA), to publish this LOI on SRA website.



[Signature]
S.E. (S.R.A.)
(Hon. CEO (SRA) has signed the LOI on 29/06/2017)

[Signature]
A.E. (S.R.A.)
(Hon. CEO (SRA) has signed the LOI on 29/06/2017)

[Signature]
Executive Engineer
Slum Rehabilitation Authority

[Signature]
Chief Executive Officer
Slum Rehabilitation Authority

बदर-९	
पुस्तक क्र. १	गवर्नेट २४०
२०१८	

7/19/2011

पुस्तक क्र. १	202	EL	290
२०१८			

मालमत्ता पत्रक

विभाग/मार्ग -- ओशिवरा तालुका/न.भु.मा.का. -- न.भु.अ.अंधेरी जिल्हा -- मुंबई उपनगर जिल्हा

संग घुसल -- शिट नंबर -- फ्लट नंबर -- खण्ड -- धारभाईधकार

इंधक / वा. प्लो नं. -- पो.पो. -- राजमन्तल दिलमन्त ओकरवावा किंवा भादुयावा

नगरांतर् आर्षण त्याच्या फल तल्लसंगोचे निधल पंजल)

२१८

२०४८.६

सुविधाधिकार

सककावा भुल धारक -- मोनोकादे

पट्टांतर

इतर भाव

इतर सोरे

दिनांक	व्यवहार	संग अर्मांक	नविन धारक (धर) पट्टांतर (प) किंवा भल (भ)	साक्षरकल

साक्षरणी करवावा --

खरी नकल --

न.भु.अ.अंधेरी

मुंबई उपनगर जिल्हा

अर्ज क्र.संग	3000	संग	09
अर्ज रक	9844112		20
नकल	9244192		06
अकरावा	21/11/22		
नकल तयार	day		21
नकल तपासणी करवावा	Handwritten		



खरी नकल

दम

नगर भूसाधन अधिकारी

१ अंधेरी.

बदर-९			
पुस्तक	9000	२२	240
क्र. १			
२०१८			

मालमत्ता पत्रक

विभाग/मोजे -- ओशिवरा

तालुका/न.भु.मा.का. -- न.भु.अ.अंधेरी

जिल्हा -- मुंबई उपनगर जिल्हा

संग घेऊन शिट नंबर प्लॉट नंबर खंड धारणाधिकार राजस्वाचा दिवस/आकस्तराचा दिवस बांध्याचा नवखेल अडीच न्याया करे ठरावरील निदेश येऊ

३७६/१

१९.६

कर

सुट्याधिकार

रकमाचा मुळ धारक

वर्ष १९६६

रक नारायण दिग्विजया

श्री. वाजना दिग्विजया

पट्टावर

इतर मात

जमा

श्रीमती अने किलेर दामिनी

इमला मालक

दनांक	प्रकार	खंड क्रमांक	नवीन धारक (धा) पट्टावर (पा) विषय भार (भा)	साक्षात्करण

निदेशावरील करणारा

खरी नक्कल

न.भु.अ.अंधेरी

मुंबई उपनगर जिल्हा

अर्जात	3000	०९
अर्जात	9814/12	२०
मुळात	9014/12	०६
नवखेल	२२१४/१२	
नवखेल रकमा	१५५	
नवखेल तफासुधी रकमा	३०००	



खरी नक्कल

वस

नगर भूमापन अधिकारी
अंधेरी.



बंदर-९		
पुस्तक	२००६२	२१०
क्र.१		
२०१८		

मालमत्ता पत्रक

આપ્ત/મૌજ -- ઓશિવરા

तालिका/न.भू.मा.का. -- न.भू.अ.अंधेरी

जिल्हा :- मुंबई उपनगर जिल्हा

प्र.सूचक	प्रश्न संख्या	सं. अंक	सम	धरणाधिकार
16	अ.प्र.सूचक		रहेगी	

श्रीरामनाथ दत्तानन्द अक्षरभाषा शिक्षा माहस्य
गणेश्वर अग्नि त्याग्या पर गणेशनाथ निवास प्रेस)

3.2.5

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निर्देशिका

व्यापक मूल धारक	राजीव कपूर
पत्नी	

244

श्रीभक्त

५५५५

क्र.सं.	अवधार	संलग्न प्रमाण	नवीन धारक (प्रा) पुनरा (प) दिव्या धार (भा)	साक्षात्कृत

स्वास्थ्यपूर्ण करणप्रः -

शुभे नमः

न.भू.अ.अंधरी

મુંબઈ ટાપુનાર જિલ્લા

अर्ज कर्ता का नाम	Beec	09
अर्ज सं.	9814192	20
नकल सं.	9814192	08
नकल सं. (अन्य)	2215192	
नकल सं. (अन्य)	dy	22
नकल सं. (अन्य)	Handwritten	



सुखी नमकल

महारे - सुभाष भट्टिकाणी
या नोंदी.



बदर-९			
पुस्तक क. १	90002	702	240
२०१८			

मालमत्ता पत्रक

विभाग/मौजे :- ओशिवरा

तालुका न.भु.मा.का. --न.भु.अ.अंधोरी

जिल्हा :- मुंबई उपनगर जिल्हा

गा. कुलन	शिफ्ट नंबर	मोडल नंबरा	सब प्रॉ.अं.	धरणाधिकार
कर्मचारी/गै. प्रॉ. अं.				भासवकाभंदरुला अवतारवाचा विद्या बाहुपद नगरपाल आण्णे त्याच्या फर तपासणीची निश्चित वेळ)

348

07/20/2

सुविधाधिकार

हस्तकाया मुल धारक
धर्म

श्रीलोकेश

गुह्य

दिल भाव

इति च

दिनांक	व्यवसाय	सौद क्रमांक	मविन चारक (धर) पट्टर (प) विक्रम भाग (भा)	साक्षरकेंन

न्यायप्रणाली व्यवस्था -

॥ श्री गणेशाय नमः ॥

न.भू.अ.अधरी

मुंबई उपनगर, जिल्हा

अर्ज क्रमांक	3000	पुस्तक क्रमांक	09
अर्ज दिनांक	26/11/12	पुस्तक दिनांक	26
नवकाश	26/11/12	पुस्तक दिनांक	02
पुस्तक क्रमांक	26/11/12	पुस्तक दिनांक	22
नवकाश	26/11/12	पुस्तक दिनांक	22
नवकाश	26/11/12	पुस्तक दिनांक	22



बदर-९			
पुस्तक क्र. १	70002	703	290
२०१८			

मालमत्ता पत्रक

विभाग/सीजे - आशिवरा तालुका/न.भू.मा.का. - न.भू.अ.अंधेरी जिल्हा - मुंबई उपनगर जिल्हा

नगर/ग्राम - गिऱट पेवर् प्लॉट नंबर - ३८० - ३८०.८

सुविधाधिकार

स्वतंत्रता मुक्तधारक - रेली कडे

सुदार

पर भार

पर भार

दस्तावेज	व्यवहार	खंड क्रमांक	नियम धारक (भा) पट्टा (ग) - विस्तार (पा)	साक्ष्यक

नगर/ग्राम - अर्ज क्रमांक - ३८८८
अर्ज रजिस्ट्रार - ३८८८
नकल तह - ३८८८
नकल दि. ३८८८
नकल रजिस्ट्रार कार्यालय - ३८८८
नकल तहसिली कार्यालय - ३८८८



न.भू.अ.अंधेरी
मुंबई उपनगर जिल्हा
नगर भूमापन अधिकारी
अंधेरी



बंदर-९
पुस्तक क्र. ९ १००८२१०४ २१०
२०१८

मालमत्ता पत्रक

जिल्हा ... मंडई उपनगर जिल्हा

सम. क्रमांक	सिद्धि नंबर	पत्रांक नं.	क्षेत्र	आयुक्तारी	अनुमोदित/अनुमोदित नं.
1/2/3/4/5/6/7/8/9/10/11/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000/1001/1002/1003/1004/1005/1006/1007/1008/1009/1010/1011/1012/1013/1014/1015/1016/1017/1018/1019/1020					

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सुविधाविशेषः

इक्ष्वाकु मुक्त धारक संतोषके

सुधार

इतिरभार

दिनांक	स्थान	खंड क्रमांक	भूविज्ञान धारा (भा) संस्कृत (स) कक्षा भाग (भा)	संस्थापक

न.म.अ.अधेस

श्रीरंग उपनगर जिल्हा



संज्ञा-संज्ञक

ਭਾਰਤ ਸਰਕਾਰ, ਪਟਿਆਲਾ
ਮ. ਕ. ਭੰਡਾਰੀ.

बंदर-९			
पुस्तक क्र. १	खण्ड २	पृष्ठ २५०	२०१८

मालमत्ता पत्रक

विभाग/सीजे - ऑडिटरी

तालुकानि भु.मा.का. -- न.भ.अ.अंधरी

जिल्हा -- मुंबई उपनगर जिल्हा

सा. सुभाष	डिप्टी मन्त्र	फ्लैट नम्बर	शेड	धारणाधिकार	शस्त्रिभा.दि.संख्या अकारणका दिना.भा.दि.संख्या
मन्त्र सा.जी.२			को.जी.		सप्लाय ऑफ़ त्यागका फेर सप्लायका दिना.संख्या

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सुविचारपूर्वकम्

अथवा पुनः पारक
७३

श्रीगुरुभ्यो नमः

उत्तर

सिद्धांत

६१५-३०१

दिनांक	स्थान	संलग्नक	वर्ग (भा)	पद (भा)	साक्षरता

समाप्त -

गुनी-नववर्ग-

म.प्र.अ.अंधरी

મુંચઈં ઉપનગર જિલ્લા

०९
 २०
 ०२
 २५



स्थरी नवककल

नगर भूसापन अधिकारी
अंधेरी.



बंदर-९			
पुस्तक क्र. १	9062	१०६	240
२०९८			

मालमत्ता पत्रक

उभागीमोजे -- ओशिवरा

तालुका नं. भु. मा. का. -- न. भू. अ. अंधेरी

जिल्हा -- मुंबई उपनगर जिल्हा

ना. वृत्त	मिळ नंबर	प्लॉट नंबर	एअर	धारणाधिकार	राजस्व दिस्तला अकराचा किंवा बांधणी
महा/स. प्लॉट नं.			खे. नं.		तारखेत अर्जात ध्याया फेर तक्रारीचे दिवस येऊ)

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२६/७/१९

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क

[चनशेती आकार म. [३.३५]]

१/८/६० ते ३१/७/७०

१/८/६० ते ३१/७/७१

१/८/७१ पासून रु. ६.८०

विभागीय

कलाग मुळ धारक
वर्ष १९६६

[श्रीमती जेनाबाई कोसाळे]

द्वारा श्रीमती अहमदी बेगम रशीद मुनशी
१९ वर्ष २८/१२/१९६५ पासून



नं. १५४

नं. १५४

संज्ञक	व्याख्या	गट क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा धार (ध)	साक्षात्करण
२६/०७/१९७१	पक्षीस पत्राने जेनाबाई काटून	११. १. काटा. क्र. ८१२/१२/८/६६	(H) देविका सुक्या कारली	मही - २४/०१/१९७१ न. भू. अ. अ. ४ मुल
३०/०९/१९७१	मा. अकरा उपजिल्हाधिकारी, मू. उ. न. अंधेरी पोस्टेकडून क्र. ADC/LNDC - १४८९ दि. ३०/९/७० अन्वये वि. से. आकार रु. ३.३५ ता. १/८/६० ते ३१/७/७०			मही - २४/०१/१९७१ न. भू. अ. अ. ४ मुल
१८/०४/१९७१	मा. अकरा वि. अंधेरी क्र. ADC/LND/D - १४८९ ता. २४/१२/७१ अन्वये वि. से. आकार रु. ३.३५ ता. १/८/७० ते ३१/७/७१ रु. ६.८० ता. १/८/७१			मही - २४/०१/१९७१ न. भू. अ. अ. ४ मुल
०४/०७/१९७१	अदेश क्र. न. भू. अ. ३९६ ता. ४/३/७३ देवला मयल कारली	SI	(H) १) मयल देवला कारली २) जलमया देवला कारली ३) जिराड देवला कारली	मही - २४/०१/१९७१ न. भू. अ. अ. ४ मुल
०४/०७/१९७१	अदेश क्र. न. भू. अ. ३९६ ता. ४/३/७३ बसिस पत्राने नवरात, वनमया व जिराड यांचे काटून	SI स. र. वाटा क्र. १५७९/१९७०	(H) इस्माईल उमर पटेल	मही - १/०८/१९७१ न. भू. अ. अ. ४ मुल
०९/०६/२००८	उ. धा. श्री. इस्माईल उमर पटेल हे दिनांक १३/११/९५ रोजी मयल अर्जे, प्रतिज्ञापत्र, मृत्यूचा दाखला प्रमाण र. अन्वये कार्याची नोंद दाखल केली.	-	आरमान १) अमिना इस्माईल पटेल २) युसुफ इस्माईल पटेल ३) सकिना इस्माईल पटेल ४) हसिका इस्माईल पटेल ५) नजमा अहमद पटेल ६) शारिफ इस्माईल पटेल ७) इरफाना इस्माईल पटेल	मही - १/०८/२००८ न. भू. अ. अ. ४ मुल



पान नं. -- 1)

मालमत्ता पत्रक

वधानाधीन - आंशिकर

तालुका/न.पु.मा.का. - न.पु.अ.अंधेरी

जिल्हा - मुंबई उपनगर जिल्हा

सह क्रमांक मिटर नंबर सहाय्यक नंबर धर्मशास्त्राधिकारी

जामनाबाई दिवाळीया अकराव्या नं. १०३३ भा. ३२६

पक्ष नं. पक्ष नं.

सप्रेम, अर्पण वगैरे केर मिळालेले निवेदन

३९६/९

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सि. नं. ३९६ प्रमाणे

क

निवेदनाधिकारी

नमूनाच सुद्धा धारक
वर्ग १९६६

[श्रीमती जेजाबाई डंगराजी]

पेटदार श्रीमती जेजाबाई डंगराजी मुनशी
१९ जाने २४/१२/ पासून

इतर भाग

इत

दिनांक	व्यवहार	चिह्न क्रमांक	सविन प्रकर (धा) पट्टेवर (प) किंवा भाग (भा)	सोदाकन
०६/०७/१९७१	बर्खास्त पत्राने जेजाबाई कडून	स. २ बांदा क्र. ११३/१२/४/१९६६	(H) देवादास मंगलदास	सही - २४/०७/१९७१ न.पु.अ.अ.अ. मुंबई
३०/०६/१९७१	विनशीती आकार व मुलत सि. नं. ३९६ प्रमाणे			सही - १४/०७/१९७१ न.पु.अ.अ.अ. मुंबई
१०/०४/१९७२	विनशीती आकार व मुलत सि. नं. ३९६ प्रमाणे			सही - १९/०४/१९७२ न.पु.अ.अ.अ. मुंबई
११/०७/१९७३	आदेश क्र. न.पु.अ. ३९६ ता. ४/७/७३ देवादास मंगलदास	SI	(H) १) नगरपालिका देवादास मंगलदास २) नगरपालिका देवादास मंगलदास ३) विनशीत देवादास मंगलदास	सही - ०६/०७/१९७३ न.पु.अ.अ.अ. मुंबई
०४/०७/१९७३	आदेश क्र. न.पु.अ. ३९६ ता. ४/७/७३ बर्खास्त पत्राने १) नगरपालिका व नगरपालिका व शिराड कडून	SI सर बांदा १५/०७/१९७०	(H) इस्माईल उमर पटेल	सही - ०४/०७/१९७३ न.पु.अ.अ.अ. मुंबई
०६/०६/२००८	जय. का. श्री. इस्माईल उमर पटेल हे दि. १३/१२/१५ रोजी मरण झाले. प्रतिज्ञापत्र, मृत्यूचा दाखला, जबाब ड. अन्यथा घाबराण्याची नावे दाखल केले.	-	१) अमिना इस्माईल पटेल २) युसुफ इस्माईल पटेल ३) रुबीना इस्माईल पटेल ४) इमिना इस्माईल पटेल ५) नजमा अहमद पटेल ६) शारिका इस्माईल पटेल ७) इरफाना इस्माईल पटेल कारावाले	सही - १५/०६/२००८ न.पु.अ.अ.अ. मुंबई
०९/०६/२००८	तसेच मा. सह मुख्य निबंधक मुंबई राजकीय नियमनकृत खरेदीकृत बंदर ४/२०१६/०८ दि. १९/३/०८ सूची क्र. II अन्वये खरेदी देणार अमिना पटेल, युसुफ पटेल, रुबीना पटेल, इमिना पटेल, नजमा पटेल, शारिका पटेल, इरफाना पटेल, यांची नावे काढी करून खरेदी देणार याचे नाव दाखल केले.	-	खरेदीचे धारक मे. सहयोगी होमस	सही - १९/०६/२००८ न.पु.अ.अ.अ. मुंबई



सहरी भूमापन अधिकारी
मुंबई.

प्रकार करणार
[Signature]

पान

अर्ज नं.	322	100
अर्ज र.	9814/92	980
नवकल तयार करणारी	9814/92	02
नवकल दिलेली तारीख	27/9/92	
नवकल तयार करणारी	Shy	982
नवकल तयार करणारी	Bank	



बदर-९		
पुस्तक क्र. १	9802-990	290
३०९८		

मालमत्ता पत्रक

वेभाग/नं. - ओशिवरा

तालुका/न. भु. मा. का. - न. भु. अ. अंधेरी

जिल्हा - मुंबई उपनगर जिल्हा

सर. दुकान नं. १९६/२
माल/मा. पत्र. ३
सर्व
चौ. मो.
धारणीयकार
मालमत्ता दिवस/मा. अकारणाचा दिवस माह/पंच
तारखील अर्था. त्याका. पत्र. तारखीलचे निपात वगळ

३९६/२

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सि. म. नं. ३९६ प्रमाणे

विषयवस्तु

मालमत्ता मुल्य आरक
वर्ष - १९६६

[ओमती जेनाबाई शंकराजी]

देदार

ओमती अहमदी बगमा रजोहर पुत्रां
१९ वर्ष २८/१२/१९६५ तारखे

सर. पत्र

सर. शी

नं.क	व्यवहार	खंड क्रमांक	नॉमन धारक (म) पट्टेदार (म) किंवा धार (म)	साक्षात्करण
२६/०७/१९७१	बसोस पत्राने जेनाबाई कादुल	सर. बंधा क्र. ८१२/२८/०४/१९ ६६	(H) देवली संकलन धारली	माल - २१/०१/१९७२ न. भु. अ. अ. न. भु. अ.
३०/०१/१९७३	विनशोनी आकार व मुदत सि. म. नं. ३९६ प्रमाणे			माल - ३०/०१/१९७३ न. भु. अ. अ. न. भु. अ.
०६/१०/१९७२	विनशोनी आकार व मुदत सि. म. नं. ३९६ प्रमाणे			माल - ११/०४/१९७२ न. भु. अ. अ. न. भु. अ.
०४/०७/१९७३	आदेश क्र. न. भु. अ. ३९६ ता. ०४/०७/१९७३ देवली मालमत्ता आरसा	S)	(H) १) नवण्या देवली धारली २) नवण्या देवली धारली ३) शिरोड देवली धारली	माल - ०४/०७/१९७३ न. भु. अ. अ. न. भु. अ.
०४/०७/१९७३	आदेश क्र. न. भु. अ. ३९६ ता. ४/७/७३ बसोस पत्राने मवशत, नवण्या व शिरोड कादुल	SI सर. बंधा २६०९/१९७०	(H) इस्माईल उमर पटेल	माल - ०१/०८/१९७३ न. भु. अ. अ. न. भु. अ.
०१/०६/२००६	श्री. इस्माईल उमर पटेल हे. दि. १३/११/९५ रोजी माल, अर्ज. प्रतिन्यायक, मुंबई राखला, जबाबदार कारणांची नावे दाखल केली.		नंतराव १) श्री. अर्जना इस्माईल पटेल २) नवण्या इस्माईल पटेल ३) श्री. मुसुक इस्माईल पटेल ४) हासिक इस्माईल पटेल ५) नजमा अहमद पटेल ६) शरिका इस्माईल पटेल ७) इरफाना इस्माईल पटेल	माल - ०१/०६/२००६ न. भु. अ. अ. न. भु. अ.
०१/०६/२००६	लसेम मा. सह. दुय्यम विवेक मुंबई माजकादल नॉमनीकृत अर्जदीखत बंध - ४/२०१६०८ दि. ११/३/०८ मुवी क्र. II अन्यथे खरेदी देणार ओमिता पटेल शरिका पटेल, मुसुक पटेल, इमिता पटेल, नजमा पटेल शरिका पटेल, इरफाना पटेल यांची नावे कमी करून खरेदी देणार मुंबई नवण्या देवली		खरेदीने धारक मं. राखला होम	मालमत्ता क्र. ३९६ प्रमाणे माल - ०१/०६/२००६ न. भु. अ. अ. न. भु. अ.



