

378/10794

Wednesday, October 03, 2018
12:47 PM

पावती

Original/Duplicate

नोंदणी क्र. : 39म
Regn.: 39M

पावती क्र.: 11925 दिनांक: 03/10/2018

गवाचे नाव: ओशिवरा

दस्तावेजाचा अनुक्रमांक: वदर9-10794-2018

दस्तावेजाचा प्रकार : करारनामा

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

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 4480.00

पृष्ठांची संख्या: 224

एकूण:

रु. 34480.00

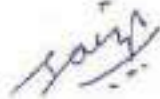
आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
12:47 PM ला वेळेस मिळेल.

 सह. दु. नि. अंधेरी-३

बाजार मूल्य: रु. 11300000/-
मोबदला रु. 20187200/-
भरलेले मुद्रांक शुल्क : रु. 1010000/-

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

- 1) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-
डोडी/धनादेश/पे ऑर्डर क्रमांक: MH002278873201819M दिनांक: 03/10/2018
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: By Cash रक्कम: रु. 4480/-



REGISTERED ORIGINAL DOCUMENT

DELIVERED ON 04 OCT 2018



CHALLAN
MTR Form Number-6



GRN	MH002278673201815M	BARCODE			Date	04/06/2018-13:39:22		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-3102, B-Wing, 31st Floor, Larmor				
Year: 2018-2019 One Time					Premises/Building						
Account Head Details				Amount in Rs.		Road/Street		Raghvendra Mandir Road			
0030045501 Stamp Duty				1010000.00		Area/Locality		Oshwara, Jogeshwan West, Mumbai			
0030083301 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		Ten Lakh Forty Thousand Rupees Only			
						Words					
Total				10,40,000.00							
Payment Details: IDBI BANK					FOR USE IN RECEIVING BANK						
Cheque/DD Details					Bank CIN		Ref. No.		69103332018061114191 169918604		
Cheque/DD No.					Bank Date		RBI Date		11/06/2018-16:42:54 12/06/2018		
Name of Bank					Bank Branch		IDBI BANK				
Name of Branch					Scroll No. , Date		100 , 12/06/2018				
<p>Department ID : NOTE:- This challan is valid for download in Registrar office only. Not valid for unregistered document. खदर चालन केवल दफ्तर निवासी कार्यालय में ही डाउनलोड किया जा सकता है। नोटिफाई न करवायेगा दस्तावेज़ी खदर चालन मान्य नहीं।</p> <p>Validity unknown</p> <p>Digital signed with VIRTUAL TREASURY MUMBAI 01 Date: 03-10-2018 12:40:56 Reason: Secure Document Location: India</p> <p>Challan Defaced</p>											
Sr. No.	Defacement No.	Defacement Date	Userid	Defacement Amount							
1	(S)-378-10794	0003848157201819	03/10/2018-12:40:54	IGR19E	30000.00						
2	(S)-378-10794	0003848157201819	03/10/2018-12:40:54	IGR19E	1010000.00						
Total Defacement Amount					10,40,000.00						

बदर-९

पुस्तक 90028 9 228

क्र. १

२०१८



बंदर-२			
पुस्तक क्र. १	१०६६	२	२२४
२०१८			



महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन 2017-18 2018-19

1. दस्ताचा प्रकार :- करारनामा अनुच्छेद क्रमांक :- 25 (b-d)
2. सादरकर्त्याचे नाव :- मेसर्स कॅपासिटे इन्फ्राप्रोपेक्टस लि. रफे ऑथोराईज्ड सिग्रेटरी सर्व केदार काटकर
3. तालुका :- मुंबई / अंधेरी / बोरीवली / कुर्ला
4. गावाचे नाव :- ओशिवरा
5. नगरसुमापन क्रमांक / सर्वे क्र. / अंतिम भूकंड क्रमांक :- सी.टी.एस. नं. 1C/3A (Part) आणि 410C/1 (Part)
6. मूल्य दरविभाग (शेन) :- 50/239
7. मिळकतीचा प्रकार :- खुली जमीन / निवासी / कार्यालय / दुकान / औद्योगिक / बांधकाम दर
प्रती चौ. मि. दर :- रु.1,00,600/-
8. दस्तात नमूद केलेल्या मिळकतीचे क्षेत्रफल :- 85.66 चौ. मीटर विल्ट अप
9. कारपार्किंग :- 1 पार्किंग गल्ली :- पोहमाळा :-
10. मजला क्रमांक :- 31 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 :-
 $100600 \times 85.66 \times 1.20 \times 1.05 = 1,08,58,000/-$
 $100600 \times 13.94 \times 1.20 \times .25 \times 1.05 = 4,42,000/-$
रु.1,13,00,000/-
17. दस्तामध्ये दर्शविलेला मोबदला :- रु.2,01,87,200/-
18. देय मुद्रांक शुल्क :- रु.10,09,360/- भरलेले मुद्रांक शुल्क :- रु.10,10,000/-
19. देय नोंदणी फी :- रु.30,000/-



लिपीक

बदर-९	
पुस्तक क्र. १	906er 3 22-8
२०१८	

सह दुय्यम निबंधक



बंदर-९			
पुस्तक क्र. १	90628	४	228
२०१६			



CHALLAN
MTR Form Number-6



CRN	MH002278879201819M	BARCODE	[Barcode]		Date	04/08/2018-13:39:22	Form ID	25.2
Department				Inspector General Of Registration				
Stamp Duty				Payer Details				
Type of Payment				Registration Fee				
Office Name				BDR1_JT SUB REGISTRAR ANCHERI NO 1				
Location				MUMBAI				
Year				2018-2019 One Time				
Account Head Details				Amount in Rs.				
0030045501 Stamp Duty				1010009.00				
0030083301 Registration Fee				30009.00				
Full Name				MESSRS CAPACITE INFRAPROJECTS LTD				
Flat/Block No.				Flat No B-3102, B-Wing, 31st Floor, Lamor				
Premises/Building				Raghvendra Mandir Road				
Road/Street				Raghvendra Mandir Road				
Area/Locality				Oshwara, Jogeshwari West, Mumbai				
Town/City/District				Oshwara, Jogeshwari West, Mumbai				
PIN				4 0 0 1 0 2				
Remarks (If Any)				SecondPartyName=SANKALP SIDDHI DEVELOPERS PVT LTD-				
Amount In				Ten Lakh Forty Thousand Rupees Only				
Words				Ten Lakh Forty Thousand Rupees Only				
Total				10,40,000.00				
Payment Details				ICBI BANK				
FOR USE IN RECEIVING BANK								
Cheque/DD Details				Bank CIN				
Cheque/DD No.				Ref. No.				
Name of Bank				Bank Code				
Name of Branch				Bank Branch				
				Scroll No., Date				

Department ID:

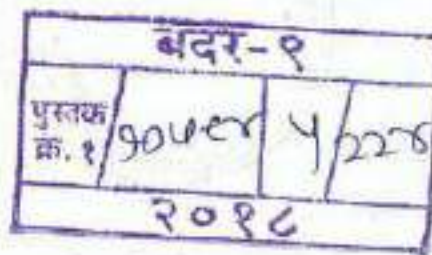
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

बंदर-९ पुस्तक क्र. १/गवर् ५/२२८ २०१८

नाही.

Signature Not
Verified

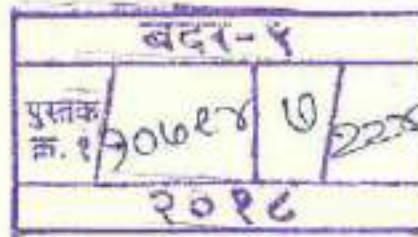
Digitally signed by GS
VIRTUAL TREASURY
MUMBAI 01
Date: 2018.08.26
16:43:36 IST
Reason: Secure
Document
Location: India



Print Date 28-08-2018 04:43:35



बदर-९			
पुस्तक क्र. १	90628	E	228
२०९८			



AGREEMENT FOR SALE

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

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. **Capacite 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 R 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, Murya Estate, New Link Road, Opposite Infinity Mall, Andheri (West), Mumbai-400 053, (hereinafter referred to as "**CO-**

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**").

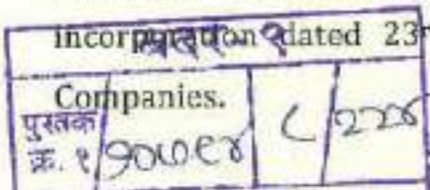
(B) Out of the Larger Property, CTS No.399 (pt) is owned by Government of Maharashtra and CTS Nos.1/C (3)(pt), 405 (pt) and 410(c)/1 (pt) by Maharashtra Housing & Area Development Authority (hereinafter referred to as "**MHADA**"). By various deeds and documents M/s. Sahyog Homes has acquired the development 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 Companies.

(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-



Handwritten signatures and initials.

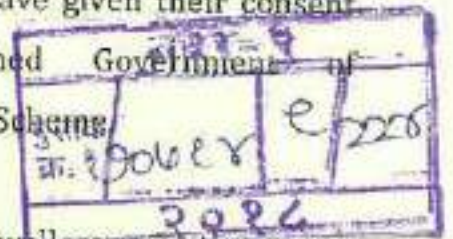


promoter is also entitled to development/redevelopment rights of the adjoining piece and parcel of land to the said property and are also in the process of acquisition of development rights of other adjoining piece and parcel of land and further to amalgamate them with the said Property and develop /redevelop 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.

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



2006

2006

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) Majaheed 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.

पुस्तक क्र. (A)	70/228
3086	

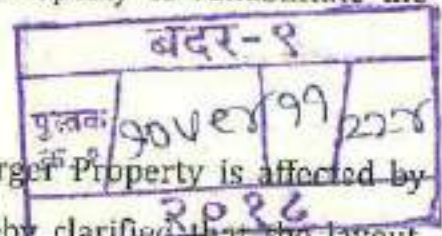
The Co-promoter has applied to the Slum Rehabilitation Authority ("SRA") for sanction of the Scheme for the said Larger Property and submitted the necessary documents, *inter alia* layout plan, building plans, along with Annexure-I, Annexure-II and Annexure-III. On perusing the documents submitted by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

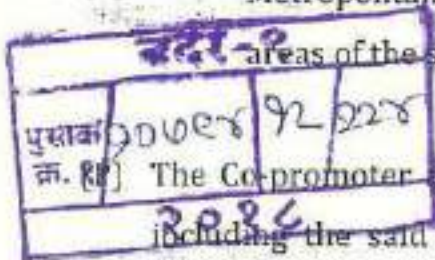
(L) As per the said Amalgamated LOI, the said Larger Property is affected by proposed D. P. Road and Link Road. It is hereby clarified that the layout, amenities, area, open spaces etc., as the case may be, including the reservations affecting the said Larger Property may change from time to time due 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



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.
 - (iii) 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/STGI/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.

पु.सं. १		१३		२२६	
गोवर		१३		२२६	

- (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.10/3A (pt) admeasuring 294.59 sq.mtrs. corresponding to Survey No.41 (pt) and (b) CTS



Signature

Signature

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

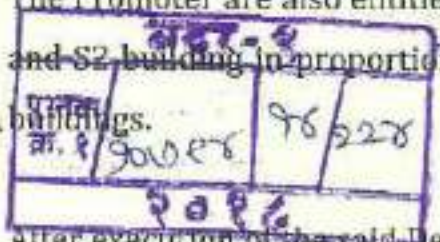
(U) The Co-promoter were to utilize 1,95,869 sq.feet sale FSI for constructing other two sale buildings viz. S-3 and S-4 on the portion of the said Larger Property aggregately admeasuring 2670.10 sq.mtrs. which include land bearing (a) CTS No.406 (pt) admeasuring 237.66 sq.mtrs. corresponding to Survey 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..

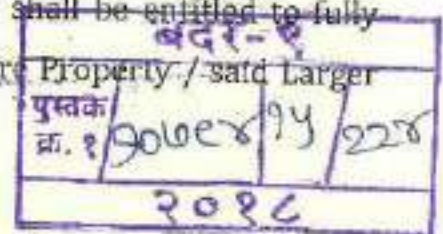
The Promoter are also entitled to car parking area on the said property in S1 and S2 building in proportion to their respective sale FSI used in S1 and S2 buildings.

(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 - "D".
- (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 rights 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



सचिव

४

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 serval buildings with the permission of the SRA and as per the sanctioned plans modified from time to time on the portion of said Larger

Property;		9 E	225
पुस्तक	क्र. १	मो. २६	
2026			

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

[Handwritten signatures]

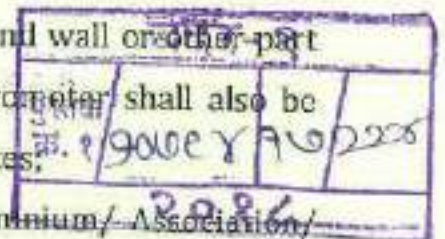


may be further amended and approved by the concerned authorities from time to time.

- (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-3102 admeasuring 72.10 square mtrs carpet area (defined hereinafter) on the 31st 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"**;

- (III) 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 may 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



Saini

[Signature]

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

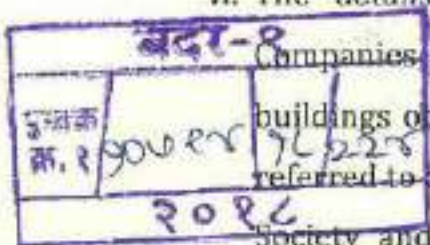
(KK) As per the Amalgamated LOI dated 3rd October, 2017, the principal and material aspects of the development of the Entire Project to be developed on the said Larger Property as disclosed by the Promoter / Co-Promoter are briefly stated below-

- i. 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;
- ii. 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.
- iii. 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;
- iv. 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.

v. 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;

vi. 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;

vii. 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




(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;

बदल-२	
सं. १	गवर् २०२२०
(RR)	२०२२०

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;

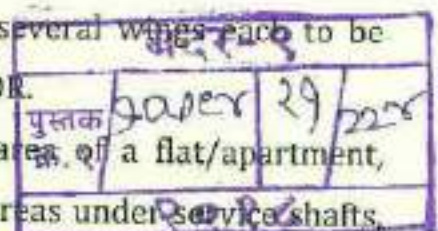


- (SS) The Promoter have clearly brought to the knowledge and notice of the Allottee(s), that there is no exclusive allotment of stilt and/or car parking spaces to the Allottee(s) herein, that it shall be the sole and absolute discretion of the Promoter to deal with the allotment of the stilt and car 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 :-

- "Agreement" shall mean this Agreement together with the Schedules and Annexures hereto and any other deed and/or document executed in pursuance hereof.
- "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.
- "Apex Body" shall have the same meaning as ascribed to it in the clause below.
- "said Building" shall mean one building having several wings each to be constructed on the said Property by the name LAMOR.
- "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



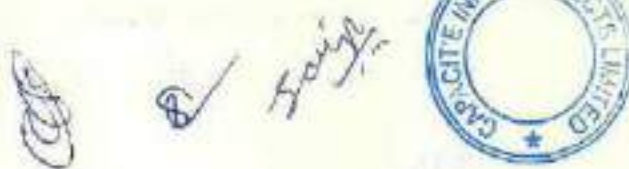
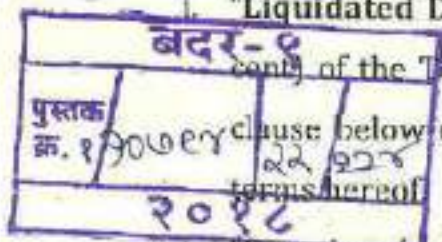
Signature

Signature

8

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 clause below 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 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 mean 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.

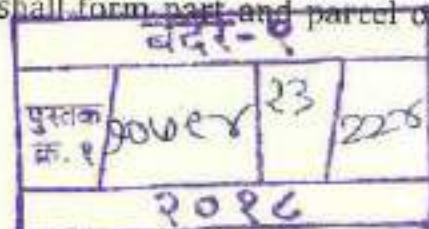
2. RULES FOR INTERPRETATION

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:-
- Any statutory modification, consolidation or re-enactment (whether before or after the date of this Agreement) for the time being in force;
 - All statutory instruments or orders made pursuant to a statutory provision/s; and
 - 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



Signature

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.

AGREEMENT TO SELL AND CONSIDERATION

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 hereinabove 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

पुस्तक क्र. ४१२	पुस्तक क्र. २६/२२६
३०३६	

[Signature]

[Signature]

[Signature]



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:

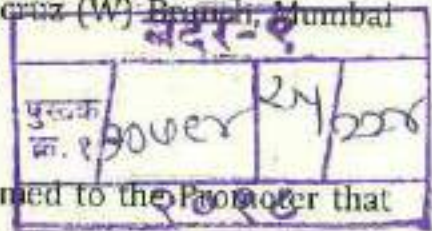
- (i) Make payment of the instalments as stated in Annexure "I" hereto, without any delay or demur for any reason whatsoever;
- (ii) Observe all the covenants, obligations and restrictions stated in this Agreement, in letter and spirit; and;
- (iii) Agree that any breach or failure to observe the aforesaid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



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.



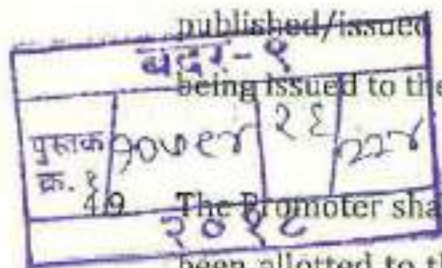
Singh

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

The Promoter shall 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 any changes, if any, in the carpet area of the



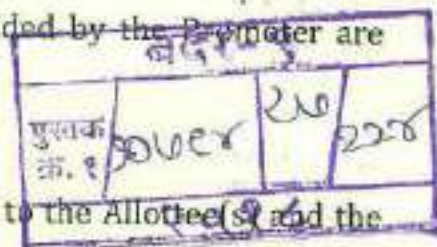
said Premises, subject to a variation cap of 3% (three per cent). The Total Consideration payable on the basis of the carpet area of the said Premises shall be recalculated upon such confirmation by the Promoter. If there is any reduction in the final carpet area of the said Premises within the defined 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



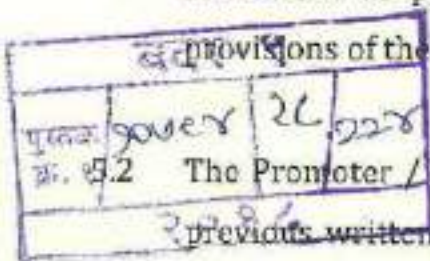
Sain

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.

5.2 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

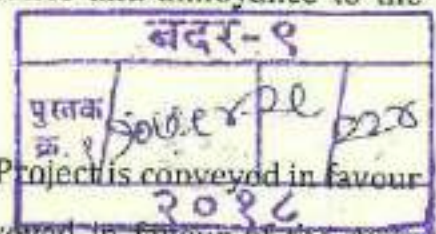



acquired FSI/TDR/any other available means of development. In such event, the Promoter / Co-Promoter shall ensure that the free ingress to and egress of the Allottee(s) from the said Premises is not adversely affected.

- 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).

- 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



Signature

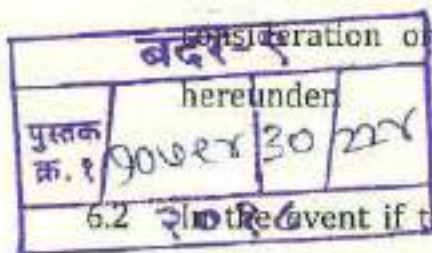
objection or make any claims in that regard and the claims in that regard shall be deemed to have been waived.

- 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 hereunder.

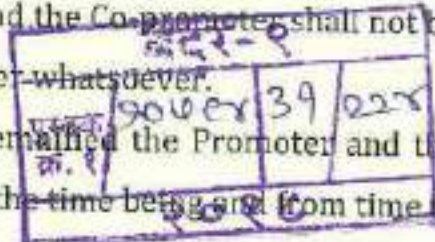
- 6.2 In the event if the Allottee/s deducts TDS from the consideration amount payable under this agreement the Allottee/s shall immediately deposit the same with the Government in accordance with the law. Till the credit of such



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 or 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



Signature

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 "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

पुस्तक क्र. १	3222
------------------	------

Sain



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.

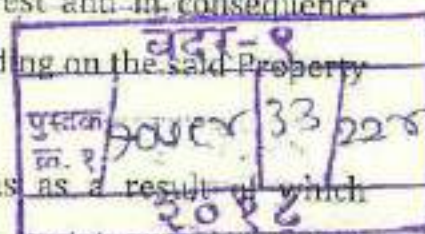
10. REGISTRATION

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



Sign

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 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:



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

बदर-९	
पुस्तक क्र. १	38/22-3
2016	

- (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);

युनिक	34	226
पुनः	2986	



Sain

(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:

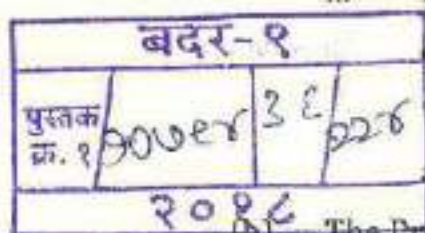
(a) The Promoter shall be entitled, without prejudice to any other rights and remedies available to the Promoter hereunder or otherwise, to forfeit the following amounts (hereinafter referred to as the "Forfeiture Amount") as cancellation charges which the Allottee(s)

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,



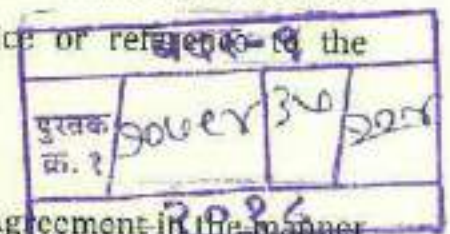
GST, VAT/MVAT and/or any other amount due and payable by the Allottee(s) and/or paid by the Promoter in respect of the Total Consideration;

- (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

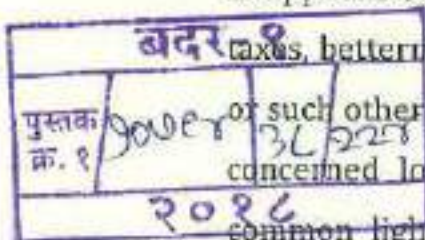


Signature

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, such 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)



बंदर-९	
पुस्तक क्र. १	30/08/2020
२०१८	



Signature

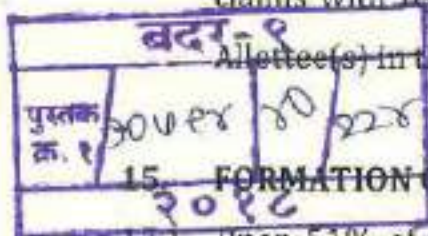
until, firstly, the Allottee(s) signs and delivers this Agreement with all the Schedules and Annexures along with the payments due as stipulated in the Instalments as mentioned in Annexure "I" hereto, within 30 (thirty) days from the date of receipt of this Agreement by the Allottee(s) and secondly, 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

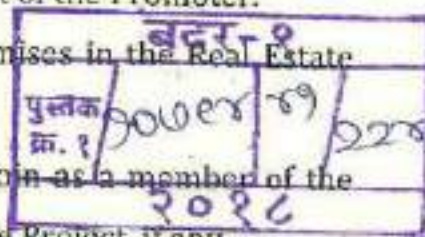


Handwritten signatures and initials.



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.



Signature

Signature

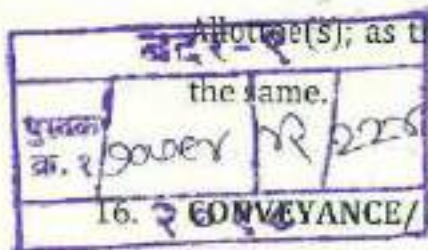
- 15.8 Post execution of the Society Conveyance/Lease Deed (defined herein below), the Society shall be responsible for the operation and management and/or supervision of the Real Estate Project, and the Allottee(s) shall extend necessary co-operation and shall do the necessary acts, deeds, matters and 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.

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

the same.

16. **CONVEYANCE/LEASE DEED:**

- 16.1 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

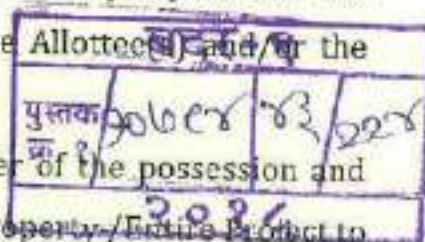


Society Conveyance. The costs, expenses, charges, levies and taxes on the Society Conveyance and the transaction contemplated thereby including stamp duty and registration charges shall be borne and paid by the Society alone. Post the Society Conveyance, the Society shall be responsible for the operation 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



Signature

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

बदर-१	
पुस्तक क्र. १	17.2
20	228

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.

Handwritten signatures and initials.



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

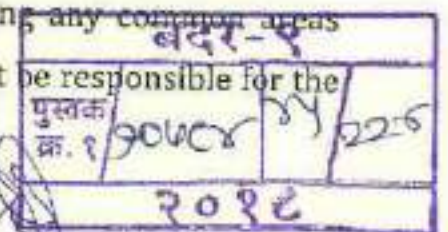
18.1 The overall scheme of the development of the said Property is being carried out under the provisions of Rule 33(10) of the DCR and such other provisions of the DCR as applicable and/or such other incentive scheme as may be sanctioned under the provisions of the DCR from time to time.

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, taxes, fees, 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.

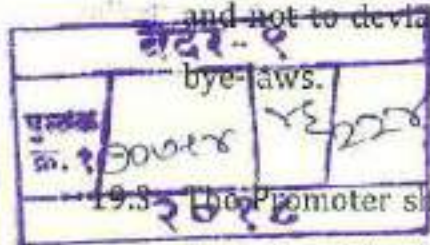


19. FACILITY MANAGEMENT COMPANY

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 bye-laws.

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 to 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

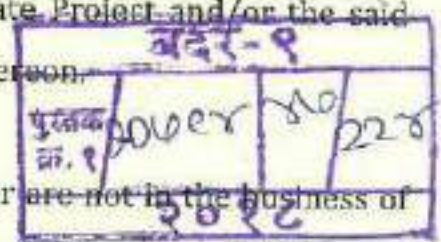



and/or the said Property and/or the Entire Project and/or in any other buildings in the Entire Project.

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 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



Signature

Signature

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).

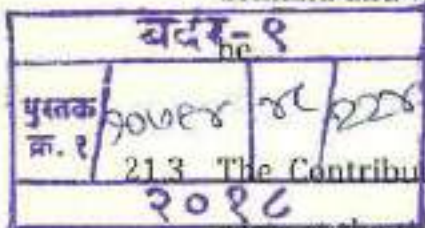
21. CONTRIBUTION, CHARGES AND EXPENSES

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

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



Handwritten signature



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.

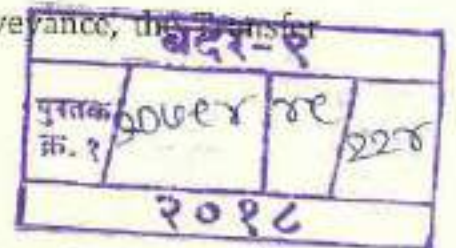
21.5 Without prejudice to the provisions of clause 21.1 to 21.4, the Allottee(s) agrees and undertakes to pay Infrastructure Charges, proportionate share towards development charges, betterment charges, repair and maintenance charges and property tax that may be levied or become payable and as determined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



Signature

Signature

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.

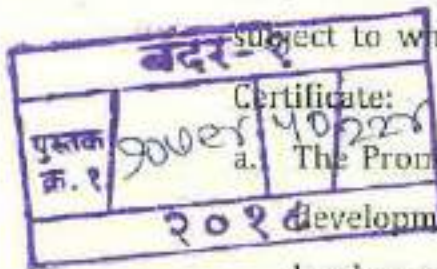
23. INTEREST

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.



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:

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 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



ಪುಸ್ತಕ ಸಂಖ್ಯೆ 49/228	
ಪುಸ್ತಕ	49/228
30.8.26	

8



Singh

8

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);

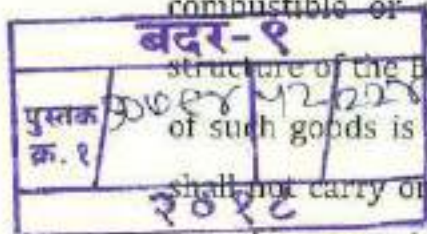
25. ALLOTTEE(S) COVENANTS:

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 Society and/or the Apex Body without the prior written consent of the

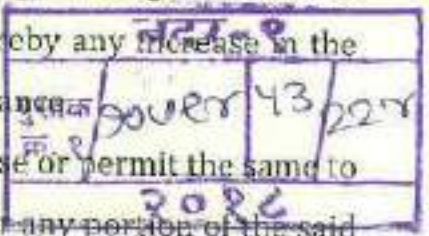
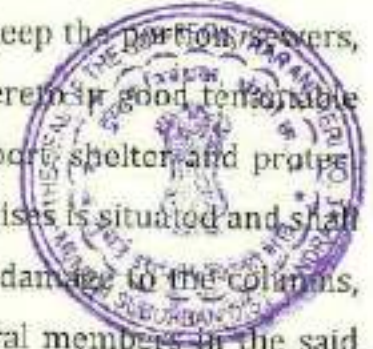
- c. The Allottee(s) shall only upon obtaining and after receipt of the Occupation Certificate use the said Premises or any part thereof or permit the same to be used for purpose of residence and shall use the Car Parking Space only for purpose of keeping or parking the Allottee(s)'s own vehicle.

- d. 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 thereof in good and reasonable 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.



Sign



- 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.



बदल-२	
पुस्तक क्र. १	१०७८६५४/२२४
२०१८	



- 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**

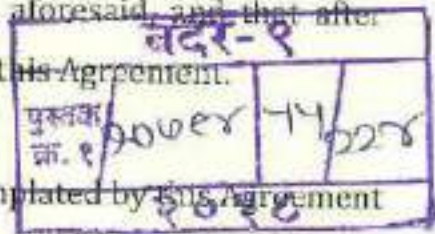
A-201, Rajpipla, Opposite Standard Chartered Bank,

Linking Road, Santacruz (West), Mumbai - 400 054.

[Signature]

[Signature]

[Signature]



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.

30. SEVERABILITY

30.1. 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.



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.

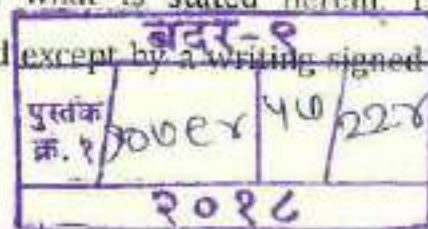
32. WAIVER:

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:

Q



Q

Saini

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.

[Handwritten signature]

[Handwritten signature]



बदर-९	
पुस्तक क्र. ९	५६२२४
२०१८	

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:

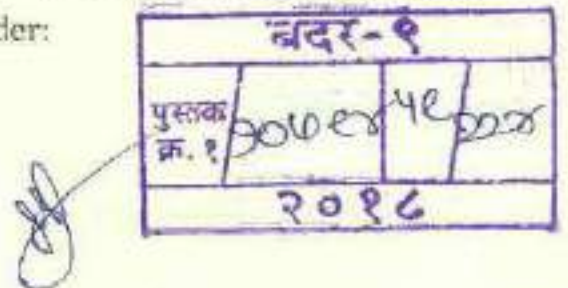
On the North : Relief Road
 On the West : Raghvendra Mandir Road
 On the East : Nalla & Gaas Compound
 On the South : CTS No.375, 382, 384, 385.



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-3102 admeasuring 72.10 sq. mtrs. carpet area on the 31st 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

e. Elevators

f. Lobbies, lift shafts and lift machine room & staircases

2. Society's office

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

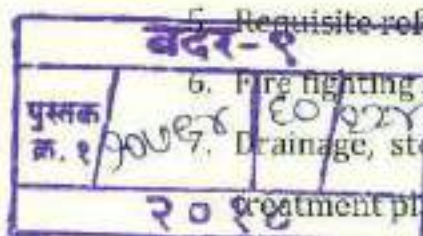
4. All water supply infrastructures, including but not limited to water meters, vertical risers, pumps, pipes and drains till the floor of the said flat

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



Handwritten signature

Handwritten signature



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 of Grohe, Germany or equivalent.
- (e) Concealed piping with hot/cold mixer.
- (f) Nahni trap on water outlets with S.S. jali cover.



8

8

Saini

- (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)
 within named Promoter)
Sankalp Siddhi Developers Pvt Ltd.)
 Through its authorized representative)
Mr. JAGDISH B. AHUJA)



For Sankalp Siddhi Developers Pvt. Ltd.

Authorised Signatory

in the presence of)

1.

2.

बदर-९			
पुस्तक क्र. १	१०७६६	६२	२२६
२०१८			

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

For CAPACITE INFRAPROJECTS LTD.