नं.	बदर-१
पुस्तक	१९९/२१०
क्र. १	२०१६

धार क

पत्रावली

अर्ज क्रमांक	3444	पत्रांक	04
अर्ज दिनांक	28/04/92	पत्रांक	980
पत्रांक	20/4/92	पत्रांक	02
नक्काशा	28/04/92	पत्रांक	
नक्काशा तयार	28/4	पत्रांक	982
नक्काशा तयारणी करणारा: <i>[Signature]</i>			



बंदर-९			
पुस्तक क्र. १	90062	772	290
२०१८			

मालमत्ता पत्रक

विभाग/मार्ग -- ओशिवरा

तालुका/न. भु. मा. फा. -- न. भु. अ. अंधेरी

जिल्हा -- मुंबई उपनगर जिल्हा

आ. स. नं. ११६/३

मि. स. नं. ३९६ प्रमाणे

अ. स. नं. ३९६ प्रमाणे

अ. स. नं. ३९६ प्रमाणे

अ. स. नं. ३९६ प्रमाणे

३९६/३

३९६

[३९६]

मि. स. नं. ३९६ प्रमाणे

मुद्राधिकार

इकाका मुद्राधिकार

[श्रीमती देवादास ओशिवरी]

पट्टा

श्रीमती देवादास ओशिवरी
१९ वर्ष २८/१२/१९६७ पासून

इतर भाग

इतर भाग

क्रमांक	व्यवहार	पट्टा क्रमांक	नॉर्मन घरक (धा) पट्टा (१) किंवा धार (२)	साक्षरतेत
२६/०७/१९७२	पक्षीय पत्राने गेनाबाई काडून	स. र. वंदा. ४ ८१२/१२/४/१९६८	(H) देवादास युक्ता वारली	सो - २८/०७/१९७२ म. स. नं. ३९६ प्रमाणे
३०/०७/१९७२	चिनारीली आकार व मुद्रा सि. स. नं. ३९६ प्रमाणे			सो - २८/०७/१९७२ म. स. नं. ३९६ प्रमाणे
१०/०८/१९७२	चिनारीली आकार व मुद्रा सि. स. नं. ३९६ प्रमाणे			सो - २८/०८/१९७२ म. स. नं. ३९६ प्रमाणे
०४/०८/१९७३	आदेश क्र. न. भु. ओ. ३९६ ता. ४/७/७३ देवादास युक्ता वारली	SI	(H) १) नवश्या देवादास वारली २) वनश्या देवादास वारली ३) गिराड देवादास वारली	सो - २८/०८/१९७३ म. स. नं. ३९६ प्रमाणे
०४/०८/१९७३	आदेश क्र. न. भु. ओ. ३९६ ता. ४/७/७३ वक्षीय पत्राने नवश्या, वनश्या व गिराड काडून	सर वंदा १२७२/१९७०	(H) इम्माईल उमर पटेल	सो - २८/०८/१९७३ म. स. नं. ३९६ प्रमाणे
०९/०८/२००८	श्री इम्माईल उमर पटेल हे दि. १३/११/९५ रोजी वधत, अर्धे वंशिक आकार, मुद्राचा दाखला, जबाबादारी आकाराची नावे दाखल केली		धारसो १) अमिता इम्माईल पटेल २) युसुफ इम्माईल पटेल ३) सलमा इम्माईल पटेल ४) हसिना इम्माईल पटेल ५) नजमा इम्माईल पटेल ६) शारिका इम्माईल पटेल ७) इम्माईल उमर इम्माईल पटेल	सो - २८/०८/२००८ म. स. नं. ३९६ प्रमाणे
०९/०८/२००८	सरोज मा. सह. दुधान निबंधक मुंबई याचकडील नॉर्मनकृत खरेदीपत्र बदर - ४/२०१६०८ दि. ११/३/०८ सुचो क्र. II अन्वये खरेदी देणार अमिता पटेल सलमा पटेल, युसुफ पटेल, हसिना पटेल, नजमा पटेल शारिका पटेल, इम्माईल पटेल यांची नावे कर्मी करून खरेदी देणार यांची नावे दाखल केली		सो - २८/०८/२००८ म. स. नं. ३९६ प्रमाणे	



मालमत्ता पत्रक

विभाग/भावे - आशिवरा

तल्लुका/न. भु. या. का. - न. भु. अ. अंधेरी

जिल्हा - मुंबई उपनगर जिल्हा

सत सुभान
लोक/ २२ एड. न.

ग्रिड नंबर प्लॉट नंबर

सुच
पॉ. यो.

धारणा/उत्तर

शासनालया दिवस/या आकार/पॉ. वि. या भागा/या
सर्व्हेल आणि त्याच्या फेर तपसु/या वि. या वळ.

३९६/४

८८

[फर]
क

सि. स. नं. ३९६ प्रमाणे

विनिर्देशक

जकाचा मुळ धारक
सं. १९६६

[श्रीमती जेनाबाई दोनाबा]

दिनांक

श्रीमती अहमदी योग्य रशीद मुनशी
१९ वर्ष २८/१२/१९६५ पासून

तर भाग

तर शी

दिनांक	धारक	वैध क्रमांक	तल्लुका/न. भु. या. का. (भा.) पट्टा/न. भु. या. का. (भा.)	साक्षात्करण
२६/०७/१९७१	बसोस पत्राने जेनाबाई कडून	सर बोटा ८२२/ १२/८२६६	(II) देवला सुक्या	सही - १२/०७/१९७१ न. भु. अ. अ. अ. मुंबई
३०/०९/१९७१	विनशेली आकार व मुद्रात सि. स. नं. ३९६ प्रमाणे			सही - ३०/०९/१९७१ न. भु. अ. अ. अ. मुंबई
०४/१०/१९७२	विनशेली आकार व मुद्रात सि. स. नं. ३९६ प्रमाणे			सही - ०४/१०/१९७२ न. भु. अ. अ. अ. मुंबई
०४/०७/१९७३	आदेश क्र. न. भु. अ. ३९६ ता. ४/७/७३ देवला सुक्या धारकाने	SI	(II) १) नवव्या देवला कारली २) घमश्या देवला कारली ३) शिराड देवला कारली	सही - ०४/०७/१९७३ न. भु. अ. अ. अ. मुंबई
०४/०७/१९७३	आदेश क्र. न. भु. अ. ३९६ ता. ४/७/७३ बसोस पत्राने नवव्या, घमश्या शिराड कडून	सर पट्टा क्र. ३५७५/१९७३	(II) इस्माईल उमर पटेल	सही - ०४/०७/१९७३ न. भु. अ. अ. अ. मुंबई
०९/०६/२००६	श्री. इस्माईल उमर पटेल हे दि. १३/११/९५ रोजी मरला. अर्ज, प्रतिज्ञापत्र, मृत्यूचा दाखला, नवाचावये धारकांची नावे दाखल केली.		धारकाने १) अमिना इस्माईल पटेल २) युसुफ इस्माईल पटेल ३) सल्लिमा इस्माईल पटेल ४) हसिना इस्माईल पटेल ५) नजमा महमूद पटेल ६) शारिका इस्माईल पटेल ७) शारफा इस्माईल पटेल	कि. रज. क्र. ३५४ प्रमाणे सही - १६/१२/०६ न. भु. अ. अ. अ.
०९/०६/२००६	तल्लुका नं. ३९६ मुंबई याजकद्वारे नॉन-जुडिचल खेती/खेती वर - ४/२०१६०६ दि. १२/६/०६ सुचो क्र. II अन्वये खेती देशात अमिना पटेल रजिना पटेल, युसुफ पटेल, हसिना पटेल, नजमा पटेल शारिका पटेल, शारफा पटेल यांची नावे कमी करून खेती घेणार याचे नाव दाखल केले.		धारक अमिना होमा	कि. रज. क्र. ३५४ प्रमाणे सही - १६/१२/०६ न. भु. अ. अ. अ.



तयार करणारा

पासणी करणारा

पृ. नं. - १)

3000	01
9814192	980
9814192	02
9814192	
9814192	982
<i>[Signature]</i>	
<i>[Signature]</i>	



बदर-९			
पुस्तक क्र. १	90062	998	740
२०१८			

मालमत्ता पत्रक

विभाग/मार्ग -- ओजिवरा तालुका/न.भु.पा.का. -- न.भु.अ.अंधेरी जिल्हा -- मुंबई उपनगर जिल्हा

सा.पु.अ. नं. ३९६/५ फा. नं. २ स. नं. ३९६ प्रमाणे

पुर्वीयधिकार

सकल मूल धारक वर्ष १९६५ (ओमली जेनाथाई सोसायटी)

पुर्वीय अधिकार सोमली आहमदी बेगम रशीद मुन्शी १९ वर्ष २८/१२/१९६५ पासून

इतर धार

इतर ओर

दिनांक	व्यवहार	संकेत क्रमांक	नविन धारक (धा) पट्टेदार (प) किरा घरा (घ)	साक्षी
२६/०७/१९७१	बोलीस मजने जेनाथाई कटून	सर कांदा १२/१२/६६	(H) देवला सुकल धारली	साक्षी - २६/०७/१९७१ म.पु.अ.अंधेरी
१०/०९/१९७१	बिनाशली आकार व मुदत सि. सं. नं. ३९६ प्रमाणे			साक्षी - १०/०९/१९७१ म.पु.अ.अंधेरी
१०/०९/१९७२	बिनाशली आकार व मुदत सि. सं. नं. ३९६ प्रमाणे			साक्षी - १०/०९/१९७२ म.पु.अ.अंधेरी
०४/०७/१९७३	आदेश क्र. न.भु.ओ. ३९६ ता. ४/७/७३ देवला सुकल धारली	SI	(H) १) नवधरा देवला धारली २) वनाशका देवला धारली ३) शिराड देवला धारली	साक्षी - ०४/०७/१९७३ म.पु.अ.अंधेरी
०४/०७/१९७३	आदेश क्र. न.भु.ओ. ३९६ ता. ४/७/७३ बोलीस मजने नवधरा, वनाशका व शिराड कटून	SI सर १५/०९/१९७०	(H) व ठावर पटेल	साक्षी - ०४/०७/१९७३ म.पु.अ.अंधेरी
०९/०६/२००८	श्री. इस्माईल ठावर पटेल हे दि. १३/१२/९५ रोजी भयत, अर्ज, प्रतिशमापत्र, मृत्यूचा दाखला, जबाबान्वये धारकाची नावे दाखल केली.		धारमान १) अमिन इस्माइल २) सकीना इस्माइल ३) युसुफ इस्माइल प. ४) इमिना इस्माइल प. ५) नलका अहमद पटेल ६) शरिया इस्माइल प. ७) इरफाना इस्माइल प.	साक्षी - ०९/०६/२००८ म.पु.अ.अंधेरी



ग्यार करणार

ग्यासणी करणार



बदर-९	
पुस्तक क्र. १	290
२०१८	

खरी नक्कल

सगर भूमापन अधिकारी

अंधेरी.

अर्ज क्रमांक.....	3826	पुस्तक क्रमांक.....	06
अर्ज स्वीकारण दिनांक.....	28/4/92	पुस्तक क्रमांक.....	970
नक्कल अर्ज.....	9/14/92	पुस्तक क्रमांक.....	02
नक्कल दिवाली दिनांक.....	22/9/92	पुस्तक क्रमांक.....	
नक्कल तयार करणार.....	July	पुस्तक क्रमांक.....	982
नक्कल तपासणी करणार.....	Subin		



बदर-९	
पुस्तक क्र. १	9062
996	290
२०१८	

मालमत्ता पत्रक

दम्पत्यभ्यां - आशिवरा

तालुका/न.भु.मा.का. - न.भ.अ.अंधरी

जिल्हा -- मुंबई उपनगर जिल्हा

नाम/पद	पद/नाम	पद/नाम	पद/नाम	पद/नाम
पद/नाम	पद/नाम	पद/नाम	पद/नाम	पद/नाम

शास्त्रज्ञानादित्येव आचारवाचा चित्ता श्रीहस्ताय
तमशील आर्षं त्यज्या देव शिष्यस्तथा नित्यं वरः

390

44

[का.]
क

चिनशनी भास्कर सा. ३.३०
१/८/६२ से ३१/७/७०
१/८/६२ से ३१/७/७१
रु. ३.९५ सा १/८/७१ पास

गुणिधाधिकारः

प्रकाश मुद्रणालय
वर्ष १९६५

हृदय

2000

श्रीमती अरुमती धेनुम रश्मि कुमारी
इमला मालवी

दिनांक	पदवाहक	खंड क्रमांक	नवीन पदवाहक (पा) पदवाहक (पा) क्रिस्ता भाग (पा)	साक्षात्कार
२०/०९/२०१९	मा. अपर उपनिष्ठाधिकारी, मु. उ. नि. अंपरी वायव्यकडील आदेश क्र ADC/LND/D-१६९० ता. १/७/१० अन्वये निलगिरी आक्षेप क्र. ३.३० ता. १/८/१२ ते ३१/७/१०.			साक्षी २१/०९/२०१९ न.पु.अ.क्र.१९९९
१०/०८/२०१९	मा. अ. उ. नि. मु. अंपरी वायव्यकडील क्र. ADC/LND/D-१६९० दि. ११/१२/१९ अन्वये वि. से. भाषण क्र. ३.३० ता. ३१/७/१९ पर्यंत क्र. ३.१५ ता. १/८/१९ प्रत्युक्त			साक्षी ११/०८/२०१९ न.पु.अ.क्र. १९९९ वि. नि.पु.अ. नंवा
२१/०९/२००८	श्री. रविवर जोसक घासो डिस्त्रिक्ट, दिनांक १७/०२/१९९४. राजी मयल, अर्ज, प्रतिज्ञापत्र म्युचुअल वसुधाला व जबाबान्वये वास्तव्याची नोंद घेतली.	S.I.F.	H श्री. अन्नालम डिस्त्रिक्ट श्रीमती मेचोडा ए. डिस्त्रिक्ट श्री. वल्लभ श्री. डिस्त्रिक्ट श्रीमती मेचोडा डिस्त्रिक्ट श्री. स्टॅनले डिस्त्रिक्ट श्रीमती मे. डिस्त्रिक्ट श्री. टेरेन डिस्त्रिक्ट श्रीमती इका मेरी डिस्त्रिक्ट	साक्षात्कार १५/०९/२००८ न.पु.अ.क्र. १९९९
२१/०९/२००८	१) श्री. अन्नालम डिस्त्रिक्ट दि. २४/०८/२०. २) श्रीमती मेचोडा ए. डिस्त्रिक्ट दि. १/७/०८. ३) श्री. वल्लभ श्री. डिस्त्रिक्ट दि. १७/६/१४. ४) श्रीमती मेचोडा डिस्त्रिक्ट दि. १३/११/१९ ५) श्री. स्टॅनले डिस्त्रिक्ट दि. ६) श्री. मे. डिस्त्रिक्ट दि. ११/४/१८. ७) श्री. टेरेन डिस्त्रिक्ट दि. १९/४/१५. ८) श्रीमती इका मेरी डिस्त्रिक्ट दि. १९/११/१८ मयल अन्नालम अर्ज, प्रतिज्ञापत्र म्युचुअल वसुधाला व जबाबान्वये वास्तव्याची नोंद घेतली.	S.I.F.	H श्री. नाथलम डिस्त्रिक्ट श्रीमती मेचोडा डिस्त्रिक्ट श्री. अन्नालम एन. डिस्त्रिक्ट श्रीमती फिओना पी. अन्नालम श्रीमती शरीन सल्लामा श्री. रमेश्वर श्री. डिस्त्रिक्ट श्रीमती अन्नालम अन्नालम श्री. विल्लम श्री. डिस्त्रिक्ट श्रीमती शिरा. मल्ल नाटोटा श्रीमती मार्गरेट टेरेन वल्लम श्री. जो. डिस्त्रिक्ट श्री. अन्नालम डिस्त्रिक्ट श्री. कॅथरीन टेरेन डिस्त्रिक्ट श्री. एली. डिस्त्रिक्ट	साक्षात्कार २१/०९/२००८ न.पु.अ.क्र. १९९९

부록 3.

मालमत्ता पत्रक

जिल्हा -- मुंबई उपनगर जिल्हा

शास्त्रानुसारित्या अवधारणा मिळ्या पाहण्यापासून
तापशील अर्थाने त्याच्या फेर तपासण्याचे नियम येऊन

क्रि.	व्यवहार	खंड क्रमांक	सर्वमत प्राप्त (अ) पक्षदार (ब) किंवा भार (ग)	संस्थापक
२२/०५/२००८	दुसऱ्या निमेषक पाचकडोला नोंदनांकृत दस्त र. क. १३००००००/- अन्वये खर्चादो घेणार श्री. नाथूखेल विदिस्वना ये हत्तर १५ दोवी माये कामे करण खर्चादो घेणार ह्याचो नाव वापसल केले.	घात -२/४१८६/०६ दि. ६/५/०६	श्री. गोंगर विस्तीर्ण ई। राखण होमर	जे. रायच. ज. २४/८ प्रमाण होती - २२/०५/२००८ न. भू. ज. ३०००

मुख्य उपनगर जिल्हा

अर्ज :	Bee	
अर्ज नं.	9614111	08
नकास	9614112	920
निकास	9219742	08
निकाल तारीख	<i>[Signature]</i>	928
नकल तयारकर्ता	<i>[Signature]</i>	



स्वरी नवकल

નગર મ્યુનિસિપલ અધિકારી
એ. એચ. એ.



बदल-१९			
पुस्तक क्र. १	90062	720	290
२०१६			

(पान नं.- 2)

मालमत्ता पत्रक

विभाग/मोजे - ओशिवरा

तालुका/न.पु.मा.का. - न.पु.अ.अंधेरी

जिल्हा - मुंबई उपनगर जिल्हा

शा.पु.नं. गट नंबर प्लॉट नंबर को. करपाविकार

सालनावा दिवसाचा अकरावा दिवस सोमवार
ता. २९/०५/२०१८ अर्वा ता. २९/०५/२०१८

३९/०५/१८

११.०

[५२]
क

मि. स. नं. ३९.७ प्रमाणे

सुविधाधिकार

हक्काचा मुल्य पारक
नं. २९८६

[श्रीमती रेवतीत कोरक ब्रासे दिसल्या]

पट्टा

इतर भाग

श्रीमती अहमदी बेगम रशीद मुन्सली
इमला मानक

दिनांक	व्यवहार	पुंड क्रमांक	नविन प्रारक (भा) पुंडार (प) किंवा पार (भा)	साक्षात्करण
२०/०५/२०१८	बिनशती आकार व मुद्रत रि. स. नं. ३९.७ प्रमाणे			सो. - २९/०५/२०१८ न.पु.अ.अ. ४ मुंबई
१०/०६/२०१८	बिनशती आकार व मुद्रत रि. स. नं. ३९.७ प्रमाणे			सो. - १९/०६/२०१८ न.पु.अ.अ. ४ मुंबई
२९/०५/२००८	श्री. रेवतीत कोरक ब्रासे दिसल्या दिनांक २५/०२/२०१४ रोजी मयत. अने, प्रतिज्ञापन मृत्यूचा दाखला व जबाबदारी वारसांचो नोंद केलेली	S.I.F.	H श्री. अन्सलमे दिवसोला श्रीमती मेचीडा ए. दिवसोला श्री. कारनर डी. दिवसोला श्रीमती गेलडीस दिवसोला श्री. स्टॅनले दिवसोला श्रीमती मे. दिवसोला श्री. टेंग्या दिवसोला श्रीमती इवा मेरी दिवसोला	श्री. अन्सलमे दिवसोला श्रीमती मेचीडा ए. दिवसोला श्री. कारनर डी. दिवसोला श्रीमती गेलडीस दिवसोला श्री. स्टॅनले दिवसोला श्रीमती मे. दिवसोला श्री. टेंग्या दिवसोला श्रीमती इवा मेरी दिवसोला
२९/०५/२००८	१) श्री. अन्सलमे दिवसोला दि. २४/०५/२०८३ २) श्रीमती मेचीडा ए. दिवसोला दि. १/०८/८७ ३) श्री. कारनर डी. दिवसोला दि. १०/६/१४ ४) श्रीमती गेलडीस दिवसोला दि. २३/११/१९ ५) श्री. स्टॅनले दिवसोला दि. ६/६/८९ ६) श्री. मे. दिवसोला दि. २१/४/९८ ७) श्री. टेंग्या दिवसोला दि. २९/४/५५ ८) श्रीमती इवा मेरी दिवसोला दि. २९/११/९८ मयत अन्सलमे अने, प्रतिज्ञापन मृत्यूचा दाखला व जबाबदारी वारसांचो नोंद दाखल केलेली.	S.I.F.	H श्री. नाथशेल दिवसोला श्रीमती मेचीडा दिवसोला श्री. अल्फोन एन. दिवसोला श्रीमती फिओना पी. अर्धारुजीना श्रीमती शारोन सलदाणा श्री. रोमेलो दि. दिवसोला श्रीमती आयोना अलेक्स फर्नांडीस श्री. फिलीप डी. दिवसोला श्रीमती शिरा मार्क बार्टोला श्रीमती मारगरेट टॅनिस क्रॉस श्री. ना. दिवसोला श्री. अर्ना टेंग्या दिवसोला श्री. केथरीन टेंग्या दिवसोला श्री. फरी ट. दिवसोला श्री. रोबर्ट दिवसोला	श्री. नाथशेल दिवसोला श्रीमती मेचीडा दिवसोला श्री. अल्फोन एन. दिवसोला श्रीमती फिओना पी. अर्धारुजीना श्रीमती शारोन सलदाणा श्री. रोमेलो दि. दिवसोला श्रीमती आयोना अलेक्स फर्नांडीस श्री. फिलीप डी. दिवसोला श्रीमती शिरा मार्क बार्टोला श्रीमती मारगरेट टॅनिस क्रॉस श्री. ना. दिवसोला श्री. अर्ना टेंग्या दिवसोला श्री. केथरीन टेंग्या दिवसोला श्री. फरी ट. दिवसोला श्री. रोबर्ट दिवसोला



मालमत्ता पत्रक

विभाग/मार्ग - ओशिवरा

तालुका/न. भू. मा. का. - न. भू. अ. अंधोरी

जिल्हा - मुंबई उपनगर जिल्हा

रात तूटण	मिटर नंबर	प्लॉट नंबर	राज	धारक/अधिकार	प्रत्यक्ष दिवस अथवा याचा दिवस पाहण्याचा
क्र. १०००			को. मो.		तदनुसार आदिम त्याचा फेर भूधरणीचा
३९७८			८४	[५२]	मि. स. नं ३९७ प्रमाण
				क	मुंबई

सुविधाधिकार

हक्काचा मुळ तारख

[श्रीमती रेवती जोसेफ कासी डिमोल्का]

पट्टा

इतर पार

श्रीमती रेवती जोसेफ कासी डिमोल्का

दिनांक	व्यवहार	खंड क्रमांक	नवीन प्रत्यक्ष (भा)	पट्टा (प) विला भंग (भा)	साक्षात्कार
२०/०५/२००१	विनशेती आकार व मुदत मि. स. नं. ३९७ प्रमाण				सा - २५/०५/२००१ न. भू. अ. अंधोरी
२०/०४/२००२	विनशेती आकार व मुदत मि. स. नं. ३९७ प्रमाण				सा - २५/०४/२००२ न. भू. अ. अंधोरी
२५/०५/२००८	श्री. रेवती जोसेफ कासी डिमोल्का दिनांक २५/०५/२००८ रोजी १. अर्ज, प्रतिज्ञा व मुद्राचा दाखला व न्यायालय [श्रीमती रेवती जोसेफ कासी डिमोल्का]	S.I.F.	11	श्री. अन्वयलम दिमोल्का श्रीमती मेघीडा ए. दिमोल्का श्री. वारनर डी. दिमोल्का श्रीमती गेल्वीस दिमोल्का श्री. स्टार्ले दिमोल्का श्रीमती मे. दिमोल्का श्री. टेरेस दिमोल्का श्रीमती दया मेरी दिमोल्का	न. भू. अ. अंधोरी
२५/०५/२००८	१) श्री. अन्वयलम दिनांक २५/०५/२००८ २) श्री. मेघीडा ए. दिमोल्का दिनांक २५/०५/२००८ ३) श्री. वारनर डी. दिमोल्का दिनांक २५/०५/२००८ ४) श्रीमती गेल्वीस दिमोल्का दिनांक २५/०५/२००८ ५) श्री. स्टार्ले दिमोल्का दिनांक २५/०५/२००८ ६) श्री. मे. दिमोल्का दिनांक २५/०५/२००८ ७) श्री. टेरेस दिमोल्का दिनांक २५/०५/२००८ ८) श्रीमती दया मेरी दिमोल्का दिनांक २५/०५/२००८ मदत अशाप्रमाणे अर्ज, प्रतिज्ञा व मुद्राचा दाखला व न्यायालय [श्रीमती रेवती जोसेफ कासी डिमोल्का]	S.I.F.	H	श्री. नाथनल दिमोल्का श्रीमती मेघीडा ए. दिमोल्का श्री. वारनर डी. दिमोल्का श्रीमती गेल्वीस दिमोल्का श्री. स्टार्ले दिमोल्का श्रीमती मे. दिमोल्का श्री. टेरेस दिमोल्का श्रीमती दया मेरी दिमोल्का श्री. अन्वयलम दिमोल्का श्रीमती मेघीडा ए. दिमोल्का श्री. वारनर डी. दिमोल्का श्रीमती गेल्वीस दिमोल्का श्री. स्टार्ले दिमोल्का श्रीमती मे. दिमोल्का श्री. टेरेस दिमोल्का श्रीमती दया मेरी दिमोल्का श्री. अन्वयलम दिमोल्का श्रीमती मेघीडा ए. दिमोल्का श्री. वारनर डी. दिमोल्का श्रीमती गेल्वीस दिमोल्का श्री. स्टार्ले दिमोल्का श्रीमती मे. दिमोल्का श्री. टेरेस दिमोल्का श्रीमती दया मेरी दिमोल्का	न. भू. अ. अंधोरी



मालमत्ता पत्रक

विभाग/भागे :- ओशिवरा तालुका/न.पु.मा.का. :- न.पु.अ.अंधेरी जिल्हा :- मुंबई उपनगर जिल्हा

संग्रहकर्ता :- वि.के.ए. पत्रक नं. :- १२४ धारणीधिकार :- तारखेत अर्जा तपाव्या फेर तपस्योर्ध्व निपरा येळ)

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सं.क्र.	व्यवहार	संग्रह क्रमांक	संग्रह पत्रक (था) पत्रक (१) किंवा धार (२)	साक्षरकन
२९/०९/२००८	दुसरे निवडक याचकडील संपत्तीकृत दरल र. क. २३००००००/- अन्वये धारणी देणार श्री. नाथोल डिपॉजिट य इतर १८ यांचे नावे कर्मा करून धारणी देणार ह्याचे नाव दाखल केले	बदर - ९/९९८८/०६ दि. ६/९/०६	H सहाय्य बांधा	तारखेत ३९८८ प्रमाणे माल - २९/०९/२००८ न.पु.अ.अंधेरी

पत्रक नं. १२४

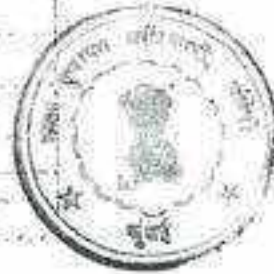
धारणीधिकार

न.पु.अ.अंधेरी

मुंबई उपनगर जिल्हा

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९९९९९९
९९९९९९
९९९९९९



धारणीधिकार

९९९९९९

नगर भूतपन अधिकारी
अ.अंधेरी.



बदर-९			
पुस्तक क्र. ९	९००८२	९२४	२१०
२०१८			

मालमत्ता पत्रक

विभागाध्यक्ष : आचार्य

तालुक/न.मु.मा.का. - न.भु.अ.अंधेरा

जिल्हा :- मुंबई उपनगर जिल्हा

रत कुलम प्लेक/स.प्ले.नं.	सिस्ट नंबर	प्लेट नंबर	रवि प्री.सी	आयुष्याधिकार	समस्यावा दिवस-वा.अवकाशोपार्जनका/पाठ्यक्रम समर्थन अर्हता स्थापना फेर तपासणीका निमत वरि
३९७/३					
✓		६३७		[क]	सि.स.नं. ३९७ प्रमाण

सुनिर्वाचित

सत्यमेव जयते

(શ્રીમતે મેઝરેટ ગોસેલ ઘાસે ડિરેક્ટર)

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एन. एम.

इति श्री श्रीमद्भगवद्गीतायां अष्टाध्याय्ये अष्टमोऽध्यायः ॥ ८ ॥

दिनांक:	बदर	खंड क्रमांक	नवीन धारक (श्री) पट्टेदार (प) किंवा मात. (मा)	साक्षक
२७/०९/२००९	बिनशती आकार व मुद्रत सि. स. नं. ३९७ प्रमाण			मात - २७/०९/२००९ न.पु.अ.क्र.२ मुद्रत
१०/०४/२००९	बिनशती आकार व मुद्रत सि. स. नं. ३९७ प्रमाण			मात - १०/०४/२००९ न.पु.अ.क्र.२ मुद्रत
२९/०४/२००८	श्री. रमेश जीसेक हासो हिस्सेच्या १५/०३/२००४, रमेश मयल, अर्ज, प्रतिज्ञापत्र धुळेच्या दाखला व नवायान्धवे वारसाची नोंद केली.	S.I.F.	H. श्री. अन्सलम हिस्सेच्या श्रीमती मेघोडा ए. हिस्सेच्या श्री. बोरनर श्री. हिस्सेच्या श्रीमती गेल्लोस हिस्सेच्या श्री. रमेश हिस्सेच्या श्रीमती मं. हिस्सेच्या श्री. रमेश हिस्सेच्या श्रीमती इया मेरी हिस्सेच्या	ज. रमेश अ. ३८२ प्रमाण मात - २९/०४/२००८ न.पु.अ.अ.क्र.२
२९/०४/२००८	१) श्री. अन्सलम हिस्सेच्या दि. २४/०८/८१ २) श्रीमती मेघोडा ए. हिस्सेच्या दि. ९/०८/८० ३) श्री. बोरनर श्री. हिस्सेच्या दि. १०/०८/९८ ४) श्रीमती गेल्लोस हिस्सेच्या दि. २०/११/९८ ५) श्री. रमेश हिस्सेच्या दि. १०/८/८१ ६) श्री. मं. हिस्सेच्या दि. १०/८/८८ ७) श्री. रमेश हिस्सेच्या दि. २९/४/८५ ८) श्रीमती इया मेरी हिस्सेच्या दि. २९/११/९८ मयल अन्सलम अर्ज, प्रतिज्ञापत्र धुळेच्या दाखला व नवायान्धवे नावे दाखल केली.	S.I.F.	H. श्री. नाथल हिस्सेच्या श्रीमती मेघोडा हिस्सेच्या श्री. अन्सलम एन. हिस्सेच्या श्रीमती किशोरा श्री. अन्सलम श्रीमती शारोन सलदाणा श्री. रमेश श्री. हिस्सेच्या श्रीमती अन्सलम अन्सलम फुल्लोस श्री. हिस्सेच्या श्रीमती हिस्सेच्या श्रीमती माहिती एमिस प्रस श्री. नो हिस्सेच्या श्री. अन्सलम हिस्सेच्या श्री. फुल्लोस हिस्सेच्या श्री. पत्नी हिस्सेच्या श्री. रमेश हिस्सेच्या	२९/०४/२००८ प्रमाण मात - २९/०४/२००८ न.पु.अ.अ.क्र.२

मालमत्ता पत्रक

વિભાગ/મીજે :- ઓશિવરા

तालुका/न. भु. मा. का. -- न. भू. अ. अंधेरी

जिल्हा -- मंडई उपनिगृह जिल्हा

सुर. प्रमाण	रिपोर्ट नंबर	फाइल नंबर	दिनांक	आवेदनकर्ता	आवेदनकर्ता का पता
प्रमाण/प्रमाण न.			चौ. मां.		तबसलीत अमिन तबसलीत अमिन तबसलीत अमिन
३९०/४					
			२९/७	(कार)	दि. सं. न. ३९० प्रमाण

सुविधाधिकार


संस्कृतानां भूतं धारय
वर्ष १९६६

[श्रीमती संजयत पासेक ज्ञासो दिसिस्थ]

अष्टम

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इ. () श्रीमती अहमदी बेगम रशीद मुल्लो
इमला मालाफ

दिनांक	व्यवहार	खंड क्रमांक	तहसील थाना (धा) मुद्रांक (प) किला भाग (सं)	साक्षात्करण
२०/०९/१९७१	विनयलाल आचार्य व मृदुल मि. स. नं. ३९७ प्रमाणे			सही - २१/०९/१९७१ न.पु.अ.क्र.१२ मीठा
१०/०४/१९७०	विनयलाल आचार्य व मृदुल मि. स. नं. ३९७ प्रमाणे			सही - १९/०४/१९७० न.पु.अ.क्र.१२ मीठा
२९/०९/२००८	श्री. रवींद्र लालक शर्मा हिंदोलवा, दिनांक १६/०२/१९९४ रोजी मरण, अर्ज, प्रतिशोधक मृत्यूचा दाखला व जबाबान्वये वारसांची नोंद केली.	S.I.F.	H श्री. अन्सलामे हिंदोलवा श्रीमती मेचीदा ए. हिंदोलवा श्री. चारनर जो. हिंदोलवा श्रीमती गल्लीस हिंदोलवा श्री. स्टॅनले हिंदोलवा श्रीमती मे. हिंदोलवा श्री. टेरेन्स हिंदोलवा श्रीमती वृथा मेरी हिंदोलवा	के.रावळ क.२८१, अन्सलामे सही - २९/०९/२००८ न.पु.अ. क्र.१२
२९/०९/२००८	१) श्री. अन्सलामे हिंदोलवा दि. २४/७/८१ २) श्रीमती मेचीदा ए. हिंदोलवा दि. ९/७/८३ ३) श्री. चारनर जो. हिंदोलवा दि. १७/६/९४ ४) श्रीमती गल्लीस हिंदोलवा दि. २३/१२/९९ ५) श्री. स्टॅनले हिंदोलवा दि. २५/८/९९ ६) श्री. मे. हिंदोलवा दि. ११/४/९८ ७) श्री. टेरेन्स हिंदोलवा दि. १९/४/९९ ८) श्रीमती वृथा मेरी हिंदोलवा दि. २९/११/९८ मरण असल्याने अर्ज, प्रतिशोधक मृत्यूचा दाखला व जबाबान्वये वारसांची नोंद दाखल केली.	S.I.F.	H श्री. नावलाल हिंदोलवा श्रीमती गल्लीस हिंदोलवा श्री. आलखीन एन. हिंदोलवा श्रीमती कि.अना पो. अण्णलाला श्रीमती शारोन सलदाणा श्री. सेमिल्ड जो. हिंदोलवा श्रीमती आलेशा अलेक्स फर्नांडीस श्री. किलरील जो. हिंदोलवा श्रीमती प्रिंस मार्क वॉशिंग्टन श्रीमती मार्गारेट एनिस व्हॉस श्री. जो. हिंदोलवा श्री. अनी टेरेन्स हिंदोलवा श्री. केशरान टोन श्री. एसी ट. हिंदोलवा श्री. रॉबर्ट हिंदोलवा	 बंदर-९ क्र. १/9062 २०/१८

पृ.सं. - 1

मालमत्ता पत्रक

विभाग/भाजे .. ओजिवरा

तालुका/मि. भु. मा. पा. -- न. भु. अ. अंधरी

जिल्हा - मुंबई उपनगर जिल्हा

वर्ग	2012-13	2013-14
अर्थशास्त्र	100	100
अर्थशास्त्र	100	100

२२३	भारणाधिकार
२२४	भारणाधिकार

सासनादिना आभराणां विद्या प्रदीपः
तन्मूल अर्थात् तन्मूलः के तन्मूलः विद्या प्रदीपः

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क्रमांक	पञ्चनाम	संज्ञा क्रमांक	नॉर्मल प्रारंभ (प्रा) एडवांस (पा) विद्यार्थी (पा)	साक्षात्कार
25/09/2006	दुधम विवेक: मांसे काईल नौदण्डकृत दस्त र. म. 10000000/- अन्त्ये खेरी पेणार श्री. मायशेल डिसेम्बर व इतर 1 इकोमी मांसे कमी करून खरेदी पेणार. मांसे नाव दखल घेतले.	बदर - 25/09/2006 दि. 25/9/06	H मायशेल होम	मॅट्राना का 25/09 इकोमी मांसे - 25/09/2006 म. 25/09/2006

संस्करण संख्या -

सर्वो नवकल्प -

न.भू.अ. अंधरी

मुख्य अग्रनगर जिल्हा



खरी नमकले

નગર મુમાપન અધિકારી
અંબેરી.



बंदर-९			
पुस्तक क्र. १	90002	926	240
२०१६			

मालमत्ता पत्रक

विभाग/मोजे - ओशिवरा

तालुका/न.भु.मा.का - न.भु.अ.अधरी

जिल्हा - मुंबई उपनगर जिल्हा

सह भूतल
माल/मा.को.न

मि.ट.नं.

प्लॉट नं.

क्षेत्र

वै.मी.

आवरणाधिकार

सामान्य दलित आकाराचा किंवा भाड्याचा
तपशील अर्जात त्याचा फल तपशीलही दिले जाईल

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(क)

मि. स. नं. ३९७ प्रमाणे

नुक्कदधिकार

संस्थापक मूळ धारक
वर्ग १९६६

[श्रीमती रेवती जोसेफ ब्रासे डिपॉझिट]

पट्टा

इतर भार

श्रीमती अहमदी ब्राम रशीद मुतशी
इमारा मालक

दिनांक	व्यवहार	संज्ञक क्रमांक	नवीन धारक (धा) पट्टा (प) किंवा माल (मा)	साक्षात्करण
२०/०१/१९७१	श्रीमती जोसेफ ब्रासे मुतशी मि. स. नं. ३९७ प्रमाणे			सही - २४/०१/१९७१ न.भु.अ.अधरी
१०/०४/१९७२	श्रीमती जोसेफ ब्रासे मुतशी मि. स. नं. ३९७ प्रमाणे			सही - १९/०४/१९७२ न.भु.अ.अधरी
२२/०९/२००८	श्री. रेवती जोसेफ ब्रासे डिपॉझिट दिनांक १५/०२/१९९४ रोजी मयल, अर्ज, प्रॉक्साप मूदुचा दाखला व नव्यान्वये वारसाची नोंद केली.	S.I.F.	H श्री. अन्वयले डिपॉझिट श्रीमती मेरीडा ए. डिपॉझिट श्री. वारनर डी. डिपॉझिट श्रीमती मेल्बोर्स डिपॉझिट श्री. स्टॅनले डिपॉझिट श्रीमती मे. डिपॉझिट श्री. टेरेन्स डिपॉझिट श्रीमती इवा मेरी डिपॉझिट	२२/०९/२००८ प्रमाणे सही - २२/०९/२००८ न.भु.अ.अधरी
२९/०९/२००८	१) श्री. अन्वयले डिपॉझिट दि. २४/७/८१ २) श्रीमती मेरीडा ए. डिपॉझिट दि. १/७/८७ ३) श्री. वारनर डी. डिपॉझिट दि. १७/६/९४ ४) श्रीमती मेल्बोर्स डिपॉझिट दि. १३/११/९९ ५) श्री. स्टॅनले डिपॉझिट दि. ६/९/८९ ६) श्रीम. मे. डिपॉझिट दि. ११/४/९८ ७) श्री. टेरेन्स डिपॉझिट दि. ११/४/९५ ८) श्रीमती इवा मेरी डिपॉझिट दि. ११/११/९८ मयल असल्याने अर्ज, प्रॉक्साप मूदुचा दाखला व नव्यान्वये वारसाची नोंद दाखल केली.	S.I.F.	H श्री. वायले डिपॉझिट श्रीमती मेरीडा डिपॉझिट श्री. अन्वयले एन. डिपॉझिट श्रीमती फिओना पी. अध्यात्म श्रीमती मारोन सालडाणा श्री. रोनाल्ड डी. डिपॉझिट श्रीमती आर्पोना अलेक्स फर्नांडोस श्री. विल्यम डी. डिपॉझिट श्रीमती गिरा माके वाटोस्टा श्रीमती मारोन डेविड ब्रासे श्री. जो. डिपॉझिट श्री. जेनी टेरेन्स डिपॉझिट श्री. विल्यम टेरेन्स डिपॉझिट श्री. पयरी ड. डिपॉझिट श्री. रोमर डिपॉझिट	प्रमाणे २९/०९/२००८ न.भु.अ.अधरी



बदर-९	
पुस्तक क्र. १	३०७२ १२८ ११०
२०१८	

मालमत्ता पत्रक

विभाग/मार्ग -- आशिवरा

तालुका/न.मु.मा.का. -- न.मु.अ.अंधेरी

जिल्हा -- मुंबई उपनगर जिल्हा

संग्रहकर्ता	जिल्हा नंबर	प्लॉट नंबर	शेज	धारणाधिकार	भासनाचा दिलेल्या अक्षराणाची निष्का-भासनाचा
प्रमाण / स.प.न.			नो.मो.		महसूल अर्जात त्याच्या फेरितकरणात निवृत्त वरत
३१/७/६		१५/७	किरी		सि. स. नं. ३९७ प्रमाण
			क		

सुविधाधिकार

हक्काचा पुढे पत्रक
यस १९६६

[श्रीमती रेवती जोसेफ प्रसाद डिसोया]

पट्टदार

इतर भाग

श्रीमती अरुणा वंगम रजौर मुनरा
इमला मालक

दिनांक	व्यवहार	खंड क्रमांक	मालक पत्रक (या) पट्टदार (प) - विद्या भार (प)	संश्लेषण
२०/०९/१९७१	विनयश्री आकार व भूदान सि. स. नं. ३९७ प्रमाण			संग्र - २१/०९/१९७१ न.मु.अ.अ.अ. मुंबई
१०/०४/१९७२	विनयश्री आकार व भूदान सि. स. नं. ३९७ प्रमाण			संग्र - १०/०४/१९७२ न.मु.अ.अ.अ. मुंबई
२१/०९/२००८	श्री. रेवती जोसेफ प्रसाद डिसोया, विनांक १५/०२/१९१४ रोजी मफल. अर्ज, प्रतिशोधन मूल्यचा दाखला व नवाचानवसे धारणाची नोंद घेवली.	S.I.F.	H श्री. अन्वत्तम डिसोया श्रीमती मेघोडा म. डिसोया श्री. वारनर डी. डिसोया श्रीमती गणेश डिसोया श्री. स्टॅनले डिसोया श्रीमती मे. डिसोया श्री. टेरेन्स डिसोया श्रीमती इजा मेरी डिसोया	क. लपट क. ३८६ प्रमाण संग्र - २९/०९/२००८ न.मु.अ.अ.अ.
२९/०९/२००८	१) श्री. अन्वत्तम डिसोया दि. २४/७/८१ २) श्रीमती मेघोडा म. डिसोया दि. ९/७/८७ ३) श्री. वारनर डी. डिसोया दि. १७/६/९४ ४) श्रीमती गणेश डिसोया दि. १३/११/९९ ५) श्री. स्टॅनले डिसोया दि. ६/६/८९ ६) श्री. मे. डिसोया दि. ११/४/९८ ७) श्री. टेरेन्स डिसोया दि. १२/४/९८ ८) श्रीमती इजा मेरी डिसोया दि. १९/११/९८ मफल. अर्ज, प्रतिशोधन मूल्यचा दाखला व नवाचानवसे धारणाची नोंद दाखल	S.I.F.	H श्री. नायकेल डिसोया श्रीमती रेवती डिसोया श्री. आल्बिन एन. डिसोया श्रीमती रिगोना पो. अंधारुजोना श्रीमती शरान मलकाणा श्री. रोनील डी. डिसोया श्रीमती अर्चना अलेक्स फर्नांडीस श्री. रिगोना डी. डिसोया श्रीमती शिरा मर्फे वारंटोरा श्रीमती मार्गरेट डेनिस कॉस श्री. जो. डिसोया श्री. जेनी टेरेन्स डिसोया श्री. विल्यम टेरेन्स डिसोया श्री. पसी डी. डिसोया श्री. रोजर डिसोया	बदर-९ सुसक क्र. १ १०००२ ९३९/२४० २०१८



मालमल्ला पत्रक

વિશ્વાદ્યક્ષી : ઓગિલરા

तालिका/न. म. मा. व. न. भ. अ. अंधेरी

जिल्हा -- मुंबई उपनगर जिल्हा

सायबल्ला दिसल्ल्या अक्षरांसाठी लिहिल्या भाष्यात
लार्सेल आणि त्याच्या पेटू तपसणीचे निवड घेतलं.