Sai Kedar Katkar
 Director / Authorised Signatory



in the presence of :)

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

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

[Signature]



in the presence of)

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



बंदर-९			
पुस्तक क्र. १	पृष्ठ १३	२२४	
२०१६			



बदर-९		
पुस्तक क्र. १	90606	226
२०१८		



3/28/2018

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

Dear Sir/Madam,

Re: Consent for release of mortgage over Flat no. B-3102 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. 41D 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-3102	71.36	Ahuja L'amor	20187200

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

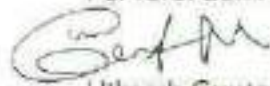
We state that consent is hereby accorded and the mortgage right over the said unit is hereby released, and that ICICI Bank shall have no claim, right title or interest in respect of the said unit whatsoever subject to the following conditions:

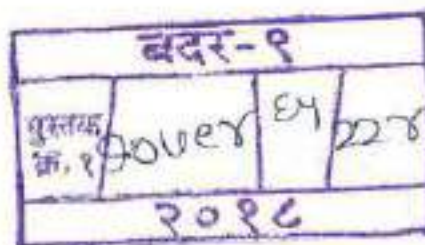
(i) This consent hereby granted is restricted to release of mortgage over the unit described above in order to enable sale of the said unit to the Purchaser/s. Notwithstanding anything contained hereinabove, the consent hereby granted shall not authorize Sankalp Siddhi Developers Pvt. Ltd to sell any 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) 2855 1414
Fax: (91-22) 2855 1122
Website: www.icicibank.com
CIN: L65190GJ1294PLC021012

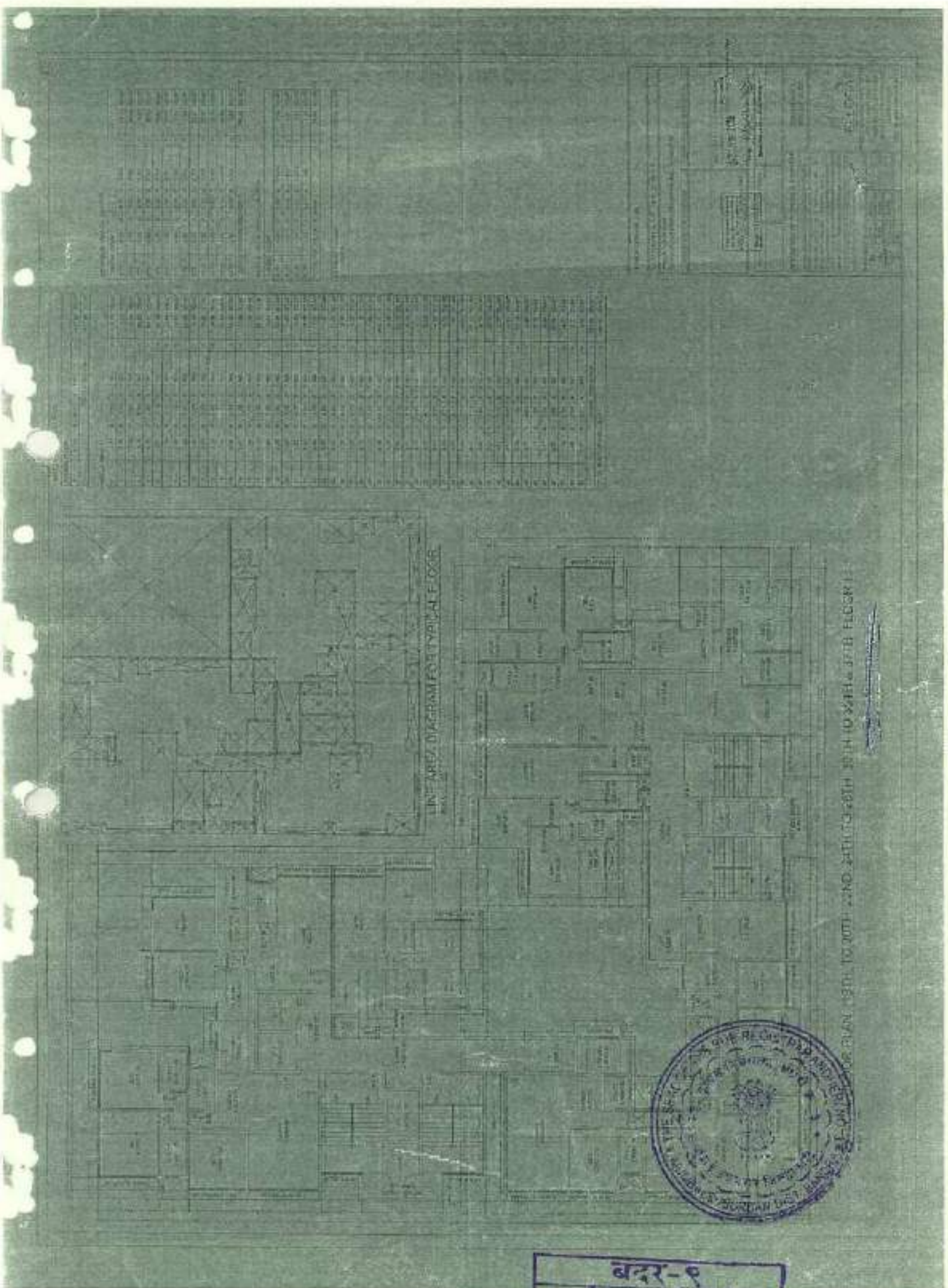
Regd. Office: ICICI Bank Tower,
Near Chaldi Circle,
Old Padra Road,
Vadodara 390 007, India.



बंदर-९			
पुस्तक क्र. १	अवधि	६६	२२६
२०१६			



बदर-९			
पुस्तक क्र. १	over	El	228
२०१८			



बदर-९			
पुस्तक क्र. १	900	25	228
२०१६			



बदर-९			
पुस्तक क्र. १	१००-९४	६०	२२४
२०१८			



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/PL/AP dated 05/11/2012 & 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

बदर-९	
पुस्तक क्र. १	over 49/22r
२०१८	

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,

[Signature]
22/6/18
Executive Engineer-I
Slum Rehabilitation Authority



बदर-९	
पुस्तक क्र. १	22/6/18
२०१८	

SLUM REHABILITATION AUTHORITY

1st floor, Githa Niman Chavan, Bandra (E) Mumbai - 400 051.

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

No. SRA/ENG/2924/KM/PL/STGL/MHL/AP
COMMENCEMENT CERTIFICATE

8 MAR 2013

To,

SALE BLDG. NO. 1

M/s. Bahyog Homes Ltd.,
1, Marya 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 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 Oshiwara 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 399 (pt), 400 (pt), 405 (pt), 406, 407 (pt), 408 (pt), 410/C (pt) & 218 Survey No. **

The Commencement Certificate/Building Permit is granted subject to compliance of the following conditions:
In LOI/UR No. SRA/ENG/1215/KM/MHL/STGL/PL/LLI dt. 14/08/2012
IOA/UR No. SRA/ENG/2924/KM/MHL/STGL/PL/AP dt. 05/11/2012

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

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 is 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 24 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)

FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

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

Executive Engineer

Slum Rehabilitation Authority

25 APR 2014

ISSUED

SKA/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

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

Executive Engineer
Slum Rehabilitation Authority

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

This C.C. is now further extended up to 20th Residential floor as per approved plan for the sale bldg. no. 1 dtd. 8/31/2016.

Issued Sign

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

Executive Engineer
Slum Rehabilitation Authority

SKA/ENG/2924/KW/PL/STGL/MHL/AP 5 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)



Mahesh Shete
11/05/17. 15/5/2017
SE (S.R.A.) A.E. (S.R.A.)

Executive Engineer
Slum Rehabilitation Authority

SKA/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.

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

Executive Engineer
Slum Rehabilitation Authority

बदर-९			
पुस्तक क्र. १	३०७६७४	२२४	
२०१८			

Ms. U. M. Thaveri
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

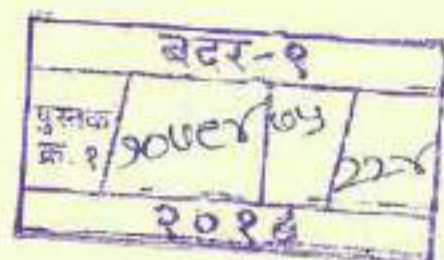
TO WHOMSOEVER IT MAY CONCERN

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 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, 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 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, 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.

[Handwritten signature]



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.

- Development Agreement dated 09th July, 2012 executed between the Sahyog Homes and Sankalp Siddhi Developers Pvt. Ltd.
- P.R Card in respect of the above Property.
- 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
- Intimation of Approval bearing No. SRA/ENG/2924 /KW/MHL/STGL/PL/AP dated 05th November, 2012
- Commencement Certificate bearing No. SRA/ENG/2924/KW/PL/STGL/MHL/AP dated 08th March, 2013
- Indenture of Mortgage dated 30th October, 2014 and Indenture of Mortgage dated 3rd April, 2017.
- Search Report of the title investigator clerk

<https://maharera.mahaonline.gov.in>



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. १	१०६४ २२४
२०१८	

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

बदर-९	
पुस्तक नं. १	१०२४
१०३०	

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.



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

5

7. 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 Sankalp Siddhi Developers Pvt. Ltd. have taken project finance/loan for the purpose of carrying out construction of the said Building LAMOR from ICICI Bank Limited and to secure the payment or repayment have mortgaged all its right, title and interest in the said Building LAMOR developed on the said Property.
8. I have taken searches through search clerk Mr. Arvind Kadam at the office of the Sub- Registrar at Bombay and Bandra from the year 1989 to 2018 and at the office of the Sub-Registrar of Assurances at Andheri from the year 2002 to 2018. I have not come across any encumbrance on the said property except for the mortgage of ICICI Bank Limited which is stated herein.
9. Hence, I certify that Sankalp Siddhi Developers Pvt. Ltd are entitle to develop the said property and to sell the premises constructed on the said Property more particularly described in the Schedule hereunder written. Further the title of the premises constructed on the said Property is clear and marketable subject to rights of the secured lender ICICI Bank Limited by virtue of Mortgage Deed mentioned herein.



बंदर-९			
पुस्तक क्र. १	2017	६	2278
२०१८			

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:

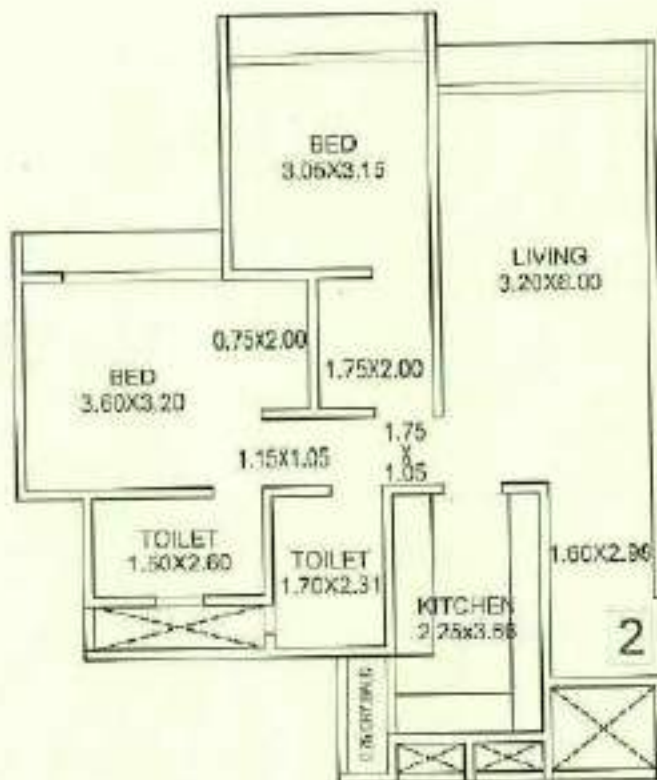
On the North : 27 M wide Relief Road
 On the West : 20 M wide D.P.Road
 On the East : Nala, 410 C/ 1 (pt) Plot
 On the South : Sale Building No. 3

Mumbai , Dated this 13th day of March 2018



U. M. Jhaveri
 U. M. Jhaveri
 Advocate & Solicitor

बदर-९			
पुस्तक क्र. १	पृष्ठ १०६	६	२२६
२०१८			



For SANKAR MOHI DEVELOPERS PVT. LTD.

[Signature]

WING B

FLAT NO.	RERA CARPET AREA
3102	72.10 sq.m.



बदर-९			
प्लान क्र. १	900x14	228	
२०१८			



8

sayf



बदर-१			
पुस्तक क्र. १	906er	12	228
२०१८			



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 : **P61800007725**

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 scheduled 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 Premchand Prabhu
(Secretary, MahaRERA)
Date: 8/11/2017 7:17:54 PM

Dated: 17/08/2017
Place: Mumbai

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

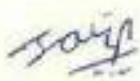
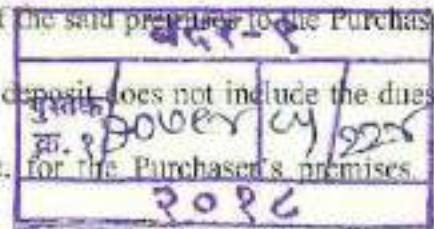
बदर-९			
पुस्तक क्र. ९	पृष्ठ १०६	८३	२२४
३०९८			



बदर-९			
पुस्तक क्र. १	पृष्ठ ५४	२२६	
२०१८			

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.11,070/- 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 expressed. 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.1,32,840/- (Rupees One Lakh Thirty Two Thousand Eight Hundred Forty 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.
3	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.7,000/- (Rupees Seven Thousand Only)	towards Mahanagar Gas Connection.
5	Rs.2,49,626/- (Rupees Two Lakhs Forty Nine	In addition to aforesaid price the Purchaser hereby agrees to pay an amount of towards Infrastructure

	Thousand Six Hundred Forty Six Only)	charges payable on Possession.
6	Rs. 24,600/- (Rupee Twenty Four Thousand Six Hundred Only)	towards Development Charges.
7	Rs. 98,400/- (Rupees Ninety Eight Thousand Four Hundred Only)	towards Corpus.
8	Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand Only)	towards club membership charges.

He

Singh

B



बदर-९		
पुनर्वा क. १	2008	10
२०१८		



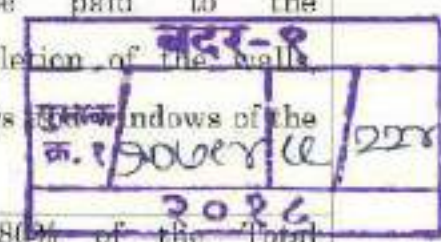
बदर-९			
पुस्तक क्र. १	गोवर	५५२४	
२०१६			

Annexure I

Flat No. B-3102 of carpet area admeasuring 72.10 sq. meters On 31st floor of Wing B for the total price of Rs. 2,01,87,200/- (Rupees Two Crore One Lakh Eighty Seven Thousand Two 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. 2,00,87,200/- 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. 60,56,160/- (Rupees Sixty Lakhs Fifty Six Thousand One Hundred Sixty 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. 30,28,080/- (Rupees Thirty Lakhs Twenty Eight Thousand Eighty only)	(which does not exceed 45% of the Total Consideration), is to be paid to the Promoter/Developer on completion of the plan of the Building;
3	Rs. 50,46,800/- (Rupees Fifty Lakhs Forty Six Thousand Eight Hundred 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. 10,09,360/- (Rupees Ten Lakhs Nine Thousand Three Hundred Sixty 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. 10,09,360/- (Rupees Ten Lakhs Nine Thousand Three Hundred Sixty only)	(which does not exceed 80% of the Total Consideration), is to be paid to the Promoter/Developer on completion of the sanitary fittings, staircases, lift wells, lobbies up to the floor level of the said Premises;



6	Rs. 10,09,360/- (Rupees Ten Lakhs Nine Thousand Three Hundred Sixty 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. 20,18,720/- (Rupees Twenty Lakhs Eighteen Thousand Seven Hundred Twenty 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. 10,09,360/- (Rupees Ten Lakhs Nine Thousand Three Hundred Sixty 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.

8

8

8



बंदर-९			
पुस्तक क्र. १	900-er	20	0228
२०१६			

6289323

28/09/2018

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

सूची क्र.2

दुय्यम निबंधक : अंधेरी 2 (अंधेरी)

दस्ता क्रमांक : 6289/2012

नोटणी :

Regn:63m

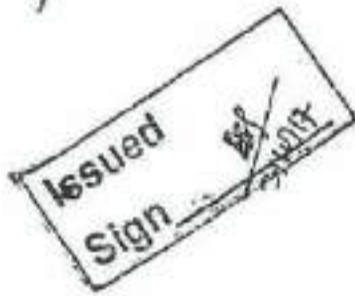
गावाचे नाव : ओशिवरा

(1)विलेखाचा प्रकार	कसरांनामा किंवा त्याचे अधिलेख किंवा करार संक्षेपलेख
(2)मौबदला	रु.533096886
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकर आकारणी देतो की पट्टेदार ते नमूद करावे)	रु. 627889000
(4) भू-मापन,प्लॉटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :होपडपट्टी पुनर्विकास विभागाचे इरादापत्र क्र SRAVENG/1215/KW/MHL/STGU/PL/LOI, दिनांक 15/04/2010 मधील एकूण खुल्या विलीययोग्य क्षेत्रापैकी 199.884 चौ फुट क्षेत्राचे विकसन हक्क(दस्तावज अटी व शर्तीच्या अधीन राहून), सिटीएस नं 1सी०ए(पार्ट), सर्व्हे नं 41(पार्ट) व सिटीएस नं 410सी०१(पार्ट), सर्व्हे नं 41(पार्ट), मौजे ओशिवरा
(5) क्षेत्रफळ	-
(6)आकारणी किंवा जुडी देण्यात आलेला रक्कम	-
(7) दस्तावेज करून देणाऱ्या/लिहून ठेवणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता,	नाव:-सहयोग होम्स लि चे संचालक योगेश जाधव --
(8) दस्तावेज करून घेणाऱ्या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	नाव:-संकल्प सिद्धि डेव्हलपर्स प्रा लि चे संचालक नीलम अहूजा तर्फे मुखत्यार संतोष कदम --
(9) दस्तावेज करून दिल्याचा दिनांक	09/07/2012
(10)दस्त नोंदणी केल्याचा दिनांक	16/07/2012
(11)अनुक्रमीक खंड व पृष्ठ	6289/2012
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	41078000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	-





बंदर-९			
पुस्तक क्र. १	१००६	२४	२४
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 (Jogeshwari) (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.)

Executive Engineer
Slum Rehabilitation Authority

बंदर-९			
पुस्तक	फाइल	e3	228
प्र. १			
2016			

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	
	e) Total Deduction	4720.33	-
3	Net Plot Area (1-2e)	22183.49	431.69
4.	Deduction for 15% R.G.	-	-
5.	Balance Plot Area	22183.49	431.69
6.	Area For F.S.I. purpose	4720.33	-
7.	Total Plot area for F.S.I. Statement (5+6)	26903.82	431.69
8.	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	

खदर-९	
पुस्तक क्र. १/30068	२४/२२४
२०१८	

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.Ccn)	-
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	-

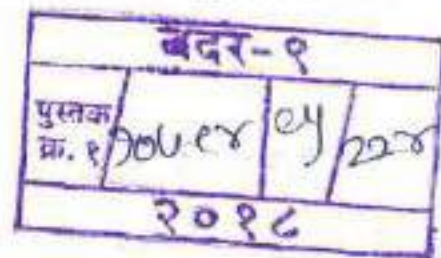
4. That the rehabilitation component of scheme shall include.

- 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.



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] *[Signature]* *[Signature]*
S.E. (S.R.A.) A.E. (S.R.A.) Executive Engineer for Chief Executive Officer
Slum Rehabilitation Authority Slum Rehabilitation Authority
(Hon. CEO (SRA) has signed the LOI on 29/06/2017)

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] *[Signature]* *[Signature]*
S.E. (S.R.A.) A.E. (S.R.A.) Executive Engineer for Chief Executive Officer
Slum Rehabilitation Authority Slum Rehabilitation Authority
(Hon. CEO (SRA) has signed the LOI on 29/06/2017)



बदर-३	
पुस्तक क्र. १	३०६८ २२/२४
२०१६	

जिल्हा :- मुंबई उपनगर जिल्हा

कार्य प्रमाण	निर्दिष्ट नम्बर	प्रकृत नम्बर	प्राप्त	कार्यवाहीकर्ता	प्रोत्साहना दिनेषा अकार्यवाही किंवा चरमरुपाय
प्रमाण / प्र. प्र. नं.			चौ.प्र.		तपसविन आर्या तपसविन तपसविन तपसविन तपसविन

[illegible]

स्वरी नक्कल

2

માનવ સંસાધન અધિકારી
૭ અંગ્રેજી

भाग- 2 ।

बंदर-९			
पुस्तक क्र. १	gover	el	2016
२०१८			

मालमत्ता पत्रक

विभाग्यपूर्ण — अंशिवरा

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

जिल्हा — मुंबई उद्यनगर जिल्हा

सह प्रमुख	प्रिंट मंत्री	जल मंत्री	शेख	प्रमोद कुमार	श्रीमान सावित्रीलाल आचार्य बाबा किशोर भारद्वाज
प्रमुख / सह प्रमुख			मो.मो.		संपर्कित आईएम तहसील (केर) तहसील (मो.मो.)

276

2000.0

संस्कृत-विभाग

हस्ताया मुक्त धारक
उयं

श्रीलङ्का

पुन्यार

द्वारकामासुर

इसका ध्यान

क्रमांक	अवधार	विषय-प्रमाण	वर्गिक प्रमाण (आ) पट्टा (प) किंवा भार (भा)	साक्षात्कार

संयोजन क्रमांक :-

ਸੁਰੀ ਸਦਕਸ਼

न.प्र.अ.अर्धरा

मुंबई उपनगर जिल्हा

अर्ज प्रमाणित.....	3000	07
अर्ज नं०.....	984112	20
नवकाल.....	984112	02
नवकाल तिथि.....	22/1/92	
नवकाल कर्मचारी.....	dry	22
नवकाल तपासणी करणारा.....	Sumit	



खरी नववर्ष

नगर भूमापन अधि-
१ अधीन.

बेदर-९			
पुस्तक क्र. १	1000	२२	२२
२०१८			

मालमत्ता पत्रक

विभाग/गावे - ओशिवरा

तालुका/न.भ.अ.का. - न.भ.अ.अंधेरी

जिल्हा - मुंबई उपनगर जिल्हा

संग प्रमाणित जिल्हा नंबर पत्रक नंबर क्षेत्र वारसाधिकार शासनाला दिलेल्या कागदपत्राची किंवा नाल्याच्या स्वतःला आणि त्याच्या फेर तपसणीची नियत वेळी

३०६

१३३५.२

क३

तुक्तीपत्रक

दस्तावेजा मुक्त नाल्या

१) मूळ जमिनी दिसिल्या
२) जी. चालवत दिसिल्या

पट्टा

इतर पत्र

इतर संपत्ती शेतमाली अर्दी किती दिसिल्या
इमला मालक

दिनांक	मालक	खंड क्रमांक	वर्तिल घात (घा) चुस्त (घ) किंवा भाग (घ)	साक्षीकर्ता

कलमणी वारसा

खरी नक्कल

न.भ.अ.अंधेरी

मुंबई उपनगर जिल्हा

संपत्ती क्रमांक	३०६	०३
संपत्ती नंबर	१६५५१८	२०
मालक	१५५५१८	०८
नक्कल	२२१५१९८	
नक्कल भाग	०५	२२
नक्कल दस्तावेजा क्रमांक	०५	



खरी नक्कल

०५
सहाय्य शासनाला बहिष्कार
०५ अंधेरी.



बदर-९			
पुस्तक	१००	२००४	
क्र. १			
२०१८			

(पान नं- १)

मालमत्ता पत्रक

विभागसमिति - सोमिवरा

तालुका:ने.भु.पा.का. --न.भू.अ.अंधेरी

पिनकोडा - मुंबई उपनगर जिल्हा

क्र.सं.	विद्यार्थी नाम	पिता/माता का नाम	पता	सहस्रनामा	सहस्रनामा
1	विद्यार्थी नाम	पिता/माता का नाम	पता	सहस्रनामा	सहस्रनामा

2005/06

22.5

57

सुविधाविधानम्

वर्ष १९६६

रैक जॉर्जिंग हिमालया
प्रो. चारनर हिमालया

अनुसूचक

इति धारः

श्रीलोकान्नं किलं प्रसिद्धं
इत्येतत् प्रसिद्धं

क्रमांक	व्यवहार	संकेत क्रमांक	तृतीय धारक (आ) पट्टा (प) क्रियाधार (भ)	साक्षरक

→ तृतीय करणम् →

द्वितीय संस्करण -

न.प्र. अ. अंधेरी

मुंबई टाउनशर जिल्हा

[illegible]

स्वरी नवकल

4

नगर भूमापन अधि-
अंधेरी.



बंदर-१

पुस्तक क्र. १	7068	709	228
---------------	------	-----	-----

२०१८

मालमत्ता पत्रक

विपणनमोल - ओशिवरा

तानुकाजी. भु. म. का. - न. भु. अ. अंधेरी

जिल्हा - मुंबई उपनगर जिल्हा

वर्ग क्रमांक मिट नंबरा प्लॉट नंबरा हात धोरण/प्रकार शासकीय विलेख अकारणा किंवा वादग्रस्त तसेच अन्य कोणत्याही तरेत तपसवीत नसत असे.

३७९

११४३९

सुविचारित

इकरावा मुल धारक
अर्थ

मती काढ

पेढार

शेत भार

इतर

मिनाक	व्यवहार	मंडल क्रमांक	मंडल धारक (धा) मंडल (ग) किंवा धार (ग)	साक्षार्क

तपसवीत करणारा -

धरी नक्काज -

न. भु. अ. अंधेरी

मुंबई उपनगर जिल्हा

अर्ज क्रमांक	3000	मंडल नोंद	09
अर्ज रक	3000	मंडल	20
नक्काज	3000	मंडल	02
मंडल	3000	मंडल	22
मंडल नक्काज	3000		
मंडल तपसवीत करणारा	3000		



बंदर-९	
पुस्तक क्र. १	3000 903 22-2
२०१८	



मालमत्ता पत्रक

तालुका नि. भु. ना. का. — न. भु. ज. अंधरी

जिना — मुंबई एपन्गा लिब्ररी

राज्य का नाम	महाराष्ट्र	जिला का नाम	पुणे	वार्ड का नाम	वार्ड नं. १
राज्य का पिन कोड	४११००१	जिला का पिन कोड	४११००१	वार्ड का पिन कोड	४११००१

928

100

सुविधाधिकार

किताबें मुक्त पाठ्य

गृहकार

एक बार

एक अक्षर

क्रमांक	व्यवसाय	पति/पत्नी	सर्वजन धारक (पति) पत्नी (पति) विरुद्ध धार (पति)	संस्था/कर्म

छुटी नकल

स.भ.अ.अधेरी

मथई उपनगर निलया

अर्ज क्रमांक.....	30001	पृष्ठ संख्या.....	89
अर्ज दर्शक.....	9614/92		20
व्यक्त लिंग.....	9614/92		02
व्यक्त लिंग दिनांक.....	22/11/92		
व्यक्त लिंग कक्ष.....	114		22
व्यक्त लिंग कक्ष कक्ष.....			
व्यक्त लिंग कक्ष कक्ष.....			



खरी नककल

ॐ
नगर भूमापन विभाग
२६ अक्टोबर



बदर-९			
पुस्तक क्र. १	Page 108	226	
२०१८			

मालमत्ता पत्रक

जिल्हा -- मुंबई उपनगर जिल्हा

सूचक क्रमांक	संस्था	संस्था का नाम	संस्था का पता	संस्था का फोन नंबर	संस्था का ईमेल
1	संस्था	संस्था का नाम	संस्था का पता	संस्था का फोन नंबर	संस्था का ईमेल

55-100-10

10 元

दिनांक	व्यवहार	खरिद/रकमांक	नकिल खाते (व)	साक्षात्करण
			घटुतार (प) किराया शर (पा)	

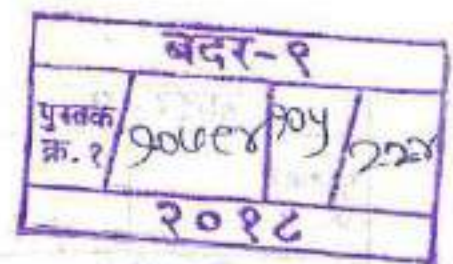
अर्ज माहसुल -	
अर्ज माहसुल.....	२५५५
अर्ज स्वीकारकर्ता.....	१९८५/१८
नवकल ताल.....	१८५५/१८
नवकल दिनांक.....	२०१५/१८
नवकल तालाव.....	१८
नवकल तालाव का माह.....	१८
नवकल तालाव का माह.....	१८

अपनगर जिल्हा



Long

५३५५



मालमत्ता पत्रक

विभाग/पौजे -- ओशिवरा

तलुका/न.भू.म.का. -- न.भू.अ.अधेरी

जिल्हा -- मुंबई उपनगर जिल्हा

नगर पंचायत	विस्तार क्षेत्र	पत्रक क्रमांक	नगर	धारणा क्रमांक	प्रमाणित/अप्रमाणित/अन्य (विस्तार क्षेत्रात)
------------	-----------------	---------------	-----	---------------	---

२८५

२०२३.२

नगरपालिका

नगरपालिका मुख्यालय

जिल्हा

पत्रक

नगर

नगर

नगर

नगर

नगर

नगर (धारा १४) विस्तार (धारा १५)

नगर

नगरपालिका

नगरपालिका

न.भू.अ.अधेरी

मुंबई उपनगर जिल्हा

नगर	२०२३	०१
नगर	२४५५१२	२०
नगर	२५५५१२	०२
नगर	३१५५१२	२५
नगर		
नगर		



नगर नवकल

नगर नवकल



नगर	२०२३
नगर	२४५५१२
नगर	२५५५१२
नगर	३१५५१२
नगर	
नगर	

मालमत्ता पत्रक

तत्त्वज्ञान/म. धु. म. क. -- म. धु. म. कांठेरी

जिल्ह्या -- मुंबई उपनगर जिल्हा

प्रारम्भिकी प्रलेखी साधकरीया किता भाहुवाया
तुहरीया अईव नराज्य फेर नगराणीये निपात वेळ।

2499

[जन्मशौचो जलकारः क. [३.२५]]

४६५० नं ३३५९-३०

१६/१० नं ३९/७/०९

१६/३५ पाखुन न. ५, ६०

कलाभा मुळ भारक

1965

[શ્રીમતી જૈનાબાઈ ડોસાબી]

SAFETY

કોઈપણ અનુબંધે જગપદ સમૌઃ મુનરો

१९. अर्थ ३८/३९/३९.६. ५५५५५

REVUE

पृष्ठ सं. १००

मालमत्ता पत्रक

जिल्हा - मुंबई जिल्हा

सारांशतः दिनांशः अत्राद्यं च ज्ञातुं यावत्
तत्पश्चात् तदर्थं त्याज्याः सन्ति तद्विषयं निवेदय

सि. सु. म. ३१८, प्रमाणे

नगर पुस्तकालय, नविसागर		
पुस्तक क्र. १		
गोवर गोरे	२२४	
२०१८		

अर्ज नं.	322	06
अर्ज सं.	9814/92	980
नक्कल तारीख दिनांक	9814/92	02
नक्कल दिलीची तारीख	22/9/92	
नक्कल तयार करणारा	my	982
नक्कल तपासणी करणारा	Burhan	



बदर-९			
पुस्तक क्र. १	Power	NO	228
२०१८			

भालमल्ला पत्रक

वेभङ्गपुष्पा — औषधिका

तालुक/न.भु.सा.का. --न.भु.अ.अंधेरी

जिल्हा -- मुंबई उपनगर जिल्हा

संग्रह	सिद्द नंबर	जन्म नंबर	रजि	आवृत्ति	आवृत्ति
संग्रह	सिद्द नंबर	जन्म नंबर	रजि	आवृत्ति	आवृत्ति

3962

50

[८५]

मि. ज. नं. ३५३ प्रमाणे

विषयविचार

वर्षा १९६६

[शौनली जैनायादु दुःसहस्य]

इन्द्रा

क्रीमती अज्ञानधी योग्य रशीत मुनयो
११ मार्च २०२२/१९६५ पासून

लन-आन

1997

क्र.सं.	प्रकार	संदर्भ क्रमांक	नवीन धारक (या) पट्टेदार (य) निव्वर धार (या)	साक्षात्करण
२६/०७/१९७१	बळीस पत्राने जैनवाडी काढून	सा. वा. क्र. ८१२/१९७०-७१ ६६	(H) देवता सुल्का वास्ती	सही - २६/०७/१९७१ न. भू. अ. अ. १ पुरा
३०/०७/१९७१	चिन्हाती आकार व मुद्रा मि. नं. ३९६ प्रमाणे			सही - ३०/०७/१९७१ न. भू. अ. अ. १ पुरा
२४/१०/१९७२	चिन्हाती आकार व मुद्रा मि. नं. ३९६ प्रमाणे			सही - २४/१०/१९७२ न. भू. अ. अ. १ पुरा
०४/०७/१९७३	आदेश क्र. न. भू. अ. ३९६ ना. ०४/०७/१९७३ देवता मजल धारमाने	SI	(H) १) नवश्या देवता वास्ती २) जनश्या देवता वास्ती ३) शिराड देवता वास्ती	सही - ०४/०७/१९७३ न. भू. अ. अ. १ पुरा
०४/०७/१९७३	आदेश क्र. न. भू. अ. ३९६ ना. ४/०७/७३ कडील पत्राने नवश्या, जनश्या व शिराड काढून	SI सर. अ. १९७९/१९७७	(H) इस्माईल उमर पटेल	सही - ०४/०७/१९७३ न. भू. अ. अ. १ पुरा
०९/०६/२००८	श्री. इस्माईल उमर पटेल हे वि. १३/११/९५ रोजी मजल, अर्च, प्रतिष्ठापन, मूलपत्रा वगळता, जबाबदारपदे धारकाची नावे दाखल केले.		धारमाने १) आमीन इस्माईल पटेल २) सानोला इस्माईल पटेल ३) श्री. मुसुक इस्माईल पटेल ४) हसिना इस्माईल पटेल ५) नजमा अहमद पटेल ६) सारिका इस्माईल पटेल ७) इरफा इस्माईल पटेल	सही - ०९/०६/२००८ न. भू. अ. अ. १ पुरा
०९/०६/२००८	तारीख सा. सा. दुय्यम निबंधक मुंबई वा. अ. १००/२००८ वि. ११/३/०८ मुंबई क्र. II अन्वये खेरीदी देणार आमीना पटेल सकिना पटेल, मुसुक पटेल, हसिना पटेल, नजमा पटेल सारिका पटेल, इरफा पटेल यांची नावे कमी करून खेरीदी देणार यांचे नाव दाखल केले.		खेरीदी धारक न. गजबान होमस	सही - ०९/०६/२००८ न. भू. अ. अ. १ पुरा

इष्टार क

प्रा.सं. ५२४

बदर-९

पुस्तक
क्र. १

ਮੁਕਤੀ

२०१८

step 1)

अर्ज क्रमांक	3555	तकसिलेंची	02
अर्ज तारीख	१६/५/१२	दस्तावेज	१६०
तकसिल	१६/५/१२	पत्र	०२
नक्काशा	१६/५/१२		
नक्कल तयार	१६/५		१६२
नक्कल तयारणी करणारा	<i>[Signature]</i>		



बदर-९			
पुस्तक	क्र. ११००६४	पृ. १२	२२४
२०१८			

मालमत्ता पत्रक

विभाग/भागे - आशिवरा

तानुकाई न. भु. मा. का. - न. भु. अ. अंधारी

जिल्हा - मुंबई उपनगर जिल्हा

नं. पत्रक
३९६/१९६६

शिट नंबर

शिट नंबर

शेज
को. मी.