32/1/15

દાખલક	આવહાર	હોટક ક્રમીક	નર્મિત ધરક (ધા) પરિવર (પ) કિયા માર (મા)	સાક્ષાત્કિત
૨૬/૦૨/૨૦૦૬	દુધમ મિલકતક માંસકરીલ નાંધણીકુલ દસલ ર. ક. ૧૩૦૦૦૦૦૦/- અવધે હરેદી રેખાર શ્રી. નાચકીલ કિસાનક ક દસલ ૨૪ યાચી મારે કામી કરામ હરેદી રેખાર હરેદી નાંધ દાખલકેલે.	કર -૫/૮૧/૦૬/૦૬ પિ. ૬/૫/૦૬	H સરખાલ હોમ	કરખાલક ૨૬/૦૨/૨૦૦૬ કામી ૨૬/૦૨/૨૦૦૬ ન.પ.સ. અધી

મંચડું તાલુકા, જિલ્લો

अर्थ करण	3000	सुरूप नदी	06
संख्या	9814192		
नकल न	904192		920
नकल न	904192		08
नकल न	904192		
नकल न	904192		
नकल तपासणी करणार	Burha		922



सुरी नवकल

९

संस्था प्रशासन अधिकारी
५ कोठा



बदर-९			
पुस्तक क्र. १	9062	32	290
२०१८			

मालमत्ता पत्रक

वेधाय/पौजे -- आश्विन

तालुका/न.भु.मा.का. -- न.भु.अ.अंधेरी

जिल्हा -- मुंबई उपनगर जिल्हा

रात घडणूक -- रात मेळ पन्हात नसले -- क्षत्र -- धातू/कायदाकार -- शासनासो दिवाणी आकारणीचा विद्या वाढपाणी सामोरा उरिंग देणारा कर वजरासोही निवत वेंडो

३९७/७

१४.९

(नर)
क

सि.स.नं. ३९७ प्रमाणे

लिखाधिकार

कलाक मूळ धारक
श्री ११६६

[श्रीमती रेखरट जोसेफ ब्रासे डिमिल्या]

द्वार

सर भार

रु शेर

श्रीमती अश्वती योगम रणोद मुनशी
इमाला मालक

नांक	व्यवहार	वॉड क्रमांक	नविन धारक (धा) पट्टदार (प) शिवा मर (धा)	साक्षात्कन
२०/०९/१९७१	विनशती आकार व मुदत सि. स. नं. ३९७ प्रमाणे			सी. २१/०९/१९७१ न.भु.अ.अ.अ.मुंबई
२०/०९/१९७२	विनशती आकार व मुदत सि. स. नं. ३९७ प्रमाणे			सी. २१/०९/१९७२ न.भु.अ.अ.अ.मुंबई
२१/०९/२००८	श्री. रेखरट जोसेफ ब्रासे डिमिल्या, दिवांक १५/०२/१९९४ रोजी माल, अर्ज, प्रतिज्ञापत्र मूल्या राखला व नवाकान्वये कारखोची नोंद केली.	S.I.F.	H श्री. अन्वयलम डिमिल्या श्रीमती मैचोडा ए. डिमिल्या श्री. जॉनर डी. डिमिल्या श्रीमती गेल्वीस डिमिल्या श्री. स्टेल डिमिल्या श्रीमती मे. डिमिल्या श्री. टेरेन्स डिमिल्या श्रीमती इका मेरी डिमिल्या	देखणूक व नोंद प्रमाणे सी. २१/०९/२००८ न.भु.अ.अ.अ.
२९/०९/२००८	१) श्री. अन्वयलम डिमिल्या दि. २४/७/८१ २) श्रीमती मैचोडा ए. डिमिल्या दि. १/७/८७ ३) श्री. जॉनर डी. डिमिल्या दि. १७/६/९४ ४) श्रीमती गेल्वीस डिमिल्या दि. १३/११/९१ ५) श्री. स्टेल डिमिल्या दि. ६/६/८१ ६) श्री. मे. डिमिल्या दि. ११/८/९८ ७) श्री. टेरेन्स डिमिल्या दि. १९/४/५५ ८) श्रीमती इका मेरी डिमिल्या दि. १९/११/९८ माल मराल्याने अर्ज, प्रतिज्ञापत्र मूल्या राखला व नवाकान्वये कारखोची नोंद राखला केली.	S.I.F.	H श्री. नाथोल डिमिल्या श्रीमती मैचोडा डिमिल्या श्री. आल्बोन एन. डिमिल्या श्रीमती फिओना पी. अथासनी श्रीमती सारोन सलदाणा श्री. रोमोल्ड डी. डिमिल्या श्रीमती आयोना अलेक्स पत्तोटोय श्री. विल्यम डी. डिमिल्या श्रीमती डिरा. मार्क बाटोमर्या श्रीमती मार्गरेट डोमस क्रोस श्री. जा. डिमिल्या श्री. अर्ने टेरेन्स डिमिल्या श्री. विल्यम टोन डिमिल्या श्री. पली ट. डिमिल्या श्री. राजर डिमिल्या	देखणूक व नोंद प्रमाणे सी. २१/०९/२००८ न.भु.अ.अ.अ.



बंदर-९	
पुस्तक क्र. १/३००८२	९३३/२९०
२०१८	

मालमत्ता पत्रक

विभाग/मोने - ओशिवरा

तालुका/न. भु. मा. का. - न. भु. अ. अंधेरी

जिल्हा - मुंबई उपनगर जिल्हा

साल शुभन १९९८ मकर मकर मकर क्षेत्र धारणाधिकार कारखाना दिवसला अक्षरपत्र लिखा आल्याचा तपशील आणि त्याचा पत्र (प्राप्त/प्रति प्राप्त कर)

३९७/८

८२

(कर)
क

सि. सं. नं. ३९७ प्रमाणे

मु.क.

सुविधाधिकार

हस्ताक्षर मूळ धारक
वर्ष १९८८

[श्रीमती रेखरंज जोसेफ ब्रासो डिमिल्या]

पट्टा

इतर धार

इतर जोडी श्रीमती अलमर्दा बंगम रमोद मुनशी
इसला मालक

दिनांक	जवळ	खंड क्रमांक	नवीन धारक (धा) पट्टा (पा) पिता धार (पा)	साक्षात्कार
२०/०९/१९७९	विमर्शनी आकार व मुद्रत सि. सं. नं. ३९७ प्रमाणे			सही - २०/०९/१९७९ न. भु. अ. अंधेरी
१०/०४/१९७९	विमर्शनी आकार व मुद्रत सि. सं. नं. ३९७ प्रमाणे			सही - १९/०४/१९७९ न. भु. अ. अंधेरी
२९/०९/२००८	श्री. रेखरंज जोसेफ ब्रासो डिमिल्या, दिनांक २५/०९/१९९४. रोजी मयल, अने, प्रतिज्ञापन मृत्युचा दाखला व नवाकान्ये कारखाना नोंद केली.	S.I.F.	H श्री. अन्सलमे डिमिल्या श्रीमती मेन्डोडा ए. डिमिल्या श्री. कारनर डी. डिमिल्या श्रीमती गेलंडीस डिमिल्या श्री. स्टॅनले डिमिल्या श्रीमती मे. डिमिल्या श्री. टेरेस डिमिल्या श्रीमती इवा मेरी डिमिल्या	सहायक क्र. ३८९ प्रमाणे सही - २९/०९/२००८ न. भु. अ. अंधेरी
२९/०९/२००८	१) श्री. अन्सलमे डिमिल्या दि. २४/०/८२ २) श्री. मेन्डोडा ए. डिमिल्या दि. ९/०/८० ३) श्री. कारनर डी. डिमिल्या दि. १३/६/९४ ४) श्रीमती गेलंडीस डिमिल्या दि. १३/१२/९९ ५) श्री. स्टॅनले डिमिल्या दि. ६/६/८९ ६) श्री. मे. डिमिल्या दि. १९/४/९८ ७) श्री. टेरेस डिमिल्या दि. १९/४/९५ ८) श्रीमती इवा मेरी डिमिल्या दि. २९/१२/९८ मयल अन्सलमे अने, प्रतिज्ञापन मृत्युचा दाखला व नवाकान्ये कारखाना नोंद दाखल केली.	S.I.F.	H श्री. नायझेल डिमिल्या श्रीमती मेन्डोडा डिमिल्या श्री. अन्सलमे एन. डिमिल्या श्रीमती पिओला पी. अन्सलमे श्रीमती शारोन सलदाणा श्री. रोमॅण्ड डी. डिमिल्या श्रीमती आर्चंगा अलेक्स फर्नांडीस श्री. हिलरीन डी. डिमिल्या श्रीमती जिना माके वाप्टीस्टा श्रीमती मार्गारेट डेनिस ब्रोस श्री. जो. डिमिल्या श्री. जेनी टेरेन डिमिल्या श्री. कॅथरीन टेरेन डिमिल्या श्री. वसी डी. डिमिल्या श्री. रोजर डिमिल्या	बदर-९ पुस्तक/क्र. १/९००८२ ९३५/२५० २०१८



मालमत्ता पत्रक

प्रमाणित -- आशिवरा

तानुका न. भु. मा. का. - न. भु. अ. अंधेरी

जिल्हा -- मुंबई उपनगर जिल्हा

म. भु. मा. का. नं.
का. नं. मा. का. नं.

प्रिंट नंबर

प्रिंट नंबर

क्षेत्र

प्रमाणित/कार

मासनाला दिलेला अकारपोचा रकमा भाड्याचे
नगरीन अर्जित त्याच्या फेर ठरावीकचे नियत येऊ

२९/८/८

नं.क	जखणार	खंड क्रमांक	मोठव प्रसक (मा) पट्टार (प) किंवा पार (प)	साक्षार्थन
२९/८/८	दुसरे निवेदन करीत कडील मोठवोक्त दुसरे १,२००,०००/- अन्वये खरेदी देणार हो. नापडोन दिलेला व इतर १,२००/- नापडोन करून खरेदी देणार. ह्याचे नाव दायजल केले.	बदर २०/८/८/८ २८/८/८/८	H सहयोगी होम	म. भु. मा. का. २८/८/८ म. भु. मा. का. २८/८/८ म. भु. मा. का. २८/८/८

प्रमाणित करणारा

खरी नक्कल

न. भु. अ. अंधेरी

मुंबई उपनगर जिल्हा

अर्ज क्रमांक	३२८८	एकूण नोंदी	०८
अर्ज रक्कम	१८५५१२	नगरीन शुल्क	१२०
नक्कल रक्कम	१८५५१२	नगरीन शुल्क	०८
नक्कल दिनांक	२२/८/८		
नक्कल तारीख	२२/८/८		१२.२
नक्कल तपासणी करणारा	[Signature]		



खरी नक्कल

का

नगर भूमापन अधिकारी
अंधेरी



बदर-९	
पुस्तक क्र. १	१३८/२१०
२०१८	

(पान नं. - २)

मालमत्ता पत्रक

विभागे/भाजें - ओशिवरा

तालुका/न.प्र.पा.का. -- न.प्र.अ.अंधेरी

जिल्हा -- मुंबई उपनगर जिल्हा

सार सूचना	डिस्टि नंबर	प्लेट नंबर	सेट	आरणाधिकारी
प्रमाण / प्र. धर्म नं.			सो.मो.	

सारांशतः दिलेल्या अक्षरमात्रा वक्रा भागांचे
तपशील आणि त्यांचा फेर-तपासणीचे निर्देश येथे)

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वि.स.नं. ४९७ अभाप

सुविचारित

संस्कृत-सूत्र-भाष्य
वर्ष १९५८

(श्रीमती रेवती जोसेफ खासो विधित्वा)

1992

इति भावः

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श्रीमती अहमदा बेगम रशीद मुन्शी
इमला बालक

दिनांक	कागजात	खंड क्रमांक	नियम धारक (धा) पट्टदार (प) सिवा भार (भा)	सत्यापन
२०/०२/१९०१	बिनाशेली आकार व मुद्रत सि. स. नं. ३९७ प्रमाण			सही - २०/०२/१९०१ न.पू. अ.अ.४ मुद्रत
२०/०४/१९०२	बिनाशेली आकार व मुद्रत सि. स. नं. ३९७ प्रमाण			सही - १९/०४/१९०२ न.पू. अ.अ.४ मुद्रत
२९/०९/२००८	श्री. रवहट जोसेफ श्रासो डिस्पोल दिनांक १५/०२/१९९४ रॉली मयत, अर्ज, प्रतीशपत्र मूल्या दाखला व जबाबान्वये कारसांची नोंद केरली.	S.I.F.	H श्री. अन्सलमे डिस्पोल श्रीमती मॅथोडा म. डिस्पोल श्री. कारनर डी. डिस्पोल श्रीमती गेलंडीस डिस्पोल श्री. स्टेलने डिस्पोल श्रीमती मे. डिस्पोल श्री. टेरेन्स डिस्पोल श्रीमती इवा मेरी डिस्पोल	न.पू. अ.अ.४ मुद्रत सही - २९/०९/२००८ न.पू. अ.अ.४
२९/०९/२००८	१) श्री. अन्सलमे डिस्पोल दि. २४/७/८९ २) श्रीमती मॅथोडा म. डिस्पोल दि. १/७/८७ ३) श्री. कारनर डी. डिस्पोल दि. २७/६/९४ ४) श्रीमती गेलंडीस डिस्पोल दि. १३/११/९९ ५) श्री. स्टेलने डिस्पोल दि. ६/६/८९ ६) श्री. मे. डिस्पोल दि. ११/४/९८ ७) श्री. टेरेन्स डिस्पोल दि. १९/४/९८ ८) श्रीमती इवा मेरी डिस्पोल दि. १९/१२/९८ मयत अन्सलमे अर्ज, प्रतीशपत्र मूल्या दाखला व जबाबान्वये कारसांची नोंद दाखल केली.	S.I.F.	H श्री. नायडोस डिस्पोल श्रीमती फ्रॅंसेस डिस्पोल श्री. आल्बोन एन. डिस्पोल श्रीमती फिओना पी. अर्था श्रीमती शारोन स्लव्हान श्री. रॉबर्ट डी. डिस्पोल श्रीमती आर्बोना अलेक्स फर्नांडोस श्री. हिलरीन डी. डिस्पोल श्रीमती शिरा मार्क बाप्टोस्ट श्रीमती मारग्रेट डॅनियल क्रॉस श्री. जो. डिस्पोल श्री. अर्बो टेरेन्स डिस्पोल श्री. फेडरोन टेरेन्स डिस्पोल श्री. पली ट. डिस्पोल श्री. रॉजर डिस्पोल	२९/०९/२००८ प्रमाण सही - २९/०९/२००८ न.पू. अ.अ.४

मालमत्ता पत्रक

कालाहोल ओशिवरा तालुका/न.मु.मा.का. --न.भु.अ.अंधेरी जिल्हा -- मुंबई उपनगर जिल्हा

ना.पु.सं.	माल मत्ता	पुनर नंबर	संग	धनसाधक	संग्रहक दिल्हा ओशिवरा किंवा भादुया
२५/११					नगरपालिका अथवा तालुका पोर तालुका जिल्हा
ना.पु.सं.	व्यवसाय	संग्रह क्रमांक	मालमत्ता (सा)	पुनर (प) किंवा संग (पा)	साक्षीक
२५/११/२०१८	दुधम विवंधक, पोथेकडोल नगरपालिका वस्ती न. २, २००००००/० अन्यथा खरेदी देणार श्री. नारायण विवंधक व पुनर १४ गांधी नाव कमी करून खरेदी देणार इत्यादी नाव देणार वस्ती.	बदर २५/११/२०१८ दि. ६/५/०६	११	संग्रहक देणार	नगरपालिका अथवा तालुका पोर तालुका जिल्हा

संग्रहक देणार

संग्रह नक्कल

न.भु.अ.अंधेरी

मुंबई उपनगर जिल्हा

अर्ज क्रमांक ३८८८
अर्ज रीति १६/५/१८
नक्कल १६/५/१८
नक्कल १६/५/१८
नक्कल १६/५/१८
नक्कल १६/५/१८



संग्रह नक्कल

नगर प्रशासन अधिकारी
न.भु.अ.अंधेरी



बदर-९
पुस्तक क्र. १ १००८२ १३/२१०
२०१८

मालमत्ता पत्रक

विभाग/मार्ग :- अतिरिक्त

तालुका/न.मु.मा.का. --न.भू.अ.अंधेरी

जिल्हा -- मुंबई उपनगर जिल्हा

वर्ग	पुल्लन	पुल्ल मंदिर	पुल्ल नदी
पुल्ल	पुल्ल	पुल्ल	पुल्ल

हम	आरणाधिकार
चौ.मो.	

जायकान्ता निरुक्ता आशरवादी किंवा भाइयापे
तपशील आणि त्याच्या पैलू तपस्योवृत्ति निवृत्त पेल

25/04/20

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सि.स.नं. ३९७ प्रमाणे-

सुनिश्चाधिकार

हस्तशिल्प मुद्रा भारक
वर्ष १९६६

[श्रीमती रघुरत जोशीक आसो कितिल्या]

पञ्चमः

इस प्रकार, भारत

श्रीमती अश्वमेधा वेण्णम रशीय धुनशी
दुमन्ती मालवती

दिनांक	व्यवहार	रजिड क्रमांक	अधीन धारक (पद) पट्टदार (प) किंवा भाग (भा)	साक्ष्यार्थी
२०/०९/१९७१	विनशोनी आकार व मुद्रत सि. स. नं. ३९७ प्रमाणे			माही - २९/०९/१९७१ न.प. अ.क्र. २१५०
२०/०९/१९७२	विनशोनी आकार व मुद्रत सि. स. नं. ३९७ प्रमाणे			माही - १९/०९/१९७२ न.प. अ.क्र. २१५०
२९/०९/२००८	श्री रेव्हरट मासेफ ब्रासो डिगिस्ल्या दिनांक २५/०२/१९९४. रोजी मयत, अर्ज, प्रतिज्ञापत्र मूल्यवा दाखल्या व जबाबान्वये वारसाची नोंद घेतली.	S.I.F.	H श्री. अन्वयलमे डिगिस्ल्या श्रीमती मेचीडा ए. डिगिस्ल्या श्री. वारनर श्री. डिगिस्ल्या श्रीमती गॅलडीस डिगिस्ल्या श्री. स्टेल्ले डिगिस्ल्या श्रीमती मे. डिगिस्ल्या श्री. टेरेंस डिगिस्ल्या श्रीमती इवा मेरी डिगिस्ल्या	कलकत्ता फा. ३२९ प्रमाणे माही - २९/०९/२००८ न.प. अ.क्र. २१५०
२९/०९/२००८	१) श्री. अन्वयलमे डिगिस्ल्या दि. २४/०८/८१ २) श्रीमती मेचीडा ए. डिगिस्ल्या दि. ९/०८/८७ ३) श्री. वारनर डि. डिगिस्ल्या दि. १०/९/९४ ४) श्रीमती गॅलडीस डिगिस्ल्या दि. १३/१२/९९ ५) श्री. स्टेल्ले डिगिस्ल्या दि. ६/६/८९ ६) श्री. मे. डिगिस्ल्या दि. ११/६/९८ ७) श्री. टेरेंस डिगिस्ल्या दि. १२/४/५५ ८) श्रीमती इवा मेरी डिगिस्ल्या दि. १९/१२/९८ मयत अन्वयलमे अर्जे, प्रतिज्ञापत्र मूल्यवा दाखल्या व जबाबान्वये वारसाची नोंद घेतली.	S.I.F.	H श्री. नायडोल डिगिस्ल्या श्रीमती मेचीन डिगिस्ल्या श्री. आल्बिन एन. डिगिस्ल्या श्रीमती फिओना पी. डिगिस्ल्या श्रीमती शारोन सलव्वा श्री. रॉबिन्स व्ही. डिगिस्ल्या श्रीमती आयाना अलेक्स फर्नांडीस श्री. हिलरीन डी. डिगिस्ल्या श्रीमती जिरा मार्क बाप्टिस्टा श्रीमती मार्गारेट डोमिंग क्रॉस श्री. जो. डिगिस्ल्या श्री. अनी टेरेंस डिगिस्ल्या श्री. कॅथरीन टेरेंस डिगिस्ल्या श्री. पयरी डे डिगिस्ल्या श्री. रॉजर डिगिस्ल्या	कलकत्ता फा. ३२९ प्रमाणे माही - २९/०९/२००८ न.प. अ.क्र. २१५०

(1974-1975: 1-2)

मालमत्ता पत्रक

जिल्हा - मंडई उपनगर जिल्हा

सामान्यतया दिलेल्या अवधारणा या क्रिया शब्दांच्या
तात्पर्यीत अर्थात त्याच्या पैर तत्वांमार्फत समजविले जाते.

सि.स.नं. ३९७ प्रमाणे

[संमतो रक्षकः पालको धर्मो विदितः]

2008-2009

श्रीमती अरुंधती बेगम राजेंद्र मुनशी
अमला नालक

THE SEAL OF THE SUB-REGISTRAR ANDHRI NO. 3
 SUBURBAN DIST. BANDRA
 म. प्र. नं. ३
 मुंबई उपनगर सिविल ब. व. ३
 म. प्र. नं. ३

पान-२

मालमत्ता पत्रक

तालुका/न.मु.भा.का. - न.भ.अ.अंधरी

जिल्हा :- मुंबई उपनगर जिल्हा

सज्जमान	सिंह संख्या	सिंह संख्या	सिंह	भारतसिंह	सिंहसिंह संख्या: अक्षरसिंह संख्या सिंहसिंह संख्या
सिंह संख्या	सिंह संख्या	सिंह संख्या	सिंह संख्या	सिंह संख्या	सिंह संख्या

३९७।८२

दिनांक	व्यवहार	खुद जमाईक	मरियन प्रारक (भा) यईदम (प) कियत भाग (सा)	साक्षर्येन
२२/०५/२००८	दुसरेम निरुपक नाथे कडोल मोटणीकृत दस्त र. २८६०००००००/- अन्वय खुदरी यणार श्री. नाथेडोल हिस्सीलाय व इतर १५ पाषी नाथे कमी करुण खुदरी यणार हयाथे साथ वास्तव्य केले.	यहर - १/४१८१/०५ दि. ६/५/०६	H सहयोग होमस	ये. रमर क. १८८ प्रमाण अर्थ - २१/०५/२००८ न.पू.अ. १०५१

छात्री नमूना -

न.भू.अ.अंधरी

सुंदरबं उपनगर जिल्हा

अर्ज क्रमांक	388C	अर्ज क्षेत्र	OE
अर्ज मधील	3814/12	क्र.	920
विवरण	9814/12	वर्ग	OR
नवकल	22/1/19		
नवकल तारीख	22/1/19		928
नवकल तपासणी करणारा	B. D. D.		



हवारी नवकल

नगर भूस्वायत्त अधिकारी
ह. बंसेरी.



बदर-९			
पुस्तक		क्र	790
क.	19062		
२०१८			

मालमत्ता पत्रक

विभाग/मार्ग :- ओशिवरा

तालुका/ने.भु.मा.का. --न.भ.अ.अंधेरी

जिल्हा -- मुंबई उपनगर जिल्हा

वर्ग प्रमाण	फाईल नंबर	फाईल नंबर
प्रमाणिक/भा.परी.पं.		