वारणाचे नंबर

जमकावला दिलेल्या आकाराचा किंवा मोठ्यातून
नसरील अर्धे त्याचा फेर लावलावे (नियत वेळ)

३९६/१९

१९

[१९]

मि. स. नं. ३९६ प्रमाणे

निष्ठाधिकार

सकल मूळ धारक
जारी १९६६

[श्रीमती जेनाबाई जोसबाई]

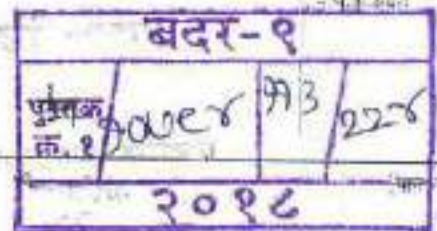
पेदेवर

श्रीमती जेनाबाई बेगम रशीद मुन्शी
१९ वर्ष २८/१२/१९९७ पासून

इतर पार

१९

दिनांक	व्यवहार	खंड क्रमांक	नविल पत्रक (प) पट्टावर (प) किंवा पार (प)	साक्ष्यकन
२६/०३/१९७१	जमीन पत्रक नं. १९६६ जारी	स. र. वॉट. क्र. ८२२/१२/४/१९६६	(H) देवला मुक्ता वारली	पार - २६/०३/१९७१ न. भु. अ. अ. १९६६
१०/०९/१९७१	विनश्रुती आकार व मुल नि. स. नं. ३९६ प्रमाणे			पार - १०/०९/१९७१ न. भु. अ. अ. १९६६
२०/०९/१९७१	विनश्रुती आकार व मुल नि. स. नं. ३९६ प्रमाणे			पार - १०/०९/१९७१ न. भु. अ. अ. १९६६
२४/०९/१९७१	जमीन पत्रक नं. १९६६ जारी	SI	(H) १) मकर्या देवला वारली २) चानर्या देवला वारली ३) शिमा देवला वारली	पार - २४/०९/१९७१ न. भु. अ. अ. १९६६
०४/०९/१९७१	आदेश क्र. न. भु. अ. ३९६ ता. ४/०९/७१ मोठे पत्रक नसरील, चानर्या व शिमा देवला	सर नं. ३९६ १९/०९/१९७१	(H) इम्माईल उमर पटेल	पार - ०४/०९/१९७१ न. भु. अ. अ. १९६६
०९/०९/१९७१	श्री इम्माईल उमर पटेल व नि. १९/०९/१९७१ रोजी मकल अर्ज प्रीतिभावर, मुलूख दाखला, जमाव्यावे कारणाचे नवे दाखला देणे.		कारणाचे १) अर्जभा इम्माईल २) मुलूख इम्माईल ३) जमाव्या इम्माईल ४) नि. १९/०९/१९७१ पत्रक ५) मकल दाखला पत्रक ६) नि. १९/०९/१९७१ पत्रक ७) इम्माईल पटेल	पार - ०९/०९/१९७१ न. भु. अ. अ. १९६६
०९/०९/१९७१	जमकावला सार. मुलूख नि. १९/०९/१९७१ पासून नीतिमकल कारणाचे नवे दाखला देणे - ४/०९/१९७१ नि. १९/०९/७१ मुलूख क्र. ११ जमकावला जमकावला जमकावला जमकावला पटेल, मुलूख पटेल, जमकावला पटेल, जमकावला पटेल पटेल, इम्माईल पटेल यांनी नवे कमी करून नवे दाखला देणे नवे दाखला देणे.			पार - ०९/०९/१९७१ न. भु. अ. अ. १९६६



मालमत्ता पत्रक

विभाग/प्रांत - कोशियरा

सामुदायिक भू. मा. क्र. - व. भू. अ. अंधेरी

जिल्हा - मुंबई उपनगर जिल्हा

जमा क्रमांक
२१६/४

जि. नं.

प्लॉट नं.

जमा

व. नं.

धारणाधिकार

सामुदायिक भू. मा. क्र. अ. भू. अ. अंधेरी
महाराष्ट्र अधिनियम क्र. १९६३ (वि. नं. १९६३)

८८

पत्र

क

सि. नं. नं. ३९६ प्रमाण

मुख्य अधिकारी

कमान्ड मंडल प्रमाण
वर्ष १९६६

[अधीनस्थी जमाबांधू अंशकारी]

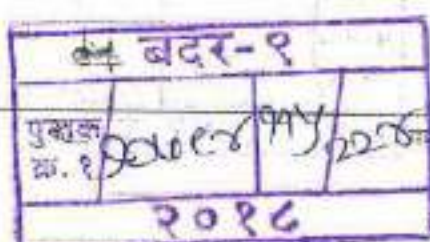
दिनांक

श्रीमती अहमदी बेगम रशीद मुनशी
१९ वर्ष २८/१२/१९६६ प्रमाण

जमा नं.

जमा नं.

क्रमांक	साधक	खंड क्रमांक	मसिन पत्रक (या) पट्टिका (या) किंवा मार (या)	सहायक
२६/०७/१९७१	सहीद अहमदी बेगम रशीद मुनशी	सर वॉटर ८१६/१२/६६	(H) मसिन पत्रक वारली	नवी - २६/०७/१९७१ न.पु.अ.क्र.४ मुंबई
३०/०९/१९७१	श्रीमती अहमदी बेगम रशीद मुनशी सि. नं. ३९६ प्रमाण			नवी - ३०/०९/१९७१ न.पु.अ.क्र.४ मुंबई
०४/१०/१९७२	श्रीमती अहमदी बेगम रशीद मुनशी सि. नं. ३९६ प्रमाण			नवी - ०४/१०/१९७२ न.पु.अ.क्र.४ मुंबई
०६/०७/१९७३	अहमदी बेगम रशीद मुनशी सि. नं. ३९६ प्रमाण	SI	(H) १) मसिन पत्रक वारली २) वारली वारली वारली ३) वारली वारली वारली	नवी - ०६/०७/१९७३ न.पु.अ.क्र.४ मुंबई
०८/०७/१९७३	अहमदी बेगम रशीद मुनशी सि. नं. ३९६ प्रमाण	सर वॉटर क्र. १९७३/१९७३	(H) इस्माईल उमर बटेल	नवी - ०८/०७/१९७३ न.पु.अ.क्र.४ मुंबई
०९/०७/१९७३	श्री. इस्माईल उमर बटेल सि. नं. ३९६ प्रमाण		वारली १) अहमदी बेगम रशीद मुनशी २) अहमदी बेगम रशीद मुनशी ३) अहमदी बेगम रशीद मुनशी ४) अहमदी बेगम रशीद मुनशी ५) अहमदी बेगम रशीद मुनशी ६) अहमदी बेगम रशीद मुनशी	नवी - ०९/०७/१९७३ न.पु.अ.क्र.४ मुंबई
०९/०७/१९७३	श्री. इस्माईल उमर बटेल सि. नं. ३९६ प्रमाण			नवी - ०९/०७/१९७३ न.पु.अ.क्र.४ मुंबई



पत्र करवा

पत्र करवा

पत्र करवा
क्र. १९७३/१९७३
२०१६

3000	01
9814192	980
9010112	02
9219112	
941	982

बदर-१



बदर-१	
पुस्तक क्र. १	9010112
२०१८	

मालमत्ता पत्रक

विभाग/मार्गदर्शक - ओशिवरा

तालुका/म. भु. म. का. - न. भु. म. अंधेरी

जिल्हा - मुंबई उपनगर जिल्हा

नगर/ग्राम/पंचायत/म. भु. म. का. - न. भु. म. अंधेरी
मालमत्ता दिलेल्या अवकाशाचा दिनांक मालमत्ता
नगर/ग्राम/पंचायत/म. भु. म. का. - न. भु. म. अंधेरी

२९६/५

८.५

[कर]

वि. सं. नं. ३९६ प्रमाणे

मुंबई/पंचायत

मालमत्ता दिलेल्या
वर्ष १९६६

[अभिनी जेनाबाई सोसायटी]

पेट्या

अभिनी जेनाबाई सोसायटी
१९ वर्ष २८/१२/१९६५ पासून

इतर भाग

सं

दिनांक	व्यवहार	पेट्या क्रमांक	मालमत्ता दिलेल्या (भा) पेट्या (पा) क्रमांक (भा)	साक्षरता
२६/०३/१९७६	कालीदास पंचायत जेनाबाई कटून	सर पेट्या ८१२ / १२/८/६६	(H) पेट्या सुकळा वारली	सही - २९/०३/१९७६ न. भु. म. अ. अ. २ पेट्या
३०/०३/१९७६	जिनाबाई जेनाबाई व मुलत वि. सं. नं. ३९६ प्रमाणे			सही - ३०/०३/१९७६ न. भु. म. अ. अ. २ पेट्या
१०/०४/१९७६	जिनाबाई जेनाबाई व मुलत वि. सं. नं. ३९६ प्रमाणे			सही - १०/०४/१९७६ न. भु. म. अ. अ. २ पेट्या
०३/०५/१९७६	अभिनी जेनाबाई व मुलत वि. सं. नं. ३९६ प्रमाणे	SI	(H) १) नगरपालिका वारली २) नगरपालिका वारली ३) नगरपालिका वारली	सही - ०३/०५/१९७६ न. भु. म. अ. अ. २ पेट्या
०३/०५/१९७६	अभिनी जेनाबाई व मुलत वि. सं. नं. ३९६ प्रमाणे	SI सर. नं. १५/०५/१९७६	(H) इम्माईल जेनाबाई वारली	सही - ०३/०५/१९७६ न. भु. म. अ. अ. २ पेट्या
०९/०५/१९७६	अभिनी जेनाबाई व मुलत वि. सं. नं. ३९६ प्रमाणे		वारली १) अम्मल वारली २) अम्मल वारली ३) अम्मल वारली ४) अम्मल वारली ५) अम्मल वारली ६) अम्मल वारली ७) अम्मल वारली	सही - ०९/०५/१९७६ न. भु. म. अ. अ. २ पेट्या

व्यार करणा

व्यारणी करणा



बंदर-९

पुस्तक क्र. १	Page 8	FAW	228
२०१६			

खरी नवकले

मगर भूमापन अधिकारी
अंधेरी.

(पान नं. १)

अर्ज क्रमांक.....	३६२८	पृष्ठ.....	०७
अर्ज स्वीकार मसुदा.....	२६/५/१८	पृष्ठ.....	११०
नक्कल तैयार.....	२६/५/१८	पृष्ठ.....	०२
नक्कल दिशिली.....	२२/५/१८	पृष्ठ.....	
नक्कल तयार करणार.....	२६/५/१८	पृष्ठ.....	१४८
नक्कल तपासणी करणार.....	२६/५/१८	पृष्ठ.....	



बदर-९			
पुस्तक क्र. १	१०६४	१८	२२४
२०१८			

मालमत्ता पत्रक

वेभागभाष्ये ओजित्वरा

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

जिला - मुजफ्फरपुर जिला

सं. प्रान.	शिट नंबर	प्लेट नंबर	क्षेत्र	धारणाधिकार
मकान / पट स्थिति			रह.मं.	

साम्प्रदायिक विरलेषा अकलकालीन विषय-विषयान्
सम्यक् आगम ग्याज्या फेरुन सज्जनान् विवर्तयन्ति।

390

246

बिगमोती आकार सा ३.३०
१/८/२२ ते ३१/३/२०
१/८/२२ ते ३१/३/२१
स. ३.३५ ना १/८/२१ गिराम

सुविधायाः

विषयका मुळ धारात [अभिधी देणारेत गोलेक जासो डिजितल्या]

द्वयम्

जि. ५४

एतत् सर्वं श्रीमन्महाभारतस्य श्रीमहापर्वतस्य श्रीमहासप्तमोऽध्यायः समाप्तः ॥

दिनांक	व्यवस्था	सीट क्रमांक	मौजिदा इलाका (धा) पट्टा (प) कित्ता नम्बर (पा)	साक्षार्कन
२०/०२/१९७१	मा. नाथर उपजिल्हाधिकारी, मु. उ. मंत्र. अंधेरी गांधीकॉलेज आदेश क्र ADC/LND/D -१६२० ता. १९/०२/७० अन्वये निर्णयिते आकार रु. ३.३० ता १८/०२/७२ ते ३१/०३/७०.			बदर- २१/०२/१९७१ म.पू.अ.अ.२ मुंबई
१०/०४/१९७२	मा. अ. डी.मि.मु. अंधेरी गांधीकॉलेज क्र ADC/LND/D -१७२० दि. २१/१२/७२ आन्वये वि. सी. रु. ३.३० ता ३१/०३/७३ पर्यंत रु. ३.९५ ता १८/०४ पासून	अथवा		बदर- १९/०४/१९७२ म.पू.अ.अ. २ मुंबई वि.मि.मु.स.स.स.
२१/०४/१९७२	श्री रेकलट जोसेफ बासोर्टाडिसोल्वा, दिनांक २५/०२/१९६४, शेणी मण्डल, अर्जे, प्रतिक्षाधन मृत्यूचा वास्तव्य व न्यायालयीन जाहतीची नोंद केलेली.	S.I.F.	H श्री.अन्यालय दिनांका श्रीमती मॅथोडा ए. दिनांक श्री.पातलर डी. दिनांक श्रीमती गॅल्लोस दिनांक श्री. स्टॅनले दिनांक श्रीमती मे. दिनांक श्री. टोमस दिनांक श्रीमती इवा मेरी दिनांक	म.पू.अ.अ.२ मुंबई २१/०४/१९७२ म.पू.अ.अ.२ मुंबई
२१/०४/१९७२	१)श्री. अन्यालय दिनांक दि. २४/०४/६४. २) श्रीमती मॅथोडा ए. दिनांक दि. ५/०४/७०. ३) श्री. पातलर डी. दिनांक दि. १७/०४/६४. ४) श्रीमती गॅल्लोस दिनांक दि. १७/११/६९. ५) श्री. स्टॅनले दिनांक दि. ६) श्री. मे. दिनांक दि. १९/४/९८ ७) श्री. टोमस दिनांक दि. १९/४/९५. ८) श्रीमती इवा मेरी दिनांक दि. १९/१२/९८ ममत अस्तत्यने अर्जे, प्रतिक्षाधन मृत्यूचा वास्तव्य व न्यायालयीन जाहतीची नोंद दाखल केलेली.	S.I.F.	H श्री. नाथर डी. दिनांक श्रीमती मॅथोडा दिनांक श्री.आल्वीन एन. दिनांक श्रीमती फिलोसोफी अन्थाइनीना श्रीमती शार्लेन सल्लाना श्री. रोमिड्य डी. दिनांक श्रीमती अन्थोनीा अन्थोनी फ्लोडीना श्री. डिलीन डी. दिनांक श्रीमती इवा मॅथोडा श्रीमती मार्विलेट टोमस श्री. जो. दिनांक श्री. ओमि टोमस दिनांक श्री. फिलीन टोमस दिनांक श्री. पली टो. दिनांक	म.पू.अ.अ.२ मुंबई २१/०४/१९७२ म.पू.अ.अ.२ मुंबई

मालमत्ता पत्रक

विलुप्त/म.भु.सा.का. --न.भु.अ.अयरी

जिल्हा - मुंबई उपनगर जिल्हा

ग्रास-होगा विल्लुआ अग्रहारादा मन्त्रा मायावती
ल्लुआ लोणं त्याच्या फेर-ग्रासराजी नि...

204

7.9

【分析】

दि. सं. अ. ३२७ प्रमाण

सुविधाधिकार

हस्तकथा मुद्रा धारक
वर्ष १९२६

श्रीमती रेचलेंट जोसेफ़ इसी दिसलवा।

प्रादेशिक

इति भावः

३. रि. श्रीमती अदमयी बेनाम रशीद मुन्सो
इसला मालिक

[illegible]

प्राव.न. - 1

मालमत्ता पत्रक

भारतसहित — आशियन

ताल्लुक्कः न. पु. मा. का. -- न. भू. अ. अंशं

जिल्हा — मुंबई उपनगर जिल्हा

सं.सूचना	2024-2025	संशोधन	अर्थ	आवृत्ति/वर्ष
10/10/2024			सं.सू.	

सासनात्वा दिल्ल्या अन्वयानां विषय भावना
अपुर्वत अर्था स्थापना पोर तपससांचो निरुपेता

2042

क्र.	वर्ग/वर्ग	संज्ञक	नियम (अ) वर्ग (ग) विषय (घ)	संज्ञक
२५/०५/२००८	वर्ग/वर्ग	संज्ञक	नियम (अ) वर्ग (ग) विषय (घ)	संज्ञक

आविष्कार-संस्कृत

श्री अमृत -

न.पू.अ अंधेरी

मुंबई ठपनगर पालिका

अर्ज नं.	388	कृषि नं.	DE
अर्ज तिथि	9/14/92	कृषि तिथि	9/20
नक्काश नं.	9/14/92	नक्काश तिथि	9/27
नक्काश तिथि	9/14/92		
नक्काश तपासक	<i>[Signature]</i>		
नक्काश तपासणी कार्यालय	<i>[Signature]</i>		9/27



खरी नक्कल

नगर भूस्वामन अधिकारी
अ. मंथेरी.



बंदर-१		
पुस्तक क्र. १	Gover 921	225
१०१८		

मालमत्ता पत्रक

जिल्हा - मुंबई उपनगर जिल्हा

आसन्नता दिक्कता अवधारणाया जिज्ञा सादरपणे
लक्षणीय आणि व्याख्या करू शकता येईल असे अर्थ.

प्रि. क. नं ३२७ प्रमाण

[श्रीमती रेवत्युत जोसेफ. ब्रासो दिमिस्त्या]

इति चत्वारः

श्रीमती अश्वमेदी बेगम रशीद मुन्शी
दुबान्द मालिक

बेदर-९	
पुस्तक क्र. १	१२३ २२४
२०१८	

मालमत्ता पत्रक

तत्त्वज्ञाने भू. मा. का. --न. भू. अ. अंधेरी

जिल्हा — मंडई उपनगर जिल्हा

क्र. का. फुल्ल	रिस्ट नंबर	प्लेट नंबर	क्षेत्र	भरणाधिकार	गोमनाम दिस्तबा अक्षरणांदा किरा भिक्षुता
नमर/ पद. नं. वं.			अ. मं.		नमनां आण्य त्याच्या पेर त्यासणांय निवत केला
३९७/३					
			६.१७	[क्र]	सि. रा. नं. ३९७ प्रमाण
				स	

तुल्यभाष्यम्

श्रीमान् श्री. जयसिंग राय (विद्यार्थी)

7257

५१२ ५१३

डॉ. अशोक कुमार शर्मा

[illegible]

बंदर-९		
पुस्तक क्र. १	30667 924	924
2036		

मालमत्ता पत्रक

॥ श्रीगणेशाय नमः ॥ श्रीशिवरा

तत्त्वबोधः भू. मा. वा. -- म. भू. अ. अधिपरी

जिल्हा — मुंबई उपनगर जिल्हा

सं. क्रमांक	विवरण	प्रमाणित	सं. क्रमांक	विवरण
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	...