सं. १०	आवृत्ति
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सामान्यतः दिनेभ्यः आरम्भोपायं कृत्वा पादुकायाः
तद्व्यतिरिक्तं अर्थात् तद्व्यतिरिक्तं तद्व्यतिरिक्तं निर्मितं वा

मालमत्ता पत्रक

तालुका/न.भ.या.पा. -- न.भ.अ.अंधेरी

जिल्हा -- मुंबई उपनगर जिल्हा

भारतमाला लिमिटेड, अंधेरीपासो विला मंडळाचे
नियोजित आणि त्याच्या माल मालमत्ताये नियत वेळ

भाग/पा. नं. अंधेरी

ना.पु.नं. ११८ नं. ११८ नं. ११८ नं. ११८
माल/पा. नं. ११८

दिनांक	व्यवहार	खंड क्रमांक	नविन घटक (पा) गट/घ (पा) किंवा भाग (भा)	साक्ष्यक
२९/०९/२०२६	नूतन निवेशक वंदेकरील नोंदणीकृत दस्त र. रु. १३००००००/- अन्वये वंदेरी देणार श्री. नाथनेल दिसान्था म इतर २४ वाच्ये नाथे वामी वरुन वंदेरी घेणार हणवे नाथे दाखल केले.	घटा २९/०९/२०२६ दि २९/०९/२०२६	म. सहपात रोम्य	म. नथनेल २४६६ प्रताप माला २९/०९/२०२६ म.भ.अ. अंधेरी

नियमनन नमना

वरी नमकल

म.भ.अ.अंधेरी

मुंबई उपनगर जिल्हा



वरी नमकल

नगर मूमापन अधिकारी
अंधेरी.



बदर-९	
मुद्रांक २०२६	२०२६

मालमत्ता पत्रक

वेभाग/पोस्ट ऑशिवरा

तालुका/न.मु.मा.का. - न.भू.अ.अंधेरी

जिल्हा -- मुंबई उपनगर जिल्हा

स.पू.सं. शिट नंबर प्लॉट नंबर सत्र भारताधिकार

शारदादा दिवाळी अकराव्या दिवाळी पाडा
सप्टेंबर आणि सहाव्या फेर सप्टेंबर दिवाळी

३९८

८६

(५९)
५

सुविधाधिकार

हक्काचा मुल धारक
वर्ष १९६६

[श्रीमती रेकट जोसेफ बाले दिवाळी]

पट्टा

इतर भार

श्रीमती अहमदी बेगम रशीद मुन्शी
इमला मालक

दिनांक	व्यवहार	चक्र क्रमांक	महिल धारक (धा) पट्टा (घ) किंवा भार (च)	साक्षीकन
०५/०८/१९८०	मे अपर नॉटिफिकेशन (NA) IV अंधेरी नॉटिफिकेशन क्र. ATN/NA IV - Ashivara ६७/७०२ ता. ८/११/७९ अन्वये विनंतीस सारा ०.२० पे. ता. ३१/७/७९ पर्यंत व ०.४० ता. ३८/७/७९ ते ३१/७/७९ पर्यंत क्षेत्र १७.२ पर नोंद घेऊन			सही - ३८/०७/१९८० न.भू.अ.अ.अंधेरी
२९/०९/२००८	श्री. रेकट जोसेफ बाले दिवाळी दिनांक १५/२/१९९४ रोजी मयत अर्ज, प्रतिज्ञापन मूल्यांक दाखला व नकाश्याचे कारासाठी नोंद घेऊन	S.I.F.	H श्री. अन्वये दिवाळी श्रीमती मेळोडा ए. दिवाळी श्री. कारनर दिवाळी श्रीमती गेलोडा दिवाळी श्री. स्टॅनले दिवाळी श्रीमती मे. दिवाळी श्री. टेरनर दिवाळी श्रीमती इका मेरी दिवाळी	सही - ३९/०९/२००८ न.भू.अ.अंधेरी
२९/०९/२००८	१) श्री. अन्वये दिवाळी दि. २४/७/८१ २) श्रीमती मेळोडा ए. दिवाळी दि. १/७/८७ ३) श्री. कारनर दि. दिवाळी दि. १७/३/९४ ४) श्रीमती गेलोडा दिवाळी दि. १३/११/९९ ५) श्री. स्टॅनले दिवाळी दि. ६/६/८९ ६) श्री. मे. दिवाळी दि. ११/४/९८ ७) श्री. टेरनर दिवाळी दि. २९/४/९८ ८) श्रीमती इका मेरी दिवाळी दि. १९/११/९८ मयत, अर्ज, प्रतिज्ञापन मूल्यांक दाखला व नकाश्याचे कारासाठी नोंद घेऊन		H श्री. नाथनल दिवाळी श्रीमती मेळोडा दिवाळी श्री. आनंदन एन. दिवाळी श्रीमती फिओना पी. अण्णल्लोना श्रीमती शारोन सल्लोना श्री. रोयल्ट को. दिवाळी श्रीमती अण्णोना बालेका फलोडोस श्री. हिलरोन टी. दिवाळी श्रीमती शिरा मार्के दिवाळी श्रीमती पायरेट डीन दिवाळी श्रीमती गो. दिवाळी श्री. अनी टेरन दिवाळी श्री. कंधरीन टेरन दिवाळी श्री. यती टे. दिवाळी श्री. रोजन दिवाळी	सही - ३९/०९/२००८ न.भू.अ.अंधेरी
२९/०९/२००८	दुसऱ्या निबंधक नॉटिफिकेशन नॉटिफिकेशन दस्त र. र. २३०००००/- अन्वये खरेदी देणार श्री. नाथनल दिवाळी व इतर १४ यांची नावे काही बळग खरेदी देणार याचे नाव दाखल केले.	बदर -१/४१८६/०६ दि. ६/५/०६	H महायोग होमस	सही - २९/९/२००८ न.भू.अ.अंधेरी



बदर-९
१/१०/२००८
२०१८

खरी नक्कल

नगर भूभाषण अधिकारी
अंधेरी

न्याय करणार
पावणी करणार

अर्ज क्रमांक	३९९६	पक्ष (१)	०५
अर्ज दिनांक	१६/५/१८	पक्ष (२)	१००
नक्कास	१८/५/१८	पक्ष (३)	०२
नक्कास दिनांक	१७/५/१८	पक्ष (४)	२०२
नक्कास तयार करणारा	Shy		
नक्कास तपासणी करणारा	Shy		



बंदर-९			
पुस्तक क्र. १	१०४६२४८२१०		
१०१६			

मालमत्ता पत्रक

विभाग/मोने -- ओशिवरा

तालुका/न.भु.मा.का. -- न.भु.अ.अंधेरी

जिल्हा -- मुंबई उपनगर जिल्हा

रत घडान
क्रमांक / फा. घे. न.

मिटर नंबर

मिटर नंबर

क्षेत्र

खे.मां.

अंतराधिकार

सामकालीन दिवसाच्या आकरणाचा किंवा बाईबलचा
समस्येस अर्बाप त्याच्या फेर (अवसमोवडे नियम वेळ)

३९८/१

८.६

[फर]
क

युक्तिधिकार

हक्काचा मुळे धारक
जमे १९६६




[श्रीमती रेहमत नोसेफ ब्रासो हिरोल्या]

पट्टेदार

इतर भाग

इतर शीरे

श्रीमती अहमदी बेगम रशीद मुनशी
इमला मालक

दिनांक	व्यवहार	ग्रंथ क्रमांक	नवीन धारक (धा) पट्टेदार (ए) किंवा भाग (भा)	साक्ष्येन
०५/०४/१९८०	विनयश्री आकर व मुद्रत सि. स. नं. ३९८ प्रमाण.			
२९/०९/२००८	श्री. रेहमत नोसेफ ब्रासो हिरोल्या दिनांक १५/२/१९९८ रोजी मयत, अर्जे, प्रतिज्ञापत्र, मृत्यूचा दखला व अवाकालीन कारणांची नोंद केली.	S.I.F.	H. श्री. अन्सलम हिरोल्या श्रीमती मेघोडा ए. हिरोल्या श्री. चोरधर हिरोल्या श्रीमती गेलंडोम हिरोल्या श्री. स्टेनल हिरोल्या श्रीमती मे. हिरोल्या श्री. टोन्स हिरोल्या श्रीमती इरा मेरी हिरोल्या	
१२/०९/२००८	१) श्री. अन्सलम हिरोल्या दि. २४/७/८ २) श्रीमती मेघोडा ए. हिरोल्या दि. ९/७/८७ ३) श्री. चोरधर दि. हिरोल्या दि. १७/६/९४ ४) श्रीमती गेलंडोम हिरोल्या दि. १३/११/९९ ५) श्री. स्टेनल हिरोल्या दि. ६/६/८९ ६) श्री. मे. हिरोल्या दि. ११/४/९८ ७) श्री. टोन्स हिरोल्या दि. १९/४/५५ ८) श्रीमती इरा मेरी हिरोल्या दि. १९/१९/९८ मयत, अर्जे, प्रतिज्ञापत्र मृत्यूचा दखला व अवाकालीन कारणांची न		श्री. नाथनल हिरोल्या श्रीमती गेलंडोम हिरोल्या श्री. अन्सलम एन. हिरोल्या श्रीमती पि.आनो श्री. अन्सलम श्रीमती रेहमत बल्लुगा श्री. रोमोल्ड ही. हिरोल्या श्रीमती आर्थावा अल्लुगा फर्नांडो श्री. किलसन डी. हिरोल्या श्रीमती शिरा मार्क कपटील श्रीमती भागीरथ डोन्स क्रेल श्री. जो. हिरोल्या श्री. अर्जे टोन्स हिरोल्या श्री. गमी टो. हिरोल्या श्री. नरु हिरोल्या	
२९/०९/२००८	दुयम निवीक गाचेबाडोल नोदणीकृत दस्तार, स. १३००००००/- अन्वये खरेदी देणार श्री. नाथनल हिरोल्या व इतर १८ पांथी नावे कमी करून खरेदी देणार खांचे नाव दखल केलं.	बदर १९/४/८५/०५ दि. ६/५/०५	II मरणावर होय	

ध्याय करणार

पावपी करणार

सारी नवकाल

नगर भूमापन अधिकारी

अंधेरी (पान नं. १)

मालमत्ता पत्रक

विभाग/माल -- ओशिवरा तालुका/न.भु.मा.पा. -- न.भु.अ.अंधरी जिल्हा -- मुंबई उपनगर जिल्हा

का.क्रमांक: ११६६ दि. ११/६/७९

श्रमस्थानावलेल्या उद्योगासाठी देण्या जाणवणाऱ्या मालमत्ता आणि त्याच्या फर तक्रारपोलीस विभाग येथे)

३९९९

७९९९९ [कड] [वि. सं. अंधारी रु.] [१.३० ला. १/६/७९ पासून]

[कड] [वि. सं. अंधारी रु.] [१.३० ला. १/६/७९ पासून]

प्रतिपाद्यकार

प्रकाशना मूळ आरका १९६६ [श्रीमती जेनलार्ड डायमंड]

दंडार [श्रीमती अहमदी बेगम रहित मुबशी] [१९ जपे २८/१२/१९६५]

दंडार

दंडार

दंडार	प्रतिपाद्यकार	दंडार क्रमांक	अर्थित दंडार (या) पट्टेदार (या) किंवा भार (भा)	साक्ष्यार्थन
१२/०३/१९७८	मा. अपर उद्योगस्थानिकारी, अंधारी पोलीस ठाणे क्र. ADC/LND/D-१०२३ दि. १४/११/७९ अन्वये वि. सं. अंधारी रु. ४.६५ ला. १/८/६५ ते ३१/७/७९ व रु. १.३० ला. १/८/७९ पासून रु. ३९० चौ. वि. वि. सं. न. ३९५/१.२ यव			मा. - २०/०३/१९७८ न.भु.अ.अ. रु. १.३०
०९/०२/१९७७	मन जवाब पंचनामा ध. न. भु. अ. क्र. ४ आदेश क्र. वि. सं. न. ३९९ ला. १/१/७७ या लेखी अहमदी बेगम र. मुबशी यांचे नांव कमी नवीन नांव दाखल वि. सं. न. ३९९/१ व २ हजेर ५०० चौ. दार		(I) लसी इमला मालक श्री. वसंतसिंग मखनसिंग	मा. - १८/०२/१९७७ न.भु.अ.अ. रु. १.३०
०९/०४/१९७९	मा. अपर उद्योगस्थानिकारी अन्वये कोपोरेटर अंधारीपोलीस (U.L.C.) मुंबई उपनगर पोलीस ठाणे क्र. C/U.L.C/S.R. -I -४ (X) IXVII/२०२ दि. १२/११/७९ अन्वये मंडारान्त शासनाचे नांव दाखल केले		(II) मंडारान्त शासन	मा. - ०९/०४/१९७९ न.भु.अ.अ. रु. १.३०

जमासर्प करमास - खरी नक्कल -

न.भु.अ.अंधारी

मुंबई उपनगर जिल्हा



खरी नक्कल

न.भु.अ.अंधारी

मुंबई उपनगर जिल्हा

न.भु.अ.अंधारी

बंदर-९			
पुस्तक क्र. १	१००६२	१९८२	२१०
२०९८			

मालमत्ता पत्रक

विभाग/मौजे :- ओशिवरा

तालुका/न.धु.मा.का. :- न.धु.अ.अंधेरी

जिल्हा :- मुंबई उपनगर जिल्हा

क्र.सं.	विद्यार्थी नाम	पिता का नाम	माता का नाम	वर्ग	शाला का प्रकार	समस्या (दा दिये गये) अकारणों का किन्ना बाद प्रायः तकरीफें दी गई हैं।
१	रा. सुखान	श्री. नंबर	लालू नंबर	ब्रह्म	चौ. मो.	(समस्या दा दिये गये) अकारणों का किन्ना बाद प्रायः तकरीफें दी गई हैं।

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河

लि. स. नं. ४९९ प्रमाणे

सुनिधिभाषिण्यकर

इफकावा! मुळ धारक

सं. ३२६६

[શ્રીમતી જીનાચર્લ્ડ આસાજી]

4244

[श्रीमती : अहमदी पैगम रशीद मुनसी]

[२९-अर्धे २८-१२ १२५५]

इतर भाग

20

दिनांक	आयता	खंड क्रमांक	नविन खरक (भा) पट्टेदार (प) विवाह भार (भा)	साक्षात्करण
०१/०२/१९७७	सि. स. नं. ३९९ पहा		(L) नेसी व इमला मालक श्री. दर्शनसिंग अग्रजनिधि	सही - १४/०६/१९७७ न.पु.अ.क.४ मुंबई
०१/०४/१९८०	न.पु.क्र. ३९९ प्रमाण		(H) महाराष्ट्र शासन	सही - ०१/०४/१९८० न.पु.अ.क.४ मुंबई

तपासणी करणारा :-

खुरी नयपल्ल -

ન.ધૂ.અ.અધેરી

मुख्य उपनगर जिल्हा

अर्ज क्रमंक	322	पेज	08
अर्ज संख्या	9/14/12		
नवकल	9/14/12		
नवकल	22/10/12		
नवकल	July		
नवकल			
नवकल			



नगर-३२	बोर्डर-९		
५६	पुस्तक क्र. १	१०००२	१०१/२१०
	२०१८		

मालमत्ता पत्रक

विभाग/मौजे - ओशिवरा तालुका/न.भू.मा.का. - न.भू.अ.अंधेरी जिल्हा - मुंबई उपनगर जिल्हा
 सग. घुसणूक क्र. नं. १९९६ प्लॉट नं. १९९६ ख. नं. १९९६ धारणाधिकार सार्वजनिक दिवस/पा. अ.का. नं. १९९६ (सहकारी आणि खासगी कर तपसवीरचे निवेदन वेळ)

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८.६

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[सि. स. नं. ३९९ प्रमाणे]

सुविधाधिकार

सहकारी मूळ धारक
 वर्ष १९९६

[श्रीमती जेनाबाई ठाकरानी]

पुढील

[श्रीमती अहमद बेगम रशीद मुन्शी]
 [१९ वर्षे २८/१२/१९६५]

संदर्भ

संदर्भ

दिनांक	व्यवहार	खंड क्रमांक	नवीन धारक (घा) पट्टेदार (घ) किंवा पार (घा)	साक्षात्करण
२९/०२/१९७७	सि. स. नं. ३९९ प्लॉट		(L) लेडीज इंग्लिश माध्यम श्री. दर्शनसिंग मधुवासि	सह - १९/०४/१९७७ न.भू.अ.अ.अ. मुंबई
२९/०४/१९८०	न.भू.अ. ३९९ प्रमाणे		(H) महाराष्ट्र शासन	सह - १९/०४/१९८० न.भू.अ.अ.अ. मुंबई

सहकारी कार्यालय -

सहकारी नक्का -

न.भू.अ.अंधेरी

मुंबई उपनगर जिल्हा



सहकारी नक्का

६२

महाराष्ट्र शासन
 अंधेरी



बदर-९	
पुस्तक क्र. १	३०६२ ५५० २५०
२०९८	

मालमत्ता पत्रक

विभाग/मार्ग -- ओशिवरा

तालुका/न.भु.मा.का. -- न.भु.अ.अंधेरी

जिल्हा -- मुंबई उपनगर जिल्हा

नगर प्रमाणित पत्र नं. / प्लॉट नं. / क्षेत्र / धारक/परिचय / जासकाला दिवसाच्या अकरावाचा किंवा माह्याचा तपशील आणि त्याच्या फेर वळवणीचा विवरण (यदि)

३००

३००४.०

प्लॉट क्षेत्री आकार र. २.८० पे
ता १.८०-६८ पासून क्षेत्र
३१५.०० चौ. मि. वर

सुविधाधिकार

हक्काचा मुल धारक
वर्ग १९५६

शेतीकडे

पट्टा

इतर भर

इतर

दिनांक	कारण	खुद क्रमांक	नॉन धारक (धा) पट्टा (मे) किंवा धार (भा)	साक्षिक
२८/०९/१९७९	मा. अपर उपनिष्ठाधिकारी, पांचकडोल क्र. ADC/LND/D-५१४३ दि. १५/१२/७८ अन्वये चीनशेती सात २.८० पे १/८/७८ पासून वसविल्या त्याची नोद घेतली क्षेत्र ११५.०० चौ. मि. वर			साक्षी- २९/०९/१९७९ न.भु.अ.अ.अ.मुंबई
३१/०३/१९८०	मा. अपर उपनिष्ठाधिकारी, पांचकडोल क्र. ADC/LND/D-०४५८ दि. १९/१८/८० अन्वये भीलशेती सात दि. १/८/७९ पासून र. ३८.३० वसविलेची नोद केली क्षेत्र ४७६.०० चौ. मि.			साक्षी- ३१/०३/१९८० न.भु.अ.अ.अ.मुंबई
०९/०९/१९८०	मा. अपर उपनिष्ठाधिकारी, अंधेरी पांचकडोल क्र. ADC/LND/D-००३५ दि. २०/०६/१९८० अन्वये चीन शेती सात र. ३०.३० ता १/८/७९ पासून भरण बाबतची नोद केली			साक्षी- ०९/०९/१९८० न.भु.अ.अ.अ.मुंबई

तपशील करणारा

खरी नककल

अधिकारी/मार्ग	20023	01
उपनिष्ठा	27/4/82	00
नककल	24/4/82	02
नककल	37/4/82	02
नककल	37/4/82	02
नककल	37/4/82	02
नककल	37/4/82	02



खरी नककल

१

पत्रक भुमिपणन अधिकारी

१ अंध.बंदर-९	
पुस्तक	१५९/२९०
क्र. १	२०९८

१२-११

काज सुभाषन	परीक्षक	परीक्षक	काज	अध्यापक
काज सुभाषन	परीक्षक	परीक्षक	काज	अध्यापक

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सुविधाविष्कार

पत्रिका: मूल: ७२७
वर्ष: १९६६

प्राप्तकर्ता

सुन्दर

25 MAY

हार्ड चौर

दिनांक	व्यवहार	खंड क्रमांक	वर्गिक पत्रक (पा) चुट्टा (प) किया भा (भा)	आवृत्ति

लक्ष्मणस्य वरप्रसादः -

पुत्रों भव्यता -

સ.મ.અ.અધ્યયી

मुखई उएनगर जिल्ला

अर्ज	8043	9
आवृत्ति	2741K	20
नं.	2414HL	04
प्रति	371412	
मार्गदर्शक	July	22
मार्गदर्शक तालिका	Budhal	



स्वरी नवकल

बुद्ध भगवान्

—L. A. J. J.

बदर-९			
पुस्तक क्र. १	Power	११३	२१०
२०१६			

मालमत्ता पत्रक

विभाग/मैत्र - ओशिवरा

तालुका/न.भु.मा.का. - न.भु.अ.अंधेरी

जिल्हा - मुंबई उपनगर जिल्हा

संग घुसण शिट नंबर प्लेट नंबर शिव धारणाधिकार जलसुचला दिलेल्या आकराचा प्र किता आदयाच न्यायोल अणि न्यायण कर तपसलोवे विधन वेळ

४०८

१०८३.३

सुविधाधिकार

नक्काचा मुळ धारक मालकाने वर्ष १९६६

पट्टा

संग धार

संग री

दस्तावेज	व्यवहार	खंड क्रमांक	संग धारक (पा) पट्टा (प) किता धार (पा)	साक्षरकन

तासले करणारा -

सरी नक्कल -

न.भु.अ.अंधेरी

मुंबई उपनगर जिल्हा

अर्ज क्र. ३८८८ ०१
 अर्ज १६१५१२ २०
 अर्ज १६१५१२ ०२
 नक्कल २२
 नक्कल तपस करणारा: [Signature]



सरी नक्कल

नगर भूसाधन अधिकारी
 X अंधेरी

बदर-९
 पुस्तक क्र. १९०७८२ ५५५/२५०
 २०१८

(पान नं. १)

पल्लव नं०— 1 (५)



Sankalp Siddhi Developers Pvt. Ltd.

Corporate Office : V. N. Sphere, Level Three, 199 Linking Road, Opp. Shoppers Stop, Bandra (W), Mumbai - 400 050.
Tel. : +91 22 66285000 • Fax : +91 22 66285050 • Website : www.ahujagroup.com

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF BOARD OF DIRECTORS OF SANKALP SIDDHI DEVELOPERS PVT LTD HELD ON 15TH MARCH, 2013 AT V. N. SPHERE, LEVEL THREE, 199 LINKING ROAD, OPP. SHOPPERS STOP, BANDRA (WEST), MUMBAI 400050.