आसन्नान्तरादिना आसन्नान्तरादिना भाषायां
तत्पर्याया आसन्नान्तरादिना भाषायां

3/10/98

34-19

(क)
क

वि. प्र. ३. ३५७ प्रमाण

सुविधाधिकार

पुस्तकाचा मुद्रण वारक
साल १९७३

[श्रीमती रेखा देवी जीरांग यासां विसिक्त्या]

अथवा

507E 40R

श्रीमती अश्विनी अशोक मुन्शी
प्रधान, पालक

दिनांक	व्यवहार	संलग्न क्रमांक	मूलगत पत्रिका (भा) पट्टिका (घ) शिष्टा पत्र (च)	साक्षात्कृत
२०/०१/१९७१	बिन्दुसौती आकर व मुद्रित वि. सं. नं. ३९७ प्रमाण			मू - २३/०१/१९७१ न.पु.अ.क.४ मूपा
१०/०२/१९७२	बिन्दुसौती आकर व मुद्रित वि. सं. नं. ३९७ प्रमाण			मू - १९/०२/१९७२ न.पु.अ.क.४ मूपा
२९/०९/१९७८	श्री. रेजुबत जॉसेफ द्वारा डिपॉजिट, दिनांक १५/०९/१९९४ रेली मयत, अर्ज, प्रतिज्ञापन मृत्यूचा दाखला व थळावांमध्ये पारसोची नोंद घेवली	S.I.F.	H श्री. अन्सलमने डिपॉजिट श्रीमती मेघोदा ए. डिपॉजिट श्री. धारमर टी. डिपॉजिट श्रीमती गेल्टोस डिपॉजिट श्री. स्टॅनले डिपॉजिट श्रीमती के. डिपॉजिट श्री. टेरेन्स डिपॉजिट श्रीमती इया मेरी डिपॉजिट	न.पु.अ.क.४ मूपा मू - २९/०९/१९७८ न.पु.अ.क.४
२९/०९/१९७८	१) श्री. अन्सलमने डिपॉजिट वि. २४/०९/८१ २) श्रीमती मेघोदा ए. डिपॉजिट वि. ९/१०/८७ ३) श्री. धारमर टी. डिपॉजिट वि. १०/६/९४ ४) श्रीमती गेल्टोस डिपॉजिट वि. १३/११/९९ ५) श्री. स्टॅनले डिपॉजिट ४/१०/८९ ६) श्री. मे. डिपॉजिट वि. ११/४/९८ ७) श्री. टेरेन्स डिपॉजिट वि. १२/४/५५ ८) श्रीमती इया मेरी डिपॉजिट वि. १९/१०/९८ मयत अन्सलमने अर्ज, प्रतिज्ञापन मृत्यूचा दाखला व संस्थापनमध्ये पारसोची नोंद घेवली	S.I.F.	H श्री. मायडेल डिपॉजिट श्रीमती मेघोदा डिपॉजिट श्री. अन्सलमने एन. डिपॉजिट श्रीमती फिलोना पी. अन्सलमने श्रीमती शारोन राबर्ट्स श्री. रोनील्ड व्ही. डिपॉजिट श्रीमती आयोना अलेक्स प्रन्सिप श्री. क्लॉरेन व्ही. डिपॉजिट श्रीमती झिवा मार्क वाटीस्टा श्रीमती मागरेट डेनिस वॉस श्री. ओ. डिपॉजिट श्री. डेनो टॉन डिपॉजिट श्री. डेव्हॉन टॉन डिपॉजिट श्री. वनी डे डिपॉजिट श्री. रोजर डिपॉजिट	न.पु.अ.क.४ मूपा मू - २९/०९/१९७८ न.पु.अ.क.४

मालमत्ता पत्रक

विद्युत्प्रवाहः आर्ध्रता

कालुषाण्ये. भू. मा. का. -- प. भू. अ. अंधरी

जिल्हा -- मुंबई उपनगर जिल्हा

सप्त प्रमाण	सप्त प्रमाण	सप्त प्रमाण	सप्त प्रमाण	सप्त प्रमाण	सप्त प्रमाण
सप्त प्रमाण	सप्त प्रमाण	सप्त प्रमाण	सप्त प्रमाण	सप्त प्रमाण	सप्त प्रमाण
सप्त प्रमाण	सप्त प्रमाण	सप्त प्रमाण	सप्त प्रमाण	सप्त प्रमाण	सप्त प्रमाण

2007/8

[illegible]

आमरणं करपाइ:-

सुरंग नवकल -

ज.मू.डा.अध्वरी

मुख्यई लखनगर जिल्हा

अक्षर /	3 EEL	0E
	9E14H2	920
	9C14H2	08
	223192	
	Jay	92r
संकेत लेख:		
निम्नलिखित लेखों का क्रम:	<u>Bowling</u>	



स्वरी नवकल

नगर भूमापन अधिकारी
अंधेरी.



बदर-९			
पुस्तक क्र. १	90458	92L	225
२०१८			

मालमत्ता पत्रक

जिल्हा :- मुंबई उपनगर जिल्हा

शालग्रामादिलेख्ये लक्ष्मणराजीवा चित्ता भावप्रसाद
लक्ष्मणराजीव अर्थात् लक्ष्मणराजीव चित्ता भावप्रसाद

સિ. સ. નં. ૩૨૩ પ્રમાણે

[श्रीमती रेजिडेंट नॉरवेक ब्रासो डिमिड्या]

इ रे श्रीमते आत्मने योगे रशीद मुनशी
दुर्गा भगवते

दिनांक	कावळी	रजि. क्रमांक	पॉलिस नंबर (या) फोटो (य) जिवा भार (या)	साक्षात्कृत
२०/०९/१९७१	विनयलो आकार व मुद्रित लि. स. नं. ३९५ प्रमाणे			को - २०/०९/१९७१ न.पु.अ.क.००००
१०/०८/१९७१	विनयलो आकार व मुद्रित लि. स. नं. ३९५ प्रमाणे			को - १०/०८/१९७१ न.पु.अ.क.००००
२९/०९/२००८	श्री. रेकॉर्ड जोसेफ प्रमो डिप्लोमा विनयलो २९/०९/१९९४ रोजी मंडळ, अर्जे. प्रतिपादन मूल्यांकन पत्रिका व प्रमाणपत्र यादारांची नोंद घेऊनी.	S.I.F.	H श्री. अन्वयने डिप्लोमा श्रीमती गोवाडा ए. डिप्लोमा श्री. जालनर. श्री. डिप्लोमा श्रीमती गोवाडा डिप्लोमा श्री. स्टॅनले डिप्लोमा श्रीमती मे. डिप्लोमा श्री. टॉम्स डिप्लोमा श्रीमती एका मेरी डिप्लोमा	केरल म. ३०६५ प्रमाणे २९/०९/२००८ न.पु.अ.क.००००
२९/०९/२००८	१) श्री. अन्वयने डिप्लोमा वि. २४/७/८४ २) श्रीमती गोवाडा ए. डिप्लोमा वि. २४/८/८४ ३) श्री. जोना. श्री. डिप्लोमा वि. २४/९/८४ ४) श्रीमती गोवाडा डिप्लोमा वि. २४/१०/८४ ५) श्री. स्टॅनले डिप्लोमा वि. २४/११/८४ ६) श्री. मे. डिप्लोमा वि. २४/१२/८४ ७) श्री. टॉम्स डिप्लोमा वि. २४/१३/८४ ८) श्रीमती एका मेरी डिप्लोमा वि. २४/१४/८४ मका अन्वयने अर्जे. प्रतिपादन मूल्यांकन पत्रिका व प्रमाणपत्र यादारांची नोंद घेऊनी.	S.I.F.	H श्री. नाथनल डिप्लोमा श्रीमती गोवाडा डिप्लोमा श्री. अन्वयने एन. डिप्लोमा श्रीमती डिप्लोमा श्री. अन्वयने श्रीमती गोवाडा सल्लोमा श्री. रोमेल. श्री. डिप्लोमा श्रीमती गोवाडा अन्वयने फर्नांडो श्री. डिप्लोमा श्री. डिप्लोमा श्रीमती गोवाडा मका अन्वयने श्रीमती गोवाडा एन. डिप्लोमा श्री. गो. डिप्लोमा श्री. गो. डिप्लोमा श्री. गोवाडा डिप्लोमा श्री. गोवाडा डिप्लोमा श्री. गोवाडा डिप्लोमा श्री. गोवाडा डिप्लोमा	२९/०९/२००८ न.पु.अ.क.००००

मालमत्ता पत्रक

जिल्हा - मुंबई उपनगर जिल्हा

क्रमांक	विद्यार्थी	परीक्षक	नोट	आयुक्त	आयुक्त
1	2	3	4	5	6

2004

[illegible]

सूची नम्बर -

मुंबई दखनगर जिल्हा

अर्थ-	8000	08
	9814/92	92
	9814/92	02
	9814/92	
	ply	122
	2000	



खरी नक्कल

नगर भूमापन अधिकारी
जंघेरी.



बंदर-९			
पुस्तक क्र. १	900er	930	222
२०१८			

मालमत्ता पत्रक

जिलाध्यक्ष — भुवनेश्वर जिलाध्यक्ष

शास्त्रान्तर्गत शास्त्राणां अन्तर्गतानि शास्त्राणि
निरूपितानि सन्ति तेषां नामानि निम्नलिखितानि सन्ति

146. 46. 31.8.2019

[श्रीमती रेखाट जोसेफ आर्चो टिसिल्लो]

इल्लर-भार

६।३।३. शैक्षिक अहमदी संग्रह रजिस्ट्रार मुन्शी
दुबला मालिक

‘भानुसू- 1’

मालमत्ता पत्रक

वेधगृह/मोर्चा -- ओशिवरा

मालमत्ता नं. पु.म.का. -- न.पु.अ.अंधोरी

जिल्हा -- मुंबई उपनगर जिल्हा

प्रा.पु.म.का. नं. १२८ नं. १२८ नं. १२८

वर्ग

धारणकर्ता

प्रमाणित विलेखित ओशिवरा जिल्हा मालमत्ता नं. १२८ नं. १२८ नं. १२८

२९/०९/२०१६

२९/९

[क१]
क

प्र. म. नं. ३९७ प्रमाणित

जिल्हाधिकारी

प्रमाणित विलेखित
नं. १२८

[ओशिवरा रजिस्ट्रार मोर्चा विलेखित]

देश

क.पु.म.

नं. १२८

ओशिवरा रजिस्ट्रार मोर्चा विलेखित
प्रमाणित विलेखित

नं.	प्रमाणित	जिल्हा प्रमाणित	प्रमाणित विलेखित (प१) प्रमाणित (प२) विलेखित (प३)	सहायक
२९/०९/२०१६	प्रमाणित विलेखित विलेखित प्र. म. नं. ३९७ प्रमाणित			प्रमाणित २९/०९/२०१६ नं. १२८ नं. १२८
२९/०९/२०१६	प्रमाणित विलेखित विलेखित प्र. म. नं. ३९७ प्रमाणित			प्रमाणित २९/०९/२०१६ नं. १२८ नं. १२८
२९/०९/२०१६	प्रमाणित विलेखित विलेखित प्र. म. नं. ३९७ प्रमाणित	S.I.F.	H प्रमाणित विलेखित प्रमाणित विलेखित प्र. म. नं. ३९७ प्रमाणित प्रमाणित विलेखित प्र. म. नं. ३९७ प्रमाणित प्रमाणित विलेखित प्र. म. नं. ३९७ प्रमाणित प्रमाणित विलेखित प्र. म. नं. ३९७ प्रमाणित प्रमाणित विलेखित प्र. म. नं. ३९७ प्रमाणित प्रमाणित विलेखित प्र. म. नं. ३९७ प्रमाणित प्रमाणित विलेखित प्र. म. नं. ३९७ प्रमाणित	प्रमाणित २९/०९/२०१६ नं. १२८ नं. १२८
२९/०९/२०१६	प्रमाणित विलेखित विलेखित प्र. म. नं. ३९७ प्रमाणित	S.I.F.	H प्रमाणित विलेखित प्रमाणित विलेखित प्र. म. नं. ३९७ प्रमाणित प्रमाणित विलेखित प्र. म. नं. ३९७ प्रमाणित प्रमाणित विलेखित प्र. म. नं. ३९७ प्रमाणित प्रमाणित विलेखित प्र. म. नं. ३९७ प्रमाणित प्रमाणित विलेखित प्र. म. नं. ३९७ प्रमाणित प्रमाणित विलेखित प्र. म. नं. ३९७ प्रमाणित प्रमाणित विलेखित प्र. म. नं. ३९७ प्रमाणित	प्रमाणित २९/०९/२०१६ नं. १२८ नं. १२८



बदर-९	
पुस्तक नं. १	१३३
२०१६	

मालमत्ता पत्रक

विद्यार्थी: भू. सा. पा. -- न. भू. अ. अधेशी

जिल्हा — मुंबई उपनगर जिल्हा

राज्य संसदन	सिद्धि नं. १०८	पत्र नं. १०८	सं. १०८	धरमधर	संस्कृत विद्यापीठ, काशी, जिला, भारत
२०१३, २०१४, २०१५			२०१५		संस्कृत विद्यापीठ, काशी, जिला, भारत

25/5/05

[illegible]

सूची संख्या =

मुंबई उपनगर जिल्हा

अंश 3000 ! रुद्र, मै. 05
96/4/92 70
90/4/92 08
27/3/92
04 82

नकल लक्षणा करभार: Sw. Kant

खरी नङ्कळ

नगर भूसापन अधिकारी
पे. २०३१३



बंदर-१			
पुस्तक क्र. १	१००८४	११४	२२४
२०१८			

मालमत्ता पत्रक

विभाग/मार्ग -- अतिथि

मालमत्ता/न.पु.मा.क्र. -- न.पु.अ.अंधेरी

जिल्हा -- मुंबई उपनगर जिल्हा

क्र.पु.मा.क्र.	क्र.पु.मा.क्र.	क्र.पु.मा.क्र.	क्र.पु.मा.क्र.	क्र.पु.मा.क्र.
३९७/८	८९	[३९]	सि.स.नं. ३९७ प्रमाण	३९७

सुविधाधिकार

मालमत्ता मुद्रा पत्रक
सं. १९९६ [अतिथि रेकर्ड/सोमेश्वर/विशेष]

पुढील

पत्रक

पत्रक -- श्रीमती शकुती बाबा रमेश पुतले
मुद्रा पत्रक

क्र.पु.मा.क्र.	अतिथि	क्र.पु.मा.क्र.	मालमत्ता (पु.) पुढील (पु.) मालमत्ता (पु.)	मालमत्ता
२०/०१/१९७६	श्रीमती शकुती बाबा रमेश पुतले			सं. ३९७ प्रमाण
१९/०२/१९७७	श्रीमती शकुती बाबा रमेश पुतले			सं. ३९७ प्रमाण
२९/०१/२००८	श्री. रेकर्ड गोपनीय बाबा विश्वनाथ, दिनांक १५/०२/१९९८, रेकर्ड गोपनीय, अतिथि रेकर्ड मुद्रा पत्रक व मालमत्ता बाबा रमेश पुतले	S.I.F.	H श्री. अतिथि रेकर्ड गोपनीय बाबा विश्वनाथ, दिनांक १५/०२/१९९८, रेकर्ड गोपनीय, अतिथि रेकर्ड मुद्रा पत्रक व मालमत्ता बाबा रमेश पुतले	सं. ३९७ प्रमाण
२९/०१/२००८	१) श्री. अतिथि रेकर्ड गोपनीय बाबा विश्वनाथ, दिनांक १५/०२/१९९८, रेकर्ड गोपनीय, अतिथि रेकर्ड मुद्रा पत्रक व मालमत्ता बाबा रमेश पुतले २) श्री. अतिथि रेकर्ड गोपनीय बाबा विश्वनाथ, दिनांक १५/०२/१९९८, रेकर्ड गोपनीय, अतिथि रेकर्ड मुद्रा पत्रक व मालमत्ता बाबा रमेश पुतले ३) श्री. अतिथि रेकर्ड गोपनीय बाबा विश्वनाथ, दिनांक १५/०२/१९९८, रेकर्ड गोपनीय, अतिथि रेकर्ड मुद्रा पत्रक व मालमत्ता बाबा रमेश पुतले ४) श्री. अतिथि रेकर्ड गोपनीय बाबा विश्वनाथ, दिनांक १५/०२/१९९८, रेकर्ड गोपनीय, अतिथि रेकर्ड मुद्रा पत्रक व मालमत्ता बाबा रमेश पुतले ५) श्री. अतिथि रेकर्ड गोपनीय बाबा विश्वनाथ, दिनांक १५/०२/१९९८, रेकर्ड गोपनीय, अतिथि रेकर्ड मुद्रा पत्रक व मालमत्ता बाबा रमेश पुतले ६) श्री. अतिथि रेकर्ड गोपनीय बाबा विश्वनाथ, दिनांक १५/०२/१९९८, रेकर्ड गोपनीय, अतिथि रेकर्ड मुद्रा पत्रक व मालमत्ता बाबा रमेश पुतले ७) श्री. अतिथि रेकर्ड गोपनीय बाबा विश्वनाथ, दिनांक १५/०२/१९९८, रेकर्ड गोपनीय, अतिथि रेकर्ड मुद्रा पत्रक व मालमत्ता बाबा रमेश पुतले ८) श्री. अतिथि रेकर्ड गोपनीय बाबा विश्वनाथ, दिनांक १५/०२/१९९८, रेकर्ड गोपनीय, अतिथि रेकर्ड मुद्रा पत्रक व मालमत्ता बाबा रमेश पुतले	S.I.F.	H श्री. अतिथि रेकर्ड गोपनीय बाबा विश्वनाथ, दिनांक १५/०२/१९९८, रेकर्ड गोपनीय, अतिथि रेकर्ड मुद्रा पत्रक व मालमत्ता बाबा रमेश पुतले	सं. ३९७ प्रमाण



बंदर-१

पुस्तक	क्र. १३०५२	१३४
क्र. १३०५२	१३४	१३४

२०१८

मालमत्ता पत्रक

विभाग/भागे - ओशिवरा

संयुक्त/न. भु.मा.का. - न. भु.अ.अंधेरी

जिल्हा - मुंबई उपनगर जिल्हा

सं. भु.अ.अ. नं.	शिट नंबर	प्लॉट नंबर	क्षेत्र	धारक/अधार	शहरपालिका दिवाण्या अन्वयकारणा या लक्षा आल्यापासून तयार केलेली आणि त्याच्या फोटोसह मालमत्ता देण्यात येणारी
३९/७३			६.३	(चर)	सि. सं. नं. ३९७ प्रमाण

सुविधाधिकार

संपत्तीचा मूळ मालक
वर्ष १९६१

[श्रीमती रेवती जोसेफ शर्मा डिवाल्या]

नटवारा

इतर माहिती

३ श्रीमती अरुमती बाबा रमेश मुनशी
शुद्ध मालक

दिनांक	प्रकार	प्लॉट क्रमांक	नसिब चरक (या) पट्टा (या) किंवा मार (या)	साक्ष्यार्थ
२०/०९/१९७३	विनयकारी आकार व मुद्रा सि. सं. नं. ३९७ प्रमाण			सो - २४/०९/१९७३ न. भु.अ.अ. नं. ३९७
२०/०९/१९७३	विनयकारी आकार व मुद्रा सि. सं. नं. ३९७ प्रमाण			सो - २४/०९/१९७३ न. भु.अ.अ. नं. ३९७
२९/०९/२००८	श्री. रेवती जोसेफ शर्मा डिवाल्या विनांक २५/०९/१९९४ रोजी मालक, अर्ज, प्रतिज्ञापत्र पुरवठा वसुला व न्यायपालिका कार्यालयीन नोंद केली	S.I.P.	H श्री. जन्मलक्ष्मी डिवाल्या श्रीमती तंजोटा ए. डिवाल्या श्री. वारदा डी. डिवाल्या श्रीमती गजेंद्रस डिवाल्या श्री. रंजन डिवाल्या श्रीमती मे. डिवाल्या श्री. टेरेस डिवाल्या श्रीमती इम मेरी डिवाल्या	सो - २९/०९/२००८ न. भु.अ.अ. नं. ३९७
२९/०९/२००८	१) श्री. जन्मलक्ष्मी डिवाल्या वि. २४/०९/०३ २) श्रीमती मेरीबा ए. डिवाल्या वि. १/०९/०३ ३) श्री. वारदा डी. डिवाल्या वि. २४/०९/०३ ४) श्रीमती गजेंद्रस डिवाल्या वि. २४/०९/०३ ५) श्री. रंजन डिवाल्या वि. २४/०९/०३ ६) श्री. मे. डिवाल्या वि. २४/०९/०३ ७) श्री. टेरेस डिवाल्या वि. २४/०९/०३ ८) श्रीमती इम मेरी डिवाल्या वि. २४/०९/०३ मालक अर्जस्थाने अर्ज, प्रतिज्ञापत्र पुरवठा वसुला व न्यायपालिका कार्यालयीन नोंद केली	S.I.P.	H श्री. नाथुल डिवाल्या श्रीमती गजेंद्र डिवाल्या श्री. आल्लू एन. डिवाल्या श्रीमती भिक्का पी. अर्जस्थाने श्रीमती शशीन सल्लावा श्री. रामलक्ष्मी डिवाल्या श्रीमती आर्चना अलेक्झा फर्नांडी श्री. दिलीप डी. डिवाल्या श्रीमती किशु. मार्ग माटील श्रीमती मंगरीट डेनिस कोस श्री. श्री. डिवाल्या श्री. अनी देन डिवाल्या श्री. केशरीन देन डिवाल्या श्री. मरी डी. डिवाल्या श्री. रोज डिवाल्या	सो - २९/०९/२००८ न. भु.अ.अ. नं. ३९७



बंदर-९
क्र. १/१००८ १२/१०/२०१८

मालमत्ता पत्रक

पत्रांक/२०१६ - ३०१८

तालुका/न.पु.क.क. - न.पु.अ.अंधेरी

जिल्हा - मुंबई उपनगर जिल्हा

पत्रांक/२०१६ - ३०१८ पत्रांक/२०१६ - ३०१८ पत्रांक/२०१६ - ३०१८ पत्रांक/२०१६ - ३०१८ पत्रांक/२०१६ - ३०१८

पत्रांक	पत्रांक	पत्रांक	पत्रांक	पत्रांक
पत्रांक/२०१६ - ३०१८	पत्रांक/२०१६ - ३०१८	पत्रांक/२०१६ - ३०१८	पत्रांक/२०१६ - ३०१८	पत्रांक/२०१६ - ३०१८
पत्रांक/२०१६ - ३०१८	पत्रांक/२०१६ - ३०१८	पत्रांक/२०१६ - ३०१८	पत्रांक/२०१६ - ३०१८	पत्रांक/२०१६ - ३०१८

पत्रांक/२०१६ - ३०१८

पत्रांक/२०१६ - ३०१८

न.पु.अ.अंधेरी

मुंबई उपनगर जिल्हा

अर्ज क्रमांक: ३९९९
 अर्ज स्वीकारा: ३९९९९९
 नक्काश: ३९९९९९
 नक्काश नं.: ३९९९९९
 नक्काश क्षेत्र: ३९९९९९
 नक्काश तफावत: ३९९९९९



सुखी नक्कल

नगर भूतलन अधिकारी
 न.पु.अ.अंधेरी



पत्रांक/२०१६ - ३०१८
 पत्रांक/२०१६ - ३०१८
 पत्रांक/२०१६ - ३०१८

पत्रांक/२०१६ - ३०१८

मालमत्ता पत्रक

जिल्हा -- मुंबई उपनगर जिल्हा.

शरणागतः प्रसन्नः अस्ति । तदा शरणं गच्छेत् ।

सि. सं. नं. ३९७ प्रमाणित

[श्रीमन्मोक्षचन्द्रिका नामक ग्रन्थे हिस्तिरुद्ध]

इति मित

श्रीमती अहमदा बेगम रमोई मुन्शी
दमना मालाक

मालमत्ता पत्रक

देश/राज्य -- आंध्रप्रदेश

तहसील/न. भु. मा. का. -- न. भु. अ. अंधोरी

जिल्हा -- मुंबई उपनगर जिल्हा

सप्त स्थान (गिरा नंबर) प्लॉट नंबर क्षेत्र (सर्वे) धारक/अधिकारी राजस्वाला दिलेल्या अकारणीय किंवा वाढत्या न्यायिक वर्गिंग लागू कर उपसर्गात किंवा वेळ

दिनांक

क्र.सं.	प्लॉट नंबर	खंड क्रमांक	नविन धरक (भा) पट्टा (प) किंवा गट (गा)	साक्षीकरण
25/05/2024	दुसरा नवंबर प्लॉट नंबर नो. 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, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 217			

मालमत्ता पत्रक

जिल्हा :- मुंबई उपनगर जिल्हा

शासनकालादिवल्या आंदोलनात त्यांच्या भूमिका
समशील आणि त्यांच्या वैयक्तिक गुणधर्म

सि. सं. नं. ३९७ प्रमाण

[श्रीमती रेवतीदेवी जोशीका नामां निर्दिष्टता]

ॐ नमः शिवाय

શ્રામતી અઠમદી ધેગવ રસોદ મુનસી
રમલા માલક

बदर-९			
पुस्तक क्र. १	Power	१०१	228
२०१८			

मालमत्ता पत्रक

विभाग/मार्ग - ओशिवरा

तालुका/न.भ.पा.का - न.भ.अ.अंधेरी

जिल्हा - मुंबई उपनगर जिल्हा

ला.क्र.का. न.

शिट नंबर

प्लॉट नंबर

क्षेत्र
चौ.मी.

धारणीकरण

शासनात दिलेल्या अन्वयार्थाचा किंवा बाब्याचा
तयारीत आणि त्याच्या फेर राखणीचे निलत घेऊं

३१/०९/११

दिनांक	व्यवहार	प्लॉट क्रमांक	गविस प्लॉट (वा) प्लॉट (ग) किंवा वा. (वा)	साक्षीकरण
२९/०९/२००६	दुय्यम निवेदन - याचे फर्कित नोंदणीकृत वस्तु व, रु.१३०००००/- अन्वये खरेदी वेगार श्री. नावझेल विलोल्या रु.१४ रु.४ यांचे नोंदणीकृत वस्तु खरेदी वेगार हाचोच नाव राखलें केले.	बंदर - १/११८६/२६ दि. ६/५/०६	H महाराष्ट्र होम	ते गविस क्र.३८०० अन्वये रु.१३/११/२००६ न.भ.अ.अंधेरी

सहाय्यी कारणात -

खरी नक्कल -

न.भ.अ.अंधेरी

मुंबई उपनगर जिल्हा

अर्ज क्रमांक	३९९९	अर्ज नं.	०६
अर्ज मती	९६५५१	नं.	९२०
नक्कल	९०१५११	नं.	०४
नक्कल	२२१५१२	नं.	
नक्कल तपास	२५५	नं.	९२४
नक्कल तपासणी करणार	[Signature]		



खरी नक्कल

महाराष्ट्र भूतपाय नविकारी
अंधेरी.



बंदर-९	
पुस्तक क्र. १	१००६४१२२४
२०१८	

मालमत्ता पत्रक

विभाग/मंडळ - आशिवरा

तालुका/प. म. म. का. -- न. भू. अ. अंधेरी

जिल्हा -- मुंबई उपनगर जिल्हा

पत्रक क्रमांक	दिनांक	पत्रक क्रमांक	क्षेत्र	धारणीयता	संपत्तीचा विवरण (अथवा पत्रक क्रमांक)
३९७/१२			प. म. का.	[वर्ग]	सि. स. नं. ३९७/१२

संपत्तीधारक

संपत्तीचा मूल्य

[क्षेत्रीय मंडळ/पत्रक क्रमांक/दिनांक]

पत्रक

पत्रक

पत्रक क्रमांक - ३९७/१२
पत्रक क्रमांक - ३९७/१२

दिनांक	पत्रक	पत्रक क्रमांक	पत्रक क्रमांक (अथवा पत्रक क्रमांक)	साक्षीकरण
२०/०९/१९७८	पत्रक क्रमांक ३९७/१२			पत्रक क्रमांक ३९७/१२
२०/०९/१९७८	पत्रक क्रमांक ३९७/१२			पत्रक क्रमांक ३९७/१२
२०/०९/१९७८	पत्रक क्रमांक ३९७/१२	S.I.F.	H	पत्रक क्रमांक ३९७/१२
२०/०९/१९७८	पत्रक क्रमांक ३९७/१२	S.I.F.	H	पत्रक क्रमांक ३९७/१२



बदर-९
पुस्तक क्र. १
२०१८

मालमत्ता पत्रक

तालिका नं. मू. मा. का. -- न. मू. अ. अंधेरी

जिल्हा -- मुंबई उपनगर जिल्हा

मालमत्ता पत्रकाला आकरापासि किता पादकाला
मालमत्ता आकरा पासि मालमत्ता पत्रक

मालमत्ता आकरा

मालमत्ता आकरा मालमत्ता आकरा मालमत्ता आकरा

मालमत्ता आकरा

मालमत्ता आकरा	मालमत्ता आकरा	मालमत्ता आकरा	मालमत्ता आकरा	मालमत्ता आकरा
मालमत्ता आकरा	मालमत्ता आकरा	मालमत्ता आकरा	मालमत्ता आकरा	मालमत्ता आकरा
मालमत्ता आकरा	मालमत्ता आकरा	मालमत्ता आकरा	मालमत्ता आकरा	मालमत्ता आकरा
मालमत्ता आकरा	मालमत्ता आकरा	मालमत्ता आकरा	मालमत्ता आकरा	मालमत्ता आकरा
मालमत्ता आकरा	मालमत्ता आकरा	मालमत्ता आकरा	मालमत्ता आकरा	मालमत्ता आकरा

मालमत्ता आकरा

मालमत्ता आकरा

म. मू. अ. अंधेरी

मुंबई उपनगर जिल्हा



मालमत्ता आकरा

मालमत्ता आकरा

मालमत्ता आकरा मालमत्ता आकरा

मालमत्ता आकरा



बदर-९	
पुस्तक क्र. १	goverment 225
२०१८	

मालमत्ता पत्रक

वेध्याग/मोर्ने - ओशिवरा

तात्पुरताने भु.म.का. --न.भु.अ.अंधेरी

जिल्हा -- मुंबई उपनगर जिल्हा

सा.पु.स. नं. १२८

शिट नंबर

प्लॉट नंबर

खेज
खो.मो.

धारणाधिकार

राज्याच्या दिवसाच्या काळासाठी किंवा माघ
तारीख अर्जाच्या वेळी किंवा माघ



३९८

८६

(क)

क

तुमच्यावर

तुमच्यावर नुसतं पाऊ
वर्ष १९६६

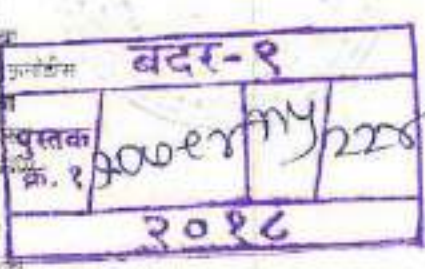
[शेवटी रजिस्ट्रार नॉलेज असो डिप्लोमा]

पुढे

इतर भाग

इतर भाग अर्जाची कोणतीही नुसती
इतर भाग

दिनांक	व्यवहार	प्लॉट क्रमांक	अर्जाचा प्रकार (या) पत्र (य) किंवा	साक्षीकरण
०५/०४/१९८०	न. अर्जातील (NA) IV अर्जाची नोंद घेतली क्र. ATN/NA IV - २४/०४/८० या दि. २४/०४/८० अर्जाची निलंबित राहिली आहे. या दि. २४/०४/८० पर्यंत या दि. २४/०४/८० ते २४/०४/८० पर्यंत या दि. २४/०४/८० पर्यंत या दि. २४/०४/८०			सही - २४/०४/८० न.भु.अ.अंधेरी
२४/०४/१९८०	श्री. रजिस्ट्रार नॉलेज यांचे डिप्लोमा दिनांक २४/०४/१९८० रोखी मसल अर्ज, प्रतिलिपित मसल यांच्या व निलंबित यांच्याची नोंद घेतली.	S.T.F.	H श्री. अर्जातील डिप्लोमा श्रीमती मॅरीडा ए. डिप्लोमा श्री. रजिस्ट्रार डिप्लोमा श्रीमती मॅरीडा डिप्लोमा श्री. रजिस्ट्रार डिप्लोमा श्रीमती मॅरीडा डिप्लोमा श्री. रजिस्ट्रार डिप्लोमा श्रीमती मॅरीडा डिप्लोमा श्री. रजिस्ट्रार डिप्लोमा श्रीमती मॅरीडा डिप्लोमा	सही - २४/०४/८० न.भु.अ.अंधेरी
२४/०४/१९८०	१) श्री. अर्जातील डिप्लोमा दि. २४/०४/८० २) श्रीमती मॅरीडा ए. डिप्लोमा दि. २४/०४/८० ३) श्री. रजिस्ट्रार डि. डिप्लोमा दि. २४/०४/८० ४) श्रीमती मॅरीडा डिप्लोमा दि. २४/०४/८० ५) श्री. रजिस्ट्रार डिप्लोमा दि. २४/०४/८० ६) श्री. रजिस्ट्रार डिप्लोमा दि. २४/०४/८० ७) श्री. रजिस्ट्रार डिप्लोमा दि. २४/०४/८० ८) श्रीमती मॅरीडा डिप्लोमा दि. २४/०४/८० मसल, अर्ज, प्रतिलिपित मसल यांच्या व निलंबित यांच्याची नोंद घेतली.		H श्री. अर्जातील डिप्लोमा श्रीमती मॅरीडा डिप्लोमा श्री. रजिस्ट्रार डि. डिप्लोमा श्रीमती मॅरीडा डिप्लोमा श्री. रजिस्ट्रार डिप्लोमा श्रीमती मॅरीडा डिप्लोमा श्री. रजिस्ट्रार डिप्लोमा श्रीमती मॅरीडा डिप्लोमा श्री. रजिस्ट्रार डिप्लोमा श्रीमती मॅरीडा डिप्लोमा	सही - २४/०४/८० न.भु.अ.अंधेरी
२४/०४/१९८०	दुसऱ्या दिवसासाठी निलंबित राहिले आहे. या दि. २४/०४/८० अर्जाची निलंबित राहिली आहे. या दि. २४/०४/८० पर्यंत या दि. २४/०४/८० ते २४/०४/८० पर्यंत या दि. २४/०४/८० पर्यंत या दि. २४/०४/८०	बंद	बंद	सही - २४/०४/८० न.भु.अ.अंधेरी



बंद नयमकल

नगर न्यायन अधिकारी
२२ अंधेरी.