"RESOLVED THAT consent of the Board of directors of the company be and is hereby given to authorize Mr. Jagdish B. Ahuja and/or Mr. Gautam J. Ahuja, directors of the company to sign & submit jointly/severally the Agreement for Sale of flats in its project viz. 'Ahuja L'Amor' situated at Oshiwara, Andheri (West), Mumbai."

"IT IS FURTHER RESOLVED THAT Mr. Jagdish B. Ahuja and/or Mr. Gautam J. Ahuja shall be and are hereby jointly/severally authorized to do all such acts, deeds and things as may be necessary to give effect to above resolution and to sign and execute all the necessary papers & documents in connection thereto."

Certified True Copy

Dated this 15th March, 2013,

FOR & ON BEHALF OF THE BOARD OF DIRECTORS


DIRECTOR





बदर-९			
पुस्तक क्र. १	90602	ML	290
२०१८			

gashere

घोषणापत्र

मी अशोक छलुमल जेजेरीया याद्वारे घोषित करतो की, दुय्यम निबंधक -
अशोक कदम यांचे कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी
सादर करण्यात आला आहे. उपदिष्ट भूभागावर अहज - व इतर यांनी
दिनांक: 09/07/2012 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी सदर
दस्त नोंदणीस सादर केला आहे. दस्त निष्पादित करून कवुलीजबाब दिला आहे. सदर
कुलमुखत्यार पत्र लिहून देणार यांनी सदर कुलमुखत्यारपत्र रद्द केलेले नाही किंवा
कुलमुखत्यारपत्र लिहून देणार व्यक्तींपैकी कोणीही मयत झालेले नाही किंवा अन्य
कोणत्याही कारणामुळे सदर कुलमुखत्यारपत्र रद्दवातल ठरलेले नाही. सदरचे
कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे
कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे नियम ८२ अन्वये शिक्षेस
मी पात्र राहीन याची मला जाणीव आहे.

कुलमुखत्यारपत्र धारक

gashere
अशोक कदम
अशोक छलुमल जेजेरीया

दिनांक: 02/10/18

बंदर-९	
पुस्तक क्र. ११०७६२	१५६/२५०
२०१८	





बदल			
पुस्तक	क्र. १	9062	740/290
२०१८			



Mandry, July 28, 2012
4:50:10 PM

Original
मॉडेली 38 म.
Regn 38 M

पावती

मायचे नाव माय

पावती क्र.: 7910

दस्तावेजाचा अनुक्रमांक

दिनांक 08/07/2012

दस्तावेजाचा प्रकार



माय करणाराचे नाव/सकल रीतीने/सकलपणे/माय आशय उपलब्धता या वि. आदर्श
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नोदणी छी

नवकल (अ. 11(1)), पुर्वीकवापी नवकल (अ. 11(2)), 100.00

रजकल (अ. 12) व जायचिद्वय (अ. 13) -> एकत्रित छी (13) 200.00

एकूण रु. 300.00

आपणास हा दस्त जेव्हा 5:04PM हा वेळस मिळेल

दुय्यम निबंधक
अधेरी 1 (माय)

बाजार मुल्य: 0 रु.

मोबदला: 0 रु. छी, दुय्यम निबंधक अंधेरी-१,

भरलेले मुद्राक शुल्क: 1000 रु.

हंरई उपनगर विव्हा.

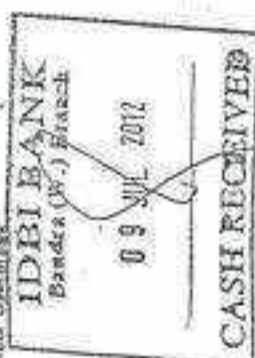
REGISTERED ORIGINAL DOCUMENT
RECEIVED ON



बंदर-९
पुस्तक
क्र. १९०७८२ ९६९/२५०
२०१८



जदर-९			
पुस्तक क्र. १	१००२१२२९०		
२०१६			



SPECIFIC POWER OF ATTORNEY

TO ALL THE WHOM THESE PRESENTS SHALL COME I, J. BHAGWANDAS AHUJA, Adult Indian Inhabitant having address at : Soona Villa, 11th Floor, Perry Cross Road, Bandra, Mumbai - individual capacity and as Partner(s) / Director(s) of the hereinafter :-

- (1) SANKALP SIDDHI DEVELOPERS PVT. LTD.
- (2) SAI ASHRAY DEVELOPERS PVT. LTD.
- (3) ADARSH INDUSTRIAL ESTATE PVT. LTD.
- (4) AJAHARA HOUSING DEVELOPMENTS PVT. LTD.
- (5) JIVDANI PROPERTIES PVT. LTD.
- (6) OMKARA LAND & DEVELOPERS PVT. LTD.



INDIA STAMP DUTY MAHARASHTRA



बदर-९		
पुस्तक क्र. १	30062	783/290
२०१८		

मुद्रित प्रमाण अथवा कम्प्यूटर तंत्र प्रयोगे तैयारित वे सार्वजनिक/संवैधानिक
अधिकारों को प्रभावित करने वाले दस्तावेजों के लिए, येक वरीयत जायदूत अस्त.

9/12/20

पि. टी. कान्हेरे

पत्रावली (Nature of Document)	1000/-
पत्रावली विवरण (Registration Details)	Registered / Non-Registered
पत्रावली नाम (Name of S.R.O.)	9-2-1000000-1
पत्रावली अंक (Framing Unique No.)	62458
पत्रावली विवरण (Property Description in brief)	Power of Attorney
पत्रावली रकम (Consideration Amount)	
पत्रावली खरीददार का नाम (Purchaser's Name)	Jagdish Bhagwandas Chavhan
पत्रावली बिक्रेता का नाम (Name of the other Party)	Bharat Ambekar
पत्रावली अंतरागत नाम व पता (If through Name & Address)	
पत्रावली शुल्क (Stamp Duty Amt.)	1000/-
पत्रावली (in words)	प. टी. कान्हेरे
पत्रावली अधिकृत व्यक्ति का हस्ताक्षर व मुद्रा (Authorized Person's full Signature & Seal)	P. T. KANHERE SOM 782123



बदर-९	
पुस्तक क्र. १	90002428/290
२०१८	

- (7) SAI SWAROOP LAND & DEVELOPERS PVT. LTD.
- (8) SIDDHI RAJ HOUSING PROJECT PVT. LTD.
- (9) SHREE SIDDHIVINAYAK DEVELOPERS LTD.
- (10) ASTRO REALTORS PVT. LTD.

(herein after referred as the "said Companies") SEND GREETINGS:

WHEREAS I, am desirous of appointing (1) Shri Gacheria Ashok Chatumal, (2) Shri. Santosh Kadam and (3) Shri Mandeep Saini, in my individual capacity and as ~~Partner(s)~~ / Director(s) of the Companies mentioned hereinabove, to act jointly and/or each of them as its true and lawful attorneys to do, perform and execute for the said Companies and on its behalf, the following acts, deeds, matters and things as appearing hereafter.

KNOW NOW YE ALL THESE PRESENTS I do hereby appoint nominate and constitute (1) SHRI GACHERIA ASHOK CHATUMAL, (2) SANTOSH KADAM and (3) SHRI MANDEEP SAINI as my true and lawful Attorneys to do the following acts, deeds, matters and things for me and behalf, more specifically as stated hereinafter:-

1. To lodge with the Sub-Registrar of Assurances at all places in Mumbai, Navi Mumbai and Thane all undertakings, declarations and affidavits that may be required by BMC or any of its concerned authorities or any of the Government or semi Government authorities in respect of various plots.
2. To lodge with the Sub-Registrar of Assurances at Mumbai, Navi Mumbai and Thane all deeds, documents and writings including Leave and License Agreement executed by the Companies in favour of the said Companies of Flats and in respect of the various properties and
3. To represent the Companies at the Sub-Registrar's Office at Mumbai, Navi Mumbai and Thane for me and on my behalf and to sign all necessary documents, deeds and writings executed by me in favour of the said Companies, also including Memorandum of Understanding, Development Agreement, Joint Development Agreement etc. of various plots and for that purpose to sign all necessary documents, deeds and writings for the Company and on its behalf to effectively bring into effect these presents.



4. To lodge with the Sub-Registrar of Assurances at Mumbai, Navi Mumbai and Thane and to admit execution of Mortgage Deeds, Rectification Deed, Bank Loan documents and writings executed by the Companies in favour of Banks and Financial Institutions

5. I do hereby agree to ratify and confirm all acts which my said Attorneys may do or cause to be done by virtue of these presents.

The specimen signature of my Attorneys is appended hereto and I identify and confirm the same.

IN WITNESS WHERE OF, I JAGDISH BHAGWANDAS AHUJA have hereunto set my hand on this on the 9th day of July, 2012 at Mumbai.

SIGNED SEALED AND DELIVERED

By the within named

SHRI JAGDISH BHAGWANDAS AHUJA

IN PRESENCE OF

(1) Suresh Mahesh *S. Mahesh*

(2) Merlin Fernandes *Merlin*



BEFORE ME



बदर-२१०
10/05/12
२०१२

बदर-९
पुस्तक क्र. १
2002-722
290
२०१८

Gachera
SHRI GACHERIA ASHOK CHATUMAL
 ATTORNEY



Kadam
SHRI SANTOSH KADAM
 ATTORNEY



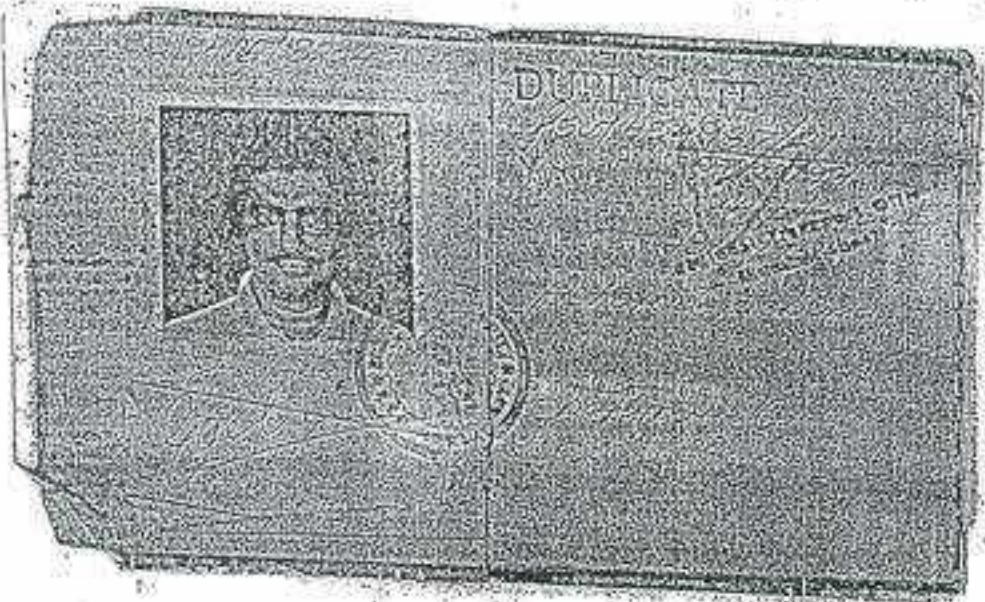
Saini
SHRI MANDEEP SAINI
 ATTORNEY



बदर-१
 १९७५/१४
 २०१२



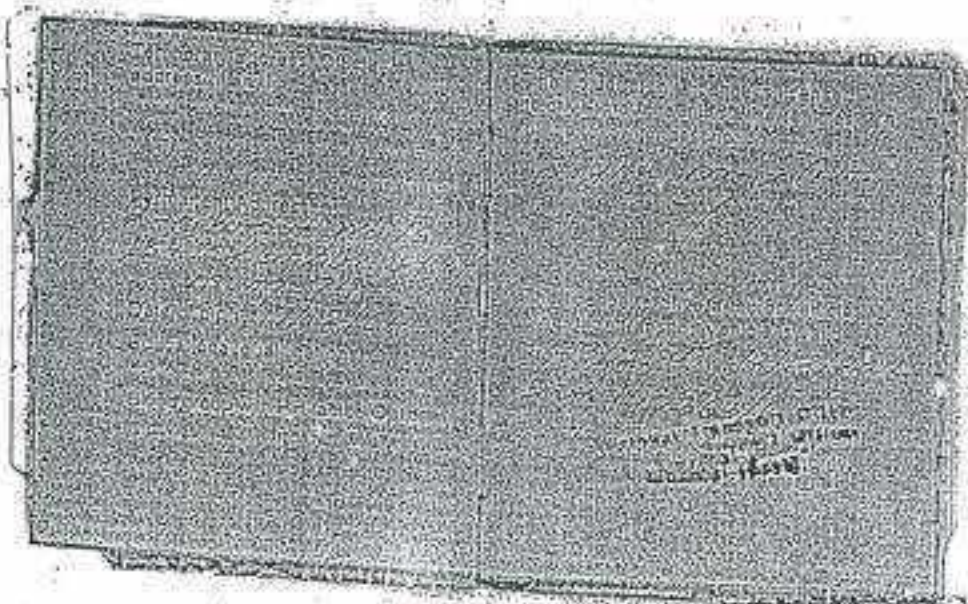
बदर-१
 पुस्तक क्र. १९७५२१४०/२१०
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बदर-१	
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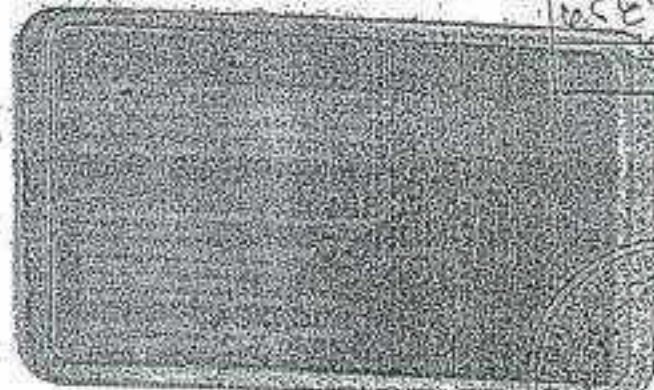
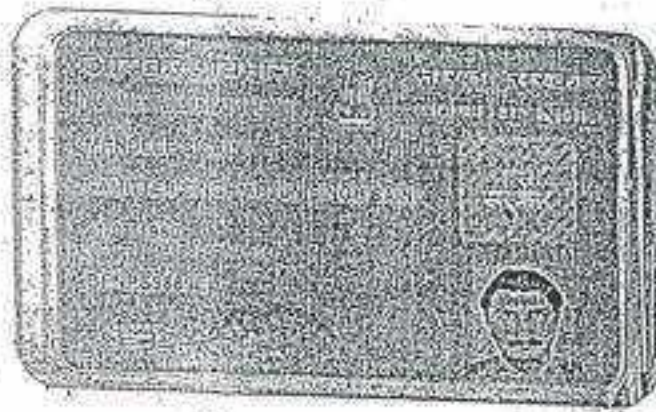
बदर-१			
पुस्तक क्र. १	१०६२७६	२१०	
२०१६			



बदर-३-३०
७८७३/७
१०२



बदर-९
पुस्तक १६६/११०
क्र. १/११०६२
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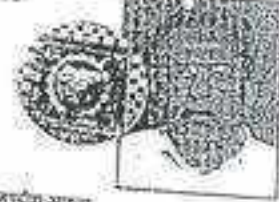


बदर-१
१०६६
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बदर-१		
पुस्तक क्र. १	१०६६	१०७१०
२०१६		

भारत निर्वाचन आयोग
Election Commission of India
आयुक्त
IDENTITY CARD
FLN0917625



चुनौती नाम : जगदीश अलुजा
Elector's Name : Jagdish Aluja
पिता का नाम : भगवानदास अलुजा
Father's Name : Bhagwandas Aluja
दिनांक : 1/1/2006
Sex : M
Age as on 1/1/2006 : 56

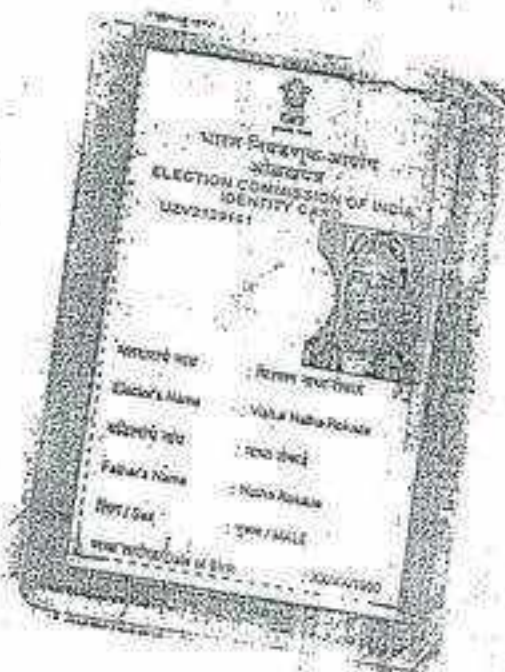
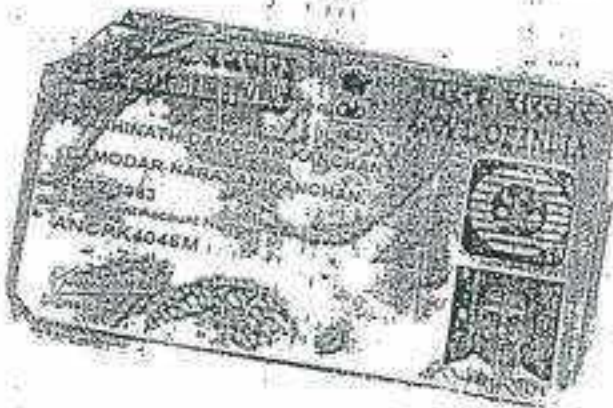


बदर-१
10563 5
२०१२



बदर-१
पुस्तक
क्र. १ 90002 909/240
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बदर-१			
पुस्तक क्र. १	power	for	740
२०१८			



बंदर-१/११	
०८६९	११
२०१२	



बंदर-१		
पुस्तक क्र. १	०००२	१०३/२१०
२०१८		



बदर-९	
पुस्तक क्र. १	१०७८२
२०१८	१०७८२

६५२ 22-D-70

WA No. 359539

अर्ज अर्जात को प्रमाणित करणें
नगरपालिका कार्यालय

अर्ज अर्जात को प्रमाणित करणें
नगरपालिका कार्यालय

अर्ज अर्जात को प्रमाणित करणें
नगरपालिका कार्यालय

अर्ज अर्जात को प्रमाणित करणें
नगरपालिका कार्यालय

अर्ज अर्जात को प्रमाणित करणें
नगरपालिका कार्यालय

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अर्ज अर्जात को प्रमाणित करणें
नगरपालिका कार्यालय

अर्ज अर्जात को प्रमाणित करणें
नगरपालिका कार्यालय

अर्ज अर्जात को प्रमाणित करणें
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नगरपालिका कार्यालय

अर्ज अर्जात को प्रमाणित करणें
नगरपालिका कार्यालय

अर्ज अर्जात को प्रमाणित करणें
नगरपालिका कार्यालय

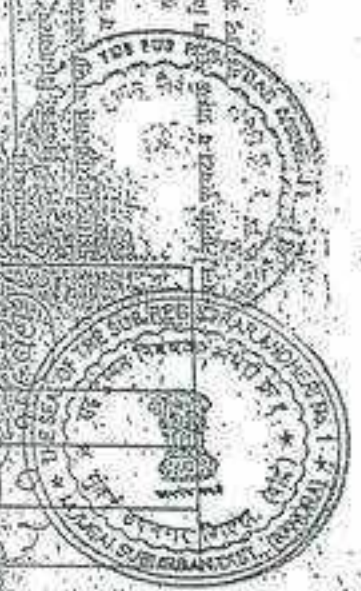
अर्ज अर्जात को प्रमाणित करणें
नगरपालिका कार्यालय

अर्ज अर्जात को प्रमाणित करणें
नगरपालिका कार्यालय

Name and designation of the Authority who conducted driving test.

Signature and designation of the Licensing Authority.

बदर-३१२
५५८९५२



पुस्तक क्र. १ १०७८२

पुस्तक क्र. १ १०७८२

पुस्तक क्र. १ १०७८२

पुस्तक क्र. १ १०७८२

पुस्तक क्र. १ १०७८२

पुस्तक क्र. १ १०७८२

पुस्तक क्र. १ १०७८२

पुस्तक क्र. १ १०७८२

पुस्तक क्र. १ १०७८२

पुस्तक क्र. १ १०७८२

पुस्तक क्र. १ १०७८२

पुस्तक क्र. १ १०७८२

पुस्तक क्र. १ १०७८२

पुस्तक क्र. १ १०७८२

पुस्तक क्र. १ १०७८२

पुस्तक क्र. १ १०७८२

पुस्तक क्र. १ १०७८२

पुस्तक क्र. १ १०७८२

पुस्तक क्र. १ १०७८२

बदर-३१२
१०७८२
२००९

क्र.सं.	नाम	वय	पुस्तक क्र.	पुस्तक क्र.
१	जयदीप	५०	१०७८२	१०७८२
२	वदना	५०	१०७८२	१०७८२
३	गोपाल	५०	१०७८२	१०७८२
४	अनंता	५०	१०७८२	१०७८२
५	विजय	५०	१०७८२	१०७८२

पुस्तक क्र. १ १०७८२

09/07/2012

दुधयम नियंत्रण

4:51:09 pm

अधेरी 1 (बांदा)

दस्त गोधवारा भाग-1

बदर

दस्त क्र 7863/2012

दस्त क्रमांक : 7863/2012

दस्तावा प्रकार : मुख्यालय

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

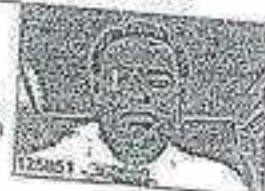
अंगठ्याचा छपा

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डेव्हलपर्स प्रा लि., आदरा इंजिनिअर डस्टेट प्रा लि.
अजयरा होरिंग डेव्हलपर्स प्रा लि., निव्वारी गोरदी
प्रा लि., अमकता सॅन्ड अण्ड डेव्हलपर्स प्रा

लिहून घेणार

वय 62

सही

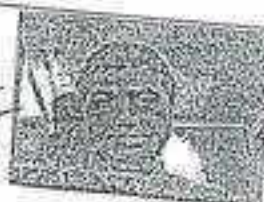


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सिबिंग रोड, बांदा (म) मु. - 50
गल्ली/रस्ता:
इमारतीचे नाव:
इमारत नं.:
पेठ/महाला:
राहण/गाव:
ता.पु.सं.:
पिन:

लिहून घेणार

वय 48

सही

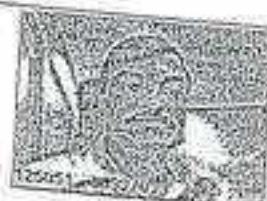


3. माया संदीप शिवायग कानन
पत्ता: घाट/फ्लॅट नं. गरीलपनाले
गल्ली/रस्ता:
इमारतीचे नाव:
इमारत नं.:
पेठ/महाला:
राहण/गाव:
ता.पु.सं.:
पिन:
पिन नम्बर:

लिहून घेणार

वय 33

सही

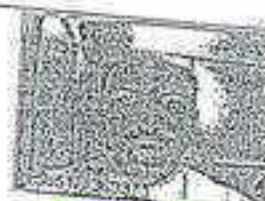


4. माया मन्दाप सनी
पत्ता: घाट/फ्लॅट नं. गरीलपनाले
गल्ली/रस्ता:
इमारतीचे नाव:
इमारत नं.:
पेठ/महाला:
राहण/गाव:
ता.पु.सं.:
पिन:
पिन नम्बर:

लिहून घेणार

वय 32

सही



बदर-१ मू

०५/०७/१२

२०१२

बदर-१

पुस्तक
क्र. १/०७/१२

१०५/२१०

२०१६

1 of 1

दस्तावेज/अनुमति देणारे अधिकाऱ्यात (मुख्यालय) दस्तऐवज करून घेण्याचे संकेत करावा.

वस्तु गोपवारा भाग - 2

वदर-1

वस्तु क्रमांक (7863/2012)

वस्तु क्र. (वदर-1-7853-2012) का गोपवारा
कालांतर मुख्य : 0 गोपवारा 0 भरलेले मुद्रांक मुख्य : 1000

वस्तु हजार केलाया दिनांक : 09/07/2012 04:47 PM

निष्पादनार्थ दिनांक : 09/07/2012

वस्तु हजार केलाया-काही राही :

[Handwritten signature]

वस्तुका प्रकार : (48) मुख्यधारणा
विषयक क्र. 1 ची वेळ : (सांगरीकरण) 09/07/2012 04:47 PM
विषयक क्र. 2 ची वेळ : (पुणे) 09/07/2012 04:49 PM
विषयक क्र. 3 ची वेळ : (रुपुली) 09/07/2012 04:50 PM
विषयक क्र. 4 ची वेळ : (ओळख) 09/07/2012 04:50 PM

वस्तु जीव केलाया दिनांक : 09/07/2012 04:50 PM

ओळख :
खातीस हतः आहे मिथेरीत फरकात की, केलायावेळ मध्ये
म त्याची ओळख पटवितात.
1) वेतन कायम : - भर/फॉट नं. 1100/12, जमनात मध्ये, निरास नं. 2
मालकी/दस्ता :
इमारतीचे नाव :
इमारत नं. :
पेट/वसतहत :
शहर/गाव :
जालुका :
पिन :
2) कं डी कायम : - भर/फॉट नं. वरीलप्रमाण
मालकी/दस्ता :
इमारतीचे नाव :
इमारत नं. :
पेट/वसतहत :
शहर/गाव :
जालुका :
पिन :
[Handwritten signature]



पारती क्र. 7910 दिनांक: 09/07/2012
पारतीचे वर्ग :
नाम : संकल्प सिध्दी केकरवर्त प्रा लि., साई ज्ञान
केकरवर्त प्रा लि., आदर्श इंजिनिअरिंग इस्टेट प्रा
लि., अण्णासा होलिंग केकरवर्त प्रा लि.,
निपयानी प्रोपर्टीज प्रा लि., ओमकारा लॅण्ड
केकरवर्त प्रा लि., साई स्वल्प सेक्टर ओम
केकरवर्त प्रा लि., सिध्दी राज होलिंग प्रो
लि., श्री सिध्दीविनायक केकरवर्त प्रा लि., ओम
विभवर्त प्रा लि. यांचे सामाजिक प्रगति
मगवानदास आहूजा . . .

100 नोंदणी की
200 नकाशा (अ. 11(1)), नकाशाची नकल
(अ. 11(2)),
कनकात (अ. 12) व छायाचित्रण (अ. 13) :-
एकत्रित की

250 एकुल

[Handwritten signature]
नकाशाची राही, अंधेरी 1 (माझ)

[Handwritten signature]
उ. निदेशकाची राही
अंधेरी 1 (माझ)



प्रमाणित करलेस येत की, म
दस्तावेज एकुल..... मने अर्देत.
पुस्तक क्र. ४/वदर-१/भागांक ७८६३/२०१२
मर नोदरा दिनांक : 9 JUL 2012

वदर-१	४
७८६३	२०१२

[Handwritten signature]
उ. प्रथम निदेशक, अंधेरी क. १,
मुंबई उपनगर जिल्हा



वदर-१	४
पुस्तक	७०६७२
क्र. १	२०१६



Tel: 91-20-2721 9000, Fax: 91-20-2721 9001
e-mail: enquiry@wall.com



बदर-९			
पुस्तक क्र. १	9062	406	290
२०१८			

घोषणापत्र

मी हितेश छगनलाल त्रिवेदी याद्वारे घोषित करतो की, दुय्यम निबंधक अहोरी यांचे कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. सुनिल रामचंद्रन च-इतस यांनी दिनांक: 16/03/2018 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी सदर दस्त नोंदणीस सादर केला आहे. दस्त निष्पादित करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यार पत्र लिहून देणार यांनी सदर कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तींपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे सदर कुलमुखत्यारपत्र रद्दवातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे नियम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

कुलमुखत्यारपत्र धारक

8/10/18
(हितेश छगनलाल त्रिवेदी)

दिनांक: 03/10/2018

जदर-९	
पुस्तक क्र. १/१००८२	१०८/११०
२०१८	





बदर-९			
पुस्तक क्र. १	१०६७२	१७०	२१०
२०१८			

514/2703

मावती

Original/Duplicate

Friday, March 16, 2018

नोंदणी क्र.: 39M

11:50 AM

Regn.: 39M

मावती क्र.: 2878

दिनांक: 16/03/2018

मावती नाव: ओशिवरा

दस्तावेजाचा अनुक्रमांक: बंदर 18-2703-2018

दस्तावेजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: मे.सहयोग होम्स लिमिटेड चे जाधो.संगमोटी सुनील रामचंद्रन - -

नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 320.00

पृष्ठांची संख्या: 16

एकूण: रु. 420.00

आपणास मूळ दस्त, यंत्रनेल फिट, सूची-२ अंदाजे
11:50 AM ह्या वेळेस मिळेल.

Joint S.R. Andheri-7

वाजार मूल्य: रु. 1/-

मोबदला रु. 1/-

भरतेले मुद्रांक शुल्क : रु. 500/-

सह. दुय्यम निबंधक, अंधेरी क्र. ७
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: By Cash रक्कम: रु. 100/-

2) देयकाचा प्रकार: By Cash रक्कम: रु. 320/-

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON.....

26/3/18



बंदर-९			
पुस्तक क्र. १	9002	969	240
२०१८			



CHALLAN
MTR Form Number-6

GRN	MH011883769201710E	BARCODE	11883769201710E		Date	15/03/2018-18:39:42	Form ID	48(f)	
Department				Inspector General Of Registration					
Stamp Duty				Payer Details					
Type of Payment				Stamp Duty					
Office Name				BDR18 __JT SUB REGISTRAR ANDHERI 7		Full Name			SAHYOG HOMES LTD
Location				MUMBAI		Flat/Block No.			321 MORYA ESTATE
Year				2017-2018 One Time		Premises/Building			
Account Head Details				Amount In Rs.		Road/Street			NEW LINK ROAD
0030045501 Sale of NonJudicial Stamp				500.00		Area/Locality			ANDHERI WEST
						Town/City/District			
						PIN			4 0 0 0 5 3
						Remarks (If Any)			
						SecondPartyName=HITESH C TRIVEDI			
						Amount In			Five Hundred Rupees Only
Total				500.00		Words			
Payment Details				STATE BANK OF INDIA					FOR USE IN RECEIVING BANK
Cheque/DD Details				Bank CIN		Ref. No.		00040572018031506436 IK00NEOM19	
Cheque/DD No.				Bank Date		RBI Date		15/03/2018-18:40:15 Not Verified with RBI	
Name of Bank				Bank Branch		STATE BANK OF INDIA			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नोट: इस चालान केवल उपरोक्त निम्नलिखित कार्यालयों में ही दर्ज करने के लिए वैध है - नोटरी न कार्यालय दर्ज कार्यालय।



बदर-१८ IV		
2003	9	96
२०१८		

बदर-९		
पुस्तक	क्र. १	२०१८
२०१८		

8
2602
2096

SPECIAL POWER OF ATTORNEY

TO ALL TO WHOM TO THESE PRESENTS SHALL COME I, MR. SUNIL RAMACHANDRAN an adult, Indian inhabitant, having their office address as 321, Morya Estate, New Link Road, Andheri (West), Mumbai 400 053, being the authorised representative of **SAHYOG HOMES LIMITED**, having its registered office at 321, Morya Estate, New Link Road, Andheri (West), Mumbai 400 053; do hereby **SEND GREETINGS:**

(W)
b

WHEREAS:-

A) **SAHYOG HOMES LIMITED** (hereinafter referred to as "the Company") is in the business of real estate development and is the owner and/or is entitled to development/redevelopment rights of and/or seized and possessed of or otherwise well and sufficiently entitled to, inter alia, various pieces and parcels of land admeasuring aggregate of 27,335.51 sq. meters or thereabout (as per Letters of Intent issued by the Slum Rehabilitation Authority) and situate, lying, being at Village Oshiwara, Jogeshwari (West), Taluka Andheri within the registration District and Sub-District of Mumbai City & Mumbai Suburban. The aforesaid pieces and parcels of land are more particularly described in the **First Schedule** hereunder written and hereinafter referred to as the "said Larger Property".



B) Major portion of the said Larger Property is declared as Slum Area under the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971" (hereinafter referred to as the "said Act");

C) The said company is developing the said Larger Property under SRA Scheme in phase wise manner by constructing thereon several buildings

बदर-वर्ष		
पुस्तक क्र. १	2092	240
2092		

बदर-वर्ष		
2093	3	28
2093		

D) SRA Authority has approved and sanctioned the SRA Scheme as well as the layout, area, building plans and specifications in relation to the said Larger Property by letter dated 07.12.2007 which has been amended from time to time.



E) By Development Agreement dated 09th July, 2012 ("Sankalp's Development Agreement") entered into by and between the said company herein and therein referred to as 'Sahyog' of the One Part and

8

(H)

Sankalp Siddhi Developers Pvt. Ltd. therein and herein after referred to as 'Sankalp' of the Other Part, Sahyog i.e. the said company has agreed to grant development rights in relation to 1,99,884 sq. feet sale FSI to Sankalp (hereinafter referred to as "Sankalp FSI") for constructing and selling corresponding free sale area ("Sankalp Area") in the building that may be constructed on portion of the said Larger Property being land admeasuring 2,886.59 sq. meters (hereinafter referred to as the "said S1-S2 land"). In addition to buildings proposed on the said S1-S2 land the Sankalp's Development Agreement also envisaged construction of buildings S3 and S4 on another portion of the said Larger Property being land admeasuring 2670.10 sq. meters.

- F) After signing of Sankalp's Development Agreement, SRA has, by its letter dated 5th November 2012, approved amended plans for the sale Buildings S3 and S4 to be known as "VERONA", amending layout of the said Larger Property earlier approved, by reducing area of the land for construction of S3 and S4 buildings to 2554.50 sq. meters or thereabout (hereinafter referred to as the "said Property"). Even the plans in relation to construction of buildings on the said S1-S2 land have been amended and now only single S1 building to be known as "L'AMOR" (in place of S1 and S2 buildings) is being proposed thereon and the land area in relation thereto is increased to 3258.98 sq. meters or thereabout (hereinafter referred to as the "said S1 land").



Under the said circumstances the said Sankalp is entitled to construct and sell the building being S1 known as L'AMOR the flats therein and the said company is entitled to sell the two buildings being S3 and S4 known as VERONA the flats therein.

On the request of the said Sankalp and being the Developer of the said Larger Property, the said company has agreed to join as the co-developer party in the Agreement/s for sale in relation to said building being S1 and known as L'AMOR.

बदर-१८		
2003	8	98
1) AND WHEREAS		
2026		

for the purpose selling flats, offices, shops and other premises in the said building, in my capacity as the authorised representative of the said Company authorised vide Board Resolution of the Company dated 8th February, 2018, I on behalf of said the Company as the Developer, will be signing various Ownership Flat Sale Agreements in relation to VERONA.

बदर-९		
पुस्तक	904	240
क्र. १	2022	
2026		

(H)

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J) **AND WHEREAS** for the purpose selling flats, offices, shops and other premises in the said building, in my capacity as the authorised representative of the said Company authorised vide board resolution of the Company dated 8th February, 2018, I on behalf of said the Company as the confirming party, will be signing various Ownership Flat Sale Agreements in relation to **L'AMOR**.

K) **AND** due to my occupancy and other commitments, it is not feasible for me to always personally remain present before the concerned Sub-Registrar of Assurances for admitting execution of above said Ownership Flat Sale Agreements so executed by me.

L) **AND WHEREAS** in the circumstances I am desirous of appointing some fit and proper persons to attend the office of the concerned Sub-Registrar of Assurances, all over Mumbai and to lodge for registration and admit execution of the Ownership Flat Sale Agreements that are or may be hereafter executed by me as aforesaid i.e. in respect of said buildings.

NOW KNOW YE ALL MEN AND THESE PRESENTS WITNESSETH that I do hereby nominate, constitute and appoint **MR. HITESH CHHAGANLAL TRIVEDI**, having PAN No.: AMOPT0882B of Mumbai, Indian Inhabitant, residing at A/201, Angelica Height, ST Depot Road, Chakradhar Nagar, Nallasopara (W), Thane 401 203 as my true and lawful **Attorney-in-fact** for me and in my name being the authorised representative of the Company for the purposes expressed herein-below viz.:

2003	4	98
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1. To present and lodge for registration in the office of the concerned Sub-Registrar of Assurances all over Mumbai, the Ownership Flat Sale Agreements executed or that may be hereafter executed by me (for and on behalf of the Company and in my capacity as the authorised representative of the said Company authorised vide board resolution of the Company dated 8th February, 2018) for the purpose of sale and allotment of flats in the said two buildings viz., Building Nos. S-3 and S-4 known as **VERONA** being constructed on the plots mentioned in the recital and Schedule hereunder written and to appear before him to admit in my name and on my behalf the execution of the above Ownership Flat Sale Agreements and to do all acts and things necessary for effectively registering Ownership Flat Sale Agreements.



बदर-९
पुस्तक क्र. १
90002
१६२१०
२०१६

2. To collect the originals of Ownership Flat Sale Agreements of the said two buildings viz., S-3 and S-4 known as **VERONA** so registered from the

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concerned Sub-Registrar of Assurances and its department and also to apply and obtain Index II and certified true copies thereof, if necessary.

3. To present and lodge for registration in the office of the concerned Sub-Registrar of Assurances all over Mumbai; the Ownership Flat Sale Agreements confirmed and executed or that may be hereafter executed by me (for and on behalf of the Company and in my capacity as the authorised representative of the said Company authorised vide board resolution of the Company dated 8th February, 2018) for the purpose of sale and allotment of flats in the said building viz., building being S1 known as **L'AMOR**, being constructed on the land mentioned in the recital and Schedule hereunder written and to appear before him and to admit in my name and on my behalf the execution of the above Ownership Flat Sale Agreements and to do all acts and things necessary for effectively registering Ownership Flat Sale Agreements so executed.

AND I do hereby agree to ratify and confirm all and whatsoever my said attorneys shall do or purport to do or cause to be done lawfully by virtue of these presents.



AND it is clarified that this Power of Attorney is executed by me in favour of the Attorney without any consideration and that by this Power of Attorney, the Attorney is authorized to admit execution of the Ownership Flat Sale Agreements signed by me, on behalf the Company in relation to **VERONA** at **L'AMOR** and that by this Power of Attorney, the attorney is not empowered to sell and or allot the flats, offices, shops and other premises in buildings or any other property of the Grantor and/or the Company.

IN WITNESS WHEREOF I have put my hands on these presents at Mumbai on this 16th day of MARCH, 2018.



**THE FIRST SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF THE SAID LARGER PROPERTY)**

ALL THOSE pieces and parcels of land aggregately admeasuring 27,335.51 sq. meters in accordance with the Amalgamated LOI dated 3rd October, 2017 comprising of land bearing CTS Nos.1/C(3)(pt), 218, 376, 376/1, 377, 379, 380, 381, 385, 386, 386/1 to 5, 397, 397/1 to 397/12, 398, 398/1, 399(pt), 400(pt), 405(pt), 406, 407(pt), 408(pt), 410/C-1(pt) of Village Oshiwara, Taluka Andher, District Mumbai Suburban within the registration District and Sub District of Mumbai Suburban and situate at Raghvendra Man...

पुस्तक क्र. १	२०८२	पृष्ठ २१०
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पुस्तक क्र. १	२०८२	पृष्ठ २१०
२०२६		

SIGNED and DELIVERED

by the within-named

MR. SUNIL RAMACHANDRAN

Authorised Representative of

SAHYOG HOMES LIMITED

Authorised vide Board Resolution

dated 8th February, 2018

in the presence of

[Signature]



1. *[Signature]*

2. *[Signature]*

Photograph, Left Hand Thumb Impression & Signature

SIGNED in ACCEPTANCE

by the within-named "ATTORNEY"

MR. HITECH CHHAGANLAL TRIVEDI



in the presence of

[Signature]



1. *[Signature]*

2. *[Signature]*

Photograph, Left Hand Thumb Impression & Signature



बदर-१८ IV		
2003	C	92
२०१८		

बदर-९		
पुस्तक क्र. १	Page 2	XL/290
२०१८		



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF SAHYOG HOMES LIMITED (CIN-U45202MH2009PLC198080) AT THEIR MEETING HELD ON THURSDAY, THE 8TH DAY OF FEBRUARY, 2018 AT THE REGISTERED OFFICE OF THE COMPANY AT 321, MORYA ESTATE, NEW LINK ROAD, OPP. INFINITY MALL, ANDHERI (WEST), MUMBAI - 400053 FROM 4:00 P.M. AND CONCLUDED AT 5:00 P.M.

"RESOLVED THAT Mr. Keshav Porwal (DIN - 06706341), Director of the Company, Mr. Sunil Ramachandran, Sales- Head of the Company and Mr. Yogesh Jadhav, Authorised Representative of the Company, be and are hereby severally authorised for and on behalf of the Company to execute Agreement for Sale and /or Sale Deeds, Allotment Letters/ Reservation Letters including any subsequent addendum / rectification to such agreements/letters, if any, in relation to units in building noS - 3 and S - 4, known as "VERONA" being developed on the land bearing C.T.S. No. 1C/3A(pt), 406(pt), 407(pt), 410/C-1(pt) admeasuring approximately about 2554.50 Sq. Mtrs or thereabout situate at Village Oshiwara, Jogeshwari (West), Taluka Andheri, District Mumbai Suburban.

RESOLVED FURTHER THAT Mr. Keshav Porwal (DIN - 06706341), Director of the Company, Mr. Sunil Ramachandran, Sales- Head of the Company and Mr. Yogesh Jadhav, Authorised Representative of the Company, be and are hereby severally authorised to appear and represent the Company before the concerned Sub - Registrar of Assurances and admit the execution of the Agreements as aforesaid on behalf of the Company.

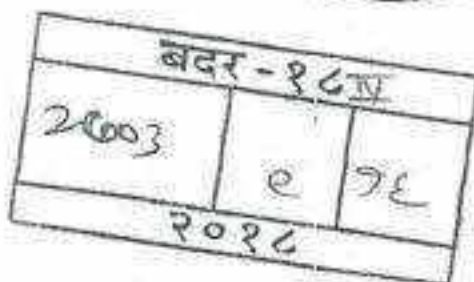
RESOLVED FURTHER Mr. Keshav Porwal (DIN - 06706341), Director of the Company, Mr. Sunil Ramachandran, Sales- Head of the Company and Mr. Yogesh Jadhav, Authorised Representative of the Company, be and are hereby severally authorised to delegate the power to represent the Company before the concerned Sub - Registrar of Assurances and such other competent authorities as may be required to register the said agreements, documents and deeds to such other person/s as he may deem fit and proper through execution of appropriate document/ Power of Attorney."

Certified True Copy
For Sahyog Homes Limited

For Sahyog Homes Limited



Ajander Singh
Director
(DIN - 07606734)



Sahyog Homes Limited

321, Moriya Estate, New Link Road, Opp Infinity Mall, Andheri West, Mumbai 400053

CIN: U45202MH2009PLC198080 | www.sahyoghomes.com | info@sahyoghomes.com



बंदर-१८		
२००३	१०	१६
२०१८		



बंदर-९		
पुस्तक क्र. १	१०६२	१८१/२१०
२०१८		



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF SAHYOG HOMES LIMITED (CIN-U45202MH2009PLC198080) AT THEIR MEETING HELD ON THURSDAY, THE 8TH DAY OF FEBRUARY, 2018 AT THE REGISTERED OFFICE OF THE COMPANY AT 321, MORYA ESTATE, NEW LINK ROAD, OPP. INFINITY MALL, ANDHERI (WEST), MUMBAI - 400053 FROM 4:00 P.M. AND CONCLUDED AT 5:00 P.M.