न्याय करणारा
न्याय करणारा

अर्ज क्रमांक	344	दिनांक	04
अर्ज रकम	964194		900
नक्काशे	964194		02
नक्काशे दिनांक	22/10/22		
नक्काशे तयार करणारा	dy		902
नक्काशे तपासणी करणारा	dy		



कॉप-९			
पुस्तक क्र. १	906772	22	
2026			

मालमत्ता पत्रक

लिप्यागम्यार्थे — अर्थात्

तालुक्याने पु.मा.का. --न.भू.अ.अंधेरी

जिल्हा - मुंबई उपनगर जिल्हा

[illegible]

342/4

乙亥

[१८४]

•

संविधानविभाग

संस्कृत भाषा में लिखित
पत्रिका

[श्रीमती रेखादेवी गोस्वामी ठाकुर]

पट्टद्वयम्

अनार पाद

बुद्धिमान

श्रीमती अरुणमती संगम इश्वर मुनशी
इमला मालव

[illegible]

पञ्चाङ्ग करणार्थ

प्राप्त करणा

स्थरी नभकल

नगर भूमापन अधिकारी

५. अंशोत्तरा. पाठ ५ - ११

मालमत्ता पत्रक

विभाग/मार्ग -- ओशिवरा

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

जिल्हा -- मुंबई उपनगर जिल्हा

का. क्रमांक मिट नंबर प्लॉट नंबर क्षेत्र क्षेत्राधिकार तालुका/जिल्हा अधिकारपदा किंवा मांड्याचा तपशील आणि त्याच्या फेर तपशीलांची निलय फेडी

३९९

७९९.८

[रु.]
[कि]
ग

[वि. प्र. आकार ग.]
[१३० ल. १/८/७१ पासून]

सुविधाधिकार

मूळ मूळ भरक
वर्ग १९९६ [दीवानी सेक्युंडरी बोलाची]

पुढा [दीवानी अहमदी काम रीमा पुनगी]
[१९ वर्ष २८/१२/१९९५]

प्लॉट नंबर

प्लॉट रीट

दस्तावेज	व्यवसाय	प्लॉट क्रमांक	नवीन धारक (धर) पट्टेदार (२) विवाह धार (३)	साक्षात्कार
१९/०३/१९०४	मा. जयस विवाहधिकारी, अहमदी यांचेकडील क्र. ADC/LND/D - ४०२२ दि. १४/१०/०२ अन्वये वि. प्र. आकार रु. ४.५५ ला. १/८/६५ ते ३१/७/७२ व रु. १.३० ला. १/८/७२ पासून क्षेत्र ३९० चौ. मि. वि. प्र. नं. ३९९/८.२ मूळ			वर्ग - १९/०३/१९०४ वर्ग अ. अ. अ. मूळ
०९/०३/१९०४	अहमदी यांचेकडील या न. भू. अ. क्र. ४ आवेक क्र. वि. प्र. नं. ३९९ ला. १/३/७३ या लेखी अहमदी यांचे २. पुनवर्ग पाठे नांव काली मनीस नांव पावला वि. प्र. नं. ३९९/६० २ क्षेत्र ५०० चौ. वाह		(L) लेखी इमला मानक श्री. दशरामदास मखनसिंग	वर्ग - १९/०३/१९०४ वर्ग अ. अ. अ. मूळ
०९/०४/१९०४	मा. जयस विवाहधिकारी जेन्हा कोपोरेटर अहमदी (U.L.C.) मुंबई उपनगर क्षेत्राकडील क्र. CUL/CSP. - 1 - ६ (C) IXVII १०२ दि. १३/०४/०२ पासून क्षेत्र १०० चौ. वाह		(H) महाराष्ट्र शासन	वर्ग - १९/०४/१९०४ वर्ग अ. अ. अ. मूळ

पल्लवणी नंबर

नवकल -

न. भू. अ. जंघेरी

मुंबई उपनगर जिल्हा



हारी नवकल

महाराष्ट्र शासनाचे अधिकारी
न. भू. अ. जंघेरी

(पान ३ - १)

अर्ज क्रमांक: ०४
अर्ज खोलीकरी: ८०
नवकल नंबर: ०८
नवकल रीट: ८२
नवकल रीट नंबर: २०१८

जदर-९
पुस्तक
क्र. १/१०००००००/२२४
२०१८

मालमत्ता पत्रक

विभाग/मौजे -- ओशिवरा

ता.पु.का.नं. भु.मा.का. -- न.भु.अ.अंधेरी

जिल्हा -- मुंबई उपनगर जिल्हा

नगर पंचायत: शिवाजी नगर पंचायत
उपसरकार: न.भु.अ.अंधेरी
जिल्हा: मुंबई उपनगर जिल्हा

३९९/९

८६

[वर्ग]
[क]
ग

सि. सं. नं. ३९९ प्रमाणे

सुविधाधिकार

पुस्तक नं. १९९९

[श्रीमती जयनारायण शिंदे]

पेठेवर

[श्रीमती जयनारायण शिंदे मुलगी]
[२९ वर्ष २८-१२-१९६५]

इति मार

३९९

दिनांक	सदस्य	सर्वतः क्रमांक	सर्वतः पत्रक (प) पेट्टा (प) विना भर (पा)	साक्षरता
०२/११/७३	सि. सं. नं. ३९९ प्रमाणे		(I) सर्वतः पत्रक मालक श्री. जयनारायण शिंदे	सर्वतः २९/१२/७३ न.भु.अ.अंधेरी
०६/०८/१९८६	न.भु.अ. ३९९ प्रमाणे		(II) महाराष्ट्र शासन	सर्वतः ०६/०८/१९८६ न.भु.अ.अंधेरी

सर्वतः पत्रक -

सर्वतः नवकल -

न.भु.अ.अंधेरी

मुंबई उपनगर जिल्हा

अर्ज क्रमांक	३९९/९	सर्वतः	०३
अर्ज खोला	३६१५/१२	सर्वतः	६०
नवकल	१८१५/१२	सर्वतः	०२
नवकल	२२१५/१२	सर्वतः	६२
नवकल	३९९	सर्वतः	६२
नवकल	३९९	सर्वतः	६२



सर्वतः नवकल

नगर भूमापन अधिकारी
मुंबई

पुस्तक	३९९/९	२२४
क्र. १	३९९/९	२२४
२०१६		

मालमत्ता पत्रक

विभाग कोड - ओशिवरा

लाभकार/न. भु. मा. क्र. - न. भु. अ. अंधेरी

जिल्हा - मुंबई उपनगर जिल्हा

ला. भु. क्र. प्लॉट नंबर प्लॉट नंबर क्षेत्र क्षेत्राधिकार जिल्हा शासनाधिकारी/अधिकाऱ्यांचे कार्यालय (महाराष्ट्र शासनाधिकारी/अधिकाऱ्यांचे कार्यालय)

३९९/२

८-९

[क]

[क]

प

[मि. स. न. ३९९ प्रमाणे]

सुविधाधिकार

सुविधा मूल भाग
वर्ष १९९५

[अधिकाऱ्यांच्या कार्यालयी]

सुविधा

[अधिकाऱ्यांच्या कार्यालयी]
[१९ वर्षे २८/१२/१९९५]

सुविधा

सुविधा

दिनांक	अधिकारी	सुविधा क्रमांक	सुविधा क्रमांक (धो) सुविधा (ध) किंवा सार (ध)	सुविधा क्रमांक
२८/०९/१९९५	मि. स. न. ३९९ प्रमाणे		(L) सुविधा क्रमांक श्री. महाराष्ट्र शासनाधिकारी	सुविधा - २८/०९/१९९५ न. भु. अ. अ. अंधेरी
२८/०९/१९९५	न. भु. अ. अ. अंधेरी		(H) महाराष्ट्र शासन	सुविधा - २८/०९/१९९५ न. भु. अ. अ. अंधेरी

सुविधा क्रमांक -

सुविधा क्रमांक -

न. भु. अ. अंधेरी

मुंबई उपनगर जिल्हा

अर्ज क्रमांक ३९९८
अर्ज क्रमांक ३९९८
अर्ज क्रमांक ३९९८
अर्ज क्रमांक ३९९८
अर्ज क्रमांक ३९९८
अर्ज क्रमांक ३९९८
अर्ज क्रमांक ३९९८
अर्ज क्रमांक ३९९८
अर्ज क्रमांक ३९९८
अर्ज क्रमांक ३९९८



सुविधा क्रमांक

१५

महाराष्ट्र शासनाधिकारी
मुंबई

बदर-९
पुस्तक क्र. १
पृष्ठ क्र. २२४
२०१८

महामत्स्य पत्रक

विभाग/मौजे - ओगिबरा

ताम्रकुशानं भु.पा.का. —च.भू.ज.अंधेरी

जिल्हा -- मुंबई उपनगर जिल्हा

[illegible]

820

0.828

चौम शैली अक्षर नं. ३, ८०५

॥ श्री गुरुभ्यो नमः ॥

[illegible]

संविधाधिकार

इसका नाम मूल मूल

वर्ग १९६६

21.10.2017

॥३॥

308 48

इति च

दिनांक	व्यवहार	सुंड अंश/सं.	नियंत्रण अधिकारी (पक्ष) मुख्यालय (पक्ष) विद्यालय (पक्ष)	साक्षरता
२४/०९/२०२१	मा. उपर उपनिवेशाधिकारी, राधिकाडील क्र. ADC/LND/D-१६४३ दि. १५/११/२०२० अन्वये वीनरानी सारा रु.८० पे १/८/२० परमून बसवाला नारायण नोट चेकली सेव १९५.०० ची. मि. पर			मा. - २५/०९/२०२१ म.पु.अ.डी.१ मुंबई
३१/०३/२०२०	मा. उपर उपनिवेशाधिकारी, राधिकाडील क्र. ADC/LND/D-१६५८ दि. ११/८/२० अन्वये वीनरानी सारा दि. १/८/२० परमून रु. ३८.१० वसुधाले नोट चेकली सेव ४७५.०० ची. मि.			मा. - ३१/०३/२०२० म.पु.अ.डी.१ मुंबई
०९/०९/२०२०	मा. उपर उपनिवेशाधिकारी, अंधरी राधिकाडील क्र. ADC/LND/D-३७५५ दि. १०/०९/२०२० अन्वये वीनरानी सारा रु. ८.३० ता १/८/२० परमून बसवाला नारायण नोट चेकली सेव १९५.०० ची. मि.			मा. - २५/०९/२०२० म.पु.अ.डी.१ मुंबई

सहायनी योजना

छरी नाथनाथ =

अर्थी नं.	2003	01
अर्थी नं.	20112	00
अर्थी नं.	24112	01
अर्थी नं.	391412	
अर्थी नं.	July	02
अर्थी नं.		
अर्थी नं.		



खरी नक्कल

जगज्ज्योतिषाचार्य श्री ॥

मण्डल-९

पुस्तक क्र. १	शेखर	१११	२२२
३०१६			

Page 10

100

जिल्हा — मुंबई उपनगर जिल्हा

आत्मनात्मा विस्फुल्लितोऽव्ययसंज्ञः प्रियं भावनात्मा
तत्त्वज्ञानं प्रदत्तं तत्त्वज्ञानं प्रियं भावनात्मा

五

क. डी. १७ ज. १/८/२१, पंजून

附錄

सुरी-सम्बन्धि

मुंबई उपनगर जिल्हा



ॐ
राष्ट्र भूनायक अधिकारी
५-संघी.



विष्णोर्नाम - ओम् नमो भगवते वासुदेवाय

पिण्डकान्ते सु.मा.का. --त.भ.अ.अध्यायी

जिल्हा — मुंबई उपनगर जिल्हा

विश्वविद्यालय
कलकत्ता- ७०० ००५

७८३

प्राप्त कर

2000

012011

सालनस्य विलेपना आध्यात्मिक विद्या माहुराव
विपरीत आर्या न्यायः पराधर्मस्य विद्या विलेप

5018

2008.12.2

अनेकधा धर्म

Copyright © 2004 John Wiley & Sons, Ltd.

५१ १९५६

मेलीकटने

Figure 1

2016-4037

२२५

374

94-512

गुरु ज्ञानिक

नविन धर्मा (१५०)

परिचय (प) विषय (व)

साक्षात्कार

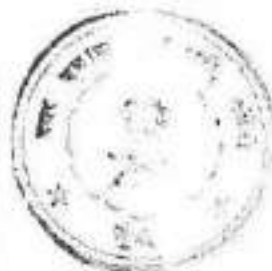
ଆମର ଶ୍ରଦ୍ଧା ଶୁଭାକାଂକ୍ଷୀ -

सुरी नमस्कार

न.म. अ. अंधरी

मंत्रई उपनगर, जि०-४१

अर्थी नाम	वेर	01
अर्थी पता	27/4/92	20
नकासा	24/4/92	02
नकासा पता	37/4/92	
	पुन	22



स्वरी नय-कल

नगर भूमापन अधिकारी
-५ अंधेरी.

बदर-९			
पुस्तक क्र. १	Power	144	228
२०१८			

मालमत्ता पत्रक

विभाग/पैज - सोशिवरा

तालुका/न.भ.अ.का - न.भ.अ.अंधेरी

जिल्हा - मुंबई उपनगर जिल्हा

मालमत्ता पत्रक अर्जातर्फे देण्यात येणाऱ्या वस्तुवस्तु
तपसणी कर वस्तुवस्तु कर तपसणीचे निमत देतो

४०८ १२८३.३

सुनिवाधिकार

दस्तावेज गुणधर्म सोपवणे

गटवत

उत्तर पत्र

इतर श्रेणी

वर्ग	वस्तुवस्तु	खंडांक	नवीन धारक (घा) पट्टा (ग) किंवा माल (घ)	साक्षात्करण

तपसणी करणाऱ्या - धारी नवकल - न.भ.अ.अंधेरी
मुंबई उपनगर जिल्हा

अर्ज क्र. ३८८८ गटवत नं. ०१
अर्ज नं. १६१५१२ तपसणी नं. २०
१८१५१२ तपसणी नं. ०२
नवकल नं. २२५१३२ तपसणी नं. २२
नवकल तपसणी करणाऱ्या -
नवकल तपसणी करणाऱ्या -



हारी नवकल

नगर भूमावज अधिकारी
X अर्ज

बंदर-९
पुस्तक क्र. १ १०५१५१ २२४
२०१८

विभागाध्यक्ष ऑगिबरा

नित्यता - मंडई उपनगर नित्यता

सम. कुलम	सिद्ध नगर	सदर कला	शिव	सा.सा.धिकार
प्रमाणित / सा.सा.म.			सा.मी	

संस्कृतभाषा-विश्वकोश आचार्यजी की विद्या माध्यामिक
तरीक़ों और तत्त्वों के साथ ही निराला संसार में

2000

१९८५.२.२
४१९०.५३ न. भू. डा. ४४००२
लॉ. अ. प्र. १९८५

‘सत्य’

七、九、廿九、

सुविभाषितम्

सर्वज्ञाना मूळ भासणे
-राय

पद्धति

542 9012

॥॥

[illegible]

नाम - पद -

न.प्र.अ.अधेरी
मुंबई काँग्रेस निवाडा

[illegible]

सूरी नक्कल

सगर भूसाधन अधिकारी
M. मंथेरी

बैठक-९

पुस्तक क्र. १	9068	ML	226
२०१८			



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."

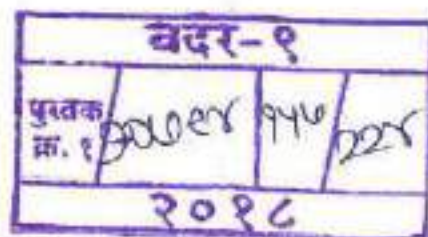
"IT IS FURTHER RESOLVED THAT Mr. Jagdish B. Ahuja and/or Mr. Gautam J. Ahuja shall be and are hereby jointly/severally authorized to do all such acts, deeds and things as may be necessary to give effect to above resolution and to sign and execute all the necessary papers & documents in connection thereto."

Certified True Copy

Dated this 15th March, 2013,

FOR & ON BEHALF OF THE BOARD OF DIRECTORS


DIRECTOR





बदर-६			
पुस्तक क्र. १	90658	141	2226
२०१८			

घोषणापत्र

मी अशोक छत्रपुत गजेरिया याद्वारे घोषित करतो की, दुसऱ्या निबंधक -
अशोक छत्रपुत गजेरिया यांचे कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी
सादर करण्यात आला आहे. जयदिवस भगवानदास अहिरा व इतर यांनी
दिनांक: 04/07/12 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.

अशोक छत्रपुत गजेरिया
कुलमुखत्यारपत्र धारक

दिनांक: 03/10/18

अशोक छत्रपुत गजेरिया



बदर-९	
पुस्तक क्र. १	अशोक छत्रपुत गजेरिया
२०१८	



बाइदर-१			
पुस्तक क्र. १	906	१२०	२२४
२०१८			



Monday, July 09, 2012
4:09:10 PM

Original
नोंदणी 88 म.
दिनांक 09/07/12

पावती

पावती क्र. : 7910

पावतीचे नाव वीस

दिनांक 09/07/2012

दस्तावेजाचा अनुक्रमांक

दस्तावेज : 07863 - 2012

दस्तावेजाचा प्रकार

मालकी हक्काचा

शाहूजी कल्याणचे नावावरून संपत्ती केवळामेटर