"RESOLVED THAT Mr. Keshav Porwal (DIN - 06706341), Director of the Company, Mr. Sunil Ramachandran, Sales- Head of the Company and Mr. Yogesh Jadhav, Authorised Representative of the Company, be and are hereby severally authorised for and on behalf of the Company to execute Agreement for Sale and /or Sale Deeds, Allotment Letters/ Reservation Letters including any subsequent addendum / rectification to such agreements/letters, if any, in relation to units in building no. S-1, known as "L'AMOR" being developed on the land bearing C.T.S. No. 1C/3A(pt) and 410/C-1(pt) admeasuring approximately about 3258.98 Sq. Mtrs or thereabout situate at Village Oshiwara, Jogeshwari (West), Taluka Andheri, District Mumbai Suburban.

RESOLVED FURTHER THAT Mr. Keshav Porwal (DIN - 06706341), Director of the Company, Mr. Sunil Ramachandran, Sales- Head of the Company and Mr. Yogesh Jadhav, Authorised Representative of the Company, be and are hereby severally authorised to appear and represent the Company before the concerned Sub - Registrar of Assurances and admit the execution of the Agreements as aforesaid on behalf of the Company.

RESOLVED FURTHER Mr. Keshav Porwal (DIN - 06706341), Director of the Company, Mr. Sunil Ramachandran, Sales- Head of the Company and Mr. Yogesh Jadhav, Authorised Representative of the Company, be and are hereby severally authorised to delegate the power to represent the Company before the concerned Sub - Registrar of Assurances and such other competent authorities as may be required to register the said agreements, documents and deeds to such other person/s as he may deem fit and proper through execution of appropriate document/ Power of Attorney."

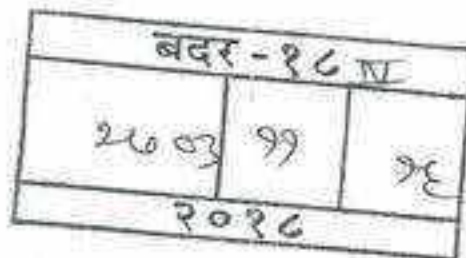
Certified True Copy
For Sahyog Homes Limited

For Sahyog Homes Limited

Rajiv Goel
Director
(DIN - 06997142)



Ajagade Shigh
Director
(DIN - 07606734)



Sahyog Homes Limited

321, Morya Estate, New Link Road, Opp Infinity Mall, Andheri West, Mumbai 400053



U45202MH2009PLC198080 w www.sahyoghomes.com e info@sahyoghomes.com



बदर-१८४		
2003	२८	१६
२०१८		



बदर-९			
पुस्तक क्र. १	२००८२	२८३	२१०
२०१८			



✓

आयकर विभाग
INCOME TAX DEPARTMENT
BANGALORE

भारत सरकार
GOVT OF INDIA



पुस्तक क्र. १/२००२/२१०
२०१६

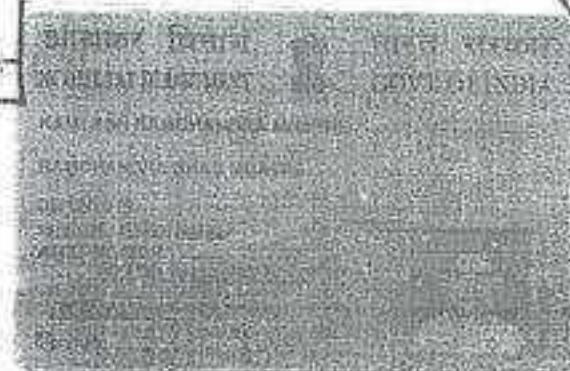


बदर-९			
पुस्तक क्र. १	२००२	२१०	
२०१६			

बदर-१८ IV		
२००३	१३	१६
२०१६		



बदर-१८		
2003	98	9E
2096		



बदर-९			
पुस्तक क्र. १	90602	94	240
2096			

Summary 1 (GoshwaraBhag-1)

514/2703

शुक्रवार, 16 मार्च 2018 11:50 म.पू.

दस्त गोश्वारा भाग-1

बदर 18

दस्ता क्रमांक: 2703/2018

दस्त क्रमांक: बदर 18 /2703/2018

बाजार मूल्य: रु. 01/-

मोबदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. बदर 18 यांचे कार्यालयात

भावही: 2878

घावली दिनांक:

अ. क्र. 2703 वर दि. 16-03-2018

16/03/2018

रोजी 11:29 म.पू. वा. हजर केला.

सादरकरणाचे नाव: मे.सहयोग होम्स लिमिटेड शे
अचो.सेगनेटरी सुनील रामचंद्रन - -

(Handwritten signature)

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 320.00

पृष्ठांची संख्या: 18

दस्त हजर करण्याची सही:

एकूण: 420.00

(Handwritten signature)
Joint S.R. Andheri-7
सह. मुख्य निबंधक, अंधेरी क्र. ७

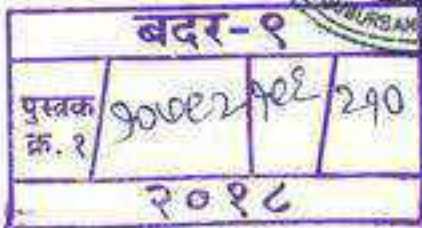
(Handwritten signature)
Joint S.R. Andheri-7
सह. मुख्य निबंधक, अंधेरी क्र. ७

दस्ताचा प्रकार: कुलमुद्यत्यारपत्र

मुद्रांक शुल्क: (48-अ) जेव्हा एकाच संव्यवहाराच्या संबंधात एका किंवा अधिक दस्तऐवजांची नोंदणी करण्याच्या एकमेव प्रयोजनासाठी किंवा असे एक किंवा अधिक दस्तऐवज निष्पादित केल्याचे कबूल करण्यासाठी केला असेल तेव्हा

दिनांक क्र. 1 16 / 03 / 2018 11 : 29 : 21 AM ची वेळ: (सादरीकरण)

2 16 / 03 / 2018 11 : 30 : 32 AM ची वेळ: (फी)





16/03/2018 11:53:27 AM

दस्त गोपवारा भाग-2

बदर 18

दस्त क्रमांक:2703/2018

दस्त क्रमांक :बदर18/2703/2018

दस्तचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र. पक्षकाराचे नाव व पत्ता

- 1 नाव:मे.सहयोग होम्स लिमिटेड चे अर्थो.सेग्नेटरी
सुनील रामचंद्रन - -
पत्ता:प्लॉट नं. 321, माळा नं. - , इमारतीचे नाव:
नोरया इस्टेट , ब्लॉक नं: अंधेरी पश्चिम , रोड नं:
न्यू लिंक रोड , महाराष्ट्र, मुम्बई.
पिन नंबर:AANCS8142D

पक्षकाराचा प्रकार

कुलमुखत्यार देणार

वय :-40

स्थासरी:-

छायाचित्र

अंगठ्याचा ठसा



- 2 नाव:हितेश छगनलाल त्रिवेदी - -

पत्ता:प्लॉट नं. 201 , माळा नं. - , इमारतीचे नाव:
अन्ग्रेलीका हाईटस, ब्लॉक नं: मातासोपारा पश्चिम ,
रोड नं: चक्रधर नगर ,एस.टी.डेपो रोड , महाराष्ट्र,
ठाणे,
पिन नंबर:AMOPT0882B

पॉवर ऑफ अटॉर्नी

होल्डर

वय :-26

स्थासरी:-



वरील दस्तऐवज करून देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे पदवज भरतात

शिक्का क्र.3 ची वेळ:16 / 03 / 2018 11 : 31 : 59 AM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीस:

अनु

क्र. पक्षकाराचे नाव व पत्ता

- 1 नाव:सागर इंदुलकर - -
वय:28
पत्ता:एम/2,केसव बिल्डींग,बीकेसी,वांद्रा पूर्व
पिन कोड:400051

- 2 नाव:कमलेश म्हात्रे - -

वय:37

पत्ता:एम/2,केसव बिल्डींग,बीकेसी,वांद्रा पूर्व
पिन कोड:400051

स्थासरी



प्रमाणित करणेत बेने क्री, वा
दस्तमध्ये एकूण...१.६...पाने आहेत

सह. दुय्यम निबंधक, अंधेरी क्र. ७
मुंबई उपनगर जिल्हा

शिक्का क्र.4 ची वेळ:16 / 03 / 2018 11 : 33

शिक्का क्र.5 ची वेळ:16 / 03 / 2018 11 : 33 : 13 AM नोंदणी पुस्तक 4 मध्ये

Joint S.R. Andheri-7

सह. दुय्यम निबंधक, अंधेरी क्र. ७



बदर-१	
पुस्तक	१२००३
क्र. १७०८२	२४०
२०१८	
Displacement Number	
०००६४७३३७२०१७१८	

बदर-१८/२००३ / २०१८
पुस्तक क्रमांक: १२००३...२४०...वर
नोंदला.
दिनांक १६/०३/२०१८

सह. दुय्यम निबंधक, अंधेरी क्र. ७
मुंबई उपनगर जिल्हा

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बदर-९			
पुस्तक क्र. १	gover	pl	290
२०१८			

१-१११		



To,

Sub – Registrar Office

Andheri 1/2/3/4, M.S. D.

Respected Sir/Madam,

This letter is to confirm that We, M/s. Capacit'e Infraprojects Limited., a company had purchased a flat from SANKALP SIDDHI DEVELOPERS PVT. LTD., bearing Flat No. B-2904, "B" wing, on 29th Floor in the building known as "LAMOR" on the plot bearing C.T.S. No. 1C/3A (pt) of Survey No. 41(pt) and C.T.S. No. 410 C/1 of Survey No. 41 (pt) of Village Oshiwara, Taluka Andheri, situated at R.M. Road, Oshiwara, Jogeshwari (West), Mumbai - 400 102.

Since the agreement for sale of the above mentioned properties has to be registered in Sub-Registration office.

However we are aware that "the Promoter" have not yet got the Full Commencement Certificate till date and only the total floor plan has been approved.

And that "the Promoter" has indemnify and had kept aware of the same to us.

Even though of such circumstances we are going further to purchase the said property and willing to register the same.

Your co-operation in this matter is deeply appreciated

You're Kindness

For Capacit'e Infraprojects Limited



Ms. Sai Kedar Katkar

(Authorised Representative)

Date: 24.09.2018

Place: Mumbai





बंदर-९			
पुस्तक क्र. १३०५६२	२००	२१०	
२०१८			



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE FINANCE COMMITTEE OF M/s. CAPACIT'E INFRAPROJECTS LIMITED HELD ON WEDNESDAY, JULY 4, 2018 AT REGISTERED OFFICE OF THE COMPANY AT 605-607, SHRIKANT CHAMBERS, PHASE-I, ADJACENT TO R. K. STUDIOS, SION- TROMBAY ROAD, MUMBAI- 400 071

"RESOLVED THAT in supersession of the resolution passed, the consent of the Finance Committee be and is hereby accorded for registration of immovable properties as specifically mentioned in Schedule I, in the name of the Company for the amount of consideration, terms and conditions as agreed between the Company and the parties thereto.

RESOLVED FURTHER THAT the Company be and is hereby authorised to enter into, execute, submit Agreement to Sale and/ or Sale Deed and / or any such documents, letters, confirmations, declarations in the regard.

RESOLVED FURTHER THAT Any one of the Executive Director and/ or Ms. Sai Kedar Katkar, Company Secretary and Authorised Representative of the Company, be and is hereby severally authorized to negotiate, finalize, sign, execute and deliver the Agreement to sale, Sale Deed and all other agreements, documents as may be necessary and as required in this regard.

RESOLVED FURTHER THAT Ms. Sai Kedar Katkar be and is hereby authorised to appear before the Sub-registrar having appropriate jurisdiction, sign, execute the Agreement to sale and/ or Sale Deed for and on behalf of the Company for the purpose of registration of the above mentioned property in the name of the Company.

RESOLVED FURTHER THAT a certified true copy of the above resolution signed by any of the Executive Directors or Company Secretary of the Company be forwarded/ submitted to Banks/ Financial institutions, Government, Semi government, local regulatory authorities as may be required in this regard.

CERTIFIED TRUE COPY
For CAPACIT'E INFRAPROJECTS LIMITED


Sai Katkar
Company Secretary
Memb No: A- 25463
Add: 605-607, Shrikant Chambers, Adj to RK Studios, Sion- Trombay Road,
Mumbai-400071



Date : July 4, 2018
Place : Mumbai



Mumbai (Head Office) :
605-607, Shrikant Chambers, Phase-I, 6th Floor, Adjacent to R. K. Studios, Sion-Trombay Road, Chembur,
Mumbai- 400071, Maharashtra, India Tel: 022 7173 3717 • Fax: 022 7173 3733 • Email: info@capacite.in

NCR | Bangalore

CIN : L45400MH2012PLC234318

www.capacite.in



बदर-९			
पुस्तक क्र. १	१०६६२	२०२	२५०
२०१८			

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

CAPACIT E INFRAPROJECTS LIMITED

09/08/2012

Permanent Account Number

AAECC9463G



12042014

Handwritten signature

बंदर-९			
मुखक क्र. १	90002	203	190
३०१८			



बदर-९			
पुस्तक क्र. १	9062	208	290
२०१८			

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SAI KEDAR KATKAR
RAGHUVIR DHONDU PARKAR

03/08/1985

Permanent Account Number

ANLPP4334J

Saini
Signature



Saini



बदर-९			
पुस्तक क्र. १	१००८२	२०५	२५०
२०९८			



बंदर-९			
पुस्तक	क्र. १/१००८२	२०६	२१०
२०१८			



भारत सरकार
GOVERNMENT OF INDIA



मनोज दलुकेय पटिल
Manoj Dalukey Patil
जन्म वर्ष / Year of Birth: 1973
पुरुष / Male



Cooley

4044 2004 2073

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



सुधाकर लक्ष्मण धुमे
Sudhakar Laxman Dhume
DOB: 17-07-1975
Gender: Male



Spl

6813 4370 5607

आधार - आम आदमी का अधिकार



बदर-९			
पुस्तक	क्र. १	2016	240
२०१६			



बदर-९			
पुस्तक क्र. १	१००६२	२०६	२५०
२०१८			

378/10792

बुधवार, 03 ऑक्टोबर 2018 12:35
म.नं.

दस्त गोश्वारा भाग-1

बंदर 9

दस्त क्रमांक: 10792/2018

दस्त क्रमांक: बंदर 9 /10792/2018

बाजार मूल्य: रु.
1,70,99,000/-

मोबदला: रु. 1,91,15,500/-

भरलेले मुद्रांक शुल्क: रु.9,56,000/-

दु. नि. सह. दु. नि. बंदर 9 यांचे कार्यालयात

अ. क्र. 10792 वर दि.03-10-2018

रोजी 12:14 म.नं. वा. हजर केला.

पावती:11923

पावती दिनांक:

03/10/2018

सादरकरणाचे नाव: मेसर्स कॅपासिटे इन्फ्राप्रोजेक्ट्स लि.
तर्फे ऑथोराईज्ड सिग्रेटरी सई केदार काटकर

नोंदणी फी

रु.
30000.00

दस्त हाताळणी फी

रु. 4200.00

पृष्ठांची संख्या: 210

एकुण: 34200.00

दस्त हजर करणाऱ्याची सही:

सह.दु.नि.अंधेरी-3

सह दुय्यम निबंधक अंधेरी क्र. ३.

सह.दु.नि.अंधेरी-3

सह दुय्यम निबंधक अंधेरी क्र. ३.

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

शिकका क्र. 1 03 / 10 / 2018 12 : 14 : 14 PM ची वेळ: (सादरीकरण)

शिकका क्र. 2 03 / 10 / 2018 12 : 15 : 13 PM ची वेळ: (फी)

प्रतिज्ञापत्र

*सदर दस्तावेज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. *दस्तावील संपूर्ण गणकूर, निष्पादक व्यक्ती, तालीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. *दस्ताची राल्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

[Signature]

३) *[Signature]*
लिहून घेणारे :

[Signature]

लिहून घेणारे :

पुस्तक	क्र. १	90682	208/290
२०१८			





03/10/2018 12:38:30 PM

दस्त गोषवारा भाग-2

बदर ९

दस्त क्रमांक: 10792/2018

दस्त क्रमांक : बदर ९/10792/2018

दस्तावा प्रकार :- करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: मेसर्स कॅपासिटे इन्फ्राप्रोजेक्ट्स लि. तर्फे ऑथोराइज्ड सिग्रेटरी सर्व्हे कंदाय काटकर पत्ता: ऑफिस नं. 605-607, 6 वा मजला, श्रीकांत वेबर्स, फेज- 1, - , सायन ट्रॉम्बे हायवे, मुंबई, चेम्बूर, MAHARASHTRA, MUMBAI, Non- Government. पॅन नंबर: AAEC9463G	लिहून देणार वय :- 33 स्वाक्षरी:		
2	नाव: संकल्प सिद्धी डेव्हलपर्स प्रा. लि. तर्फे संचालक जगदीश भागवानदास आहुजा तर्फे मुखत्यार म्हणून अशोक छत्रमल गावेरीया पत्ता: ऑफिस नं. ३, - , राजपिपळा, स्टॅन्डर्ड चार्टर्ड बँकच्या समोर, लिफ्टिंग रोड, सांताक्रुझ पश्चिम, मुंबई सांताक्रुझ सेंट्रल, MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर: AAOC9724Q	लिहून देणार वय :- 53 स्वाक्षरी:		
3	नाव: सहयोग होम्स लि. तर्फे ऑथोराइज्ड रिप्रेझेंटेटिव्ह सुनिल रामचंद्रन तर्फे मुखत्यार म्हणून शिंदेबाळ छगनलाल त्रिवेदी पत्ता: प्लॉट नं: ऑफिस नं. 321, माळा नं: - , इमारतीचे नाव: मोर्या ईस्टेट, ब्लॉक नं: इन्फिनिटी मॉलच्या समोर, रोड नं: न्यू लिंक रोड, अंधेरी पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर: AANCS8142D	मान्यता देणार वय :- 26 स्वाक्षरी:		

वरील दस्तऐवज करून देणार तयाकधीत करारनामा चा दस्त ऐकव करुन दिल्याचे कबुल करतात.

शिकका क्र 3 ची वेळ: 03 / 10 / 2018 12 : 17 : 01 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: मनोज पाटील वय: 44 पत्ता: 9, सावता सदन, आर.सी. मार्ग, चेम्बूर, मुंबई पिन कोड: 400071		
2	नाव: सुधाकर धुमाळ वय: 43 पत्ता: 9, सावता सदन, आर.सी. मार्ग, चेम्बूर, मुंबई पिन कोड: 400071		

पुस्तक: 30062290/290
क्र. १
२०१८

शिकका क्र 4 ची वेळ: 03 / 10 / 2018 12 : 17 : 50 PM

शिकका क्र 5 ची वेळ: 03 / 10 / 2018 12 : 18 : 04 PM नोंदणी पुस्तक 1 मध्ये

सह दुय्यम निबंधक अंधेरी-३

सह दुय्यम निबंधक अंधेरी क्र. ३.

EPayment Details

Sr. Epayment Number
1 MH002279725201819M



बदर-९ 30062290/290
पुस्तक क्रमांक १, क्रमांक.....बदर
नोंदला. 53 OCT 2018
दिनांक: 10792/2018

1. Verify Scanned Document for correctness through (A) printout (on a side) printout after scanning
2. Get print immediately after registration.

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सह दुय्यम निबंधक, अंधेरी क्र. ३
मुंबई उपनगर जिल्हा



03/10/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 3

दस्त क्रमांक : 10792/2018

नोदणी :

Regn:63m

गावाचे नाव : ओशिवरा

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	19115500
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	17099000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: फ्लॅट नं. बी-2904, बी-विंग, माळा नं: 29 वा मजला, इमारतीचे नाव: लामोर, ब्लॉक नं: ओशिवरा जोगेश्वरी प मु. 4000102, रोड नं: राघवेंद्र मंदिर रोड, ऑफ. रिलीफ रोड, इतर माहिती: एक कार पार्किंग सहित. मौजे ओशिवरा, सी.टी.एस. नं. 1सी/3ए(पार्ट) आणि 410सी/1 (पार्ट), सदनिकेचे क्षेत्रफळ - 70.75 चौ.मी कारपेट. ((C.T.S. Number : 1C/3A (Part) and 410C/1 (Part) ;))
(5) क्षेत्रफळ	1) 137.27 चौ.मीटर
(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:- संकल्प सिद्धी डेव्हलपर्स प्रा. लि. तर्फे संचालक जगदिश भगवानदास आहुजा तर्फे मुखत्यार म्हणून अशोक छतुमल गवेरीया वय:- 53; पत्ता:- ऑफिस नं. ए-3, -, राजपिपळा, स्टॅन्डर्ड चार्टर्ड बँकच्या समोर, लिफ्टिंग रोड, सांताक्रुझ पश्चिम, मुंबई, सांताक्रुझ सेंट्रल, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:- 400054 पॅन नं:- AAOC597240 2): नाव:- सहयोग होम्स लि. तर्फे ऑर्थोराइज्ड रिप्रेझेंटेटिव्ह सुनिल रामचंद्रन तर्फे मुखत्यार म्हणून हितेश छगनलाल त्रिवेदी वय:- 26; पत्ता:- प्लॉट नं: ऑफिस नं. 321, माळा नं: -, इमारतीचे नाव: मोर्या ईस्टेट, ब्लॉक नं: ईन्फिनिटी मॉलच्या समोर, रोड नं: न्यू लिंक रोड, अंधेरी पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:- 400053 पॅन नं:- AANCS8142D
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- मेसर्स कॅपासिटे इन्फ्राप्रोजेक्ट्स लि. तर्फे ऑर्थोसाईज्ड सिग्रेटरी सई केदार काटकर वय:- 33; पत्ता:- ऑफिस नं. 605-607, 6 वा मजला, श्रीकांत चेंबर्स, फेज-1, -, सायन ट्रॉम्बे हायवे, मुंबई, चेंबुर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:- 400071 पॅन नं:- AAEC9463G
(9) दस्तऐवज करून दिल्याचा दिनांक	03/10/2018
(10) दस्त नोंदणी केल्याचा दिनांक	03/10/2018
(11) अनुक्रमांक, खंड व पृष्ठ	10792/2018
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	956000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



दस्तावेज सूची क्र. 11

खरी प्रत

सह. दुय्यम निबंधक अंधेरी-३
मुंबई उपनगर जिल्हा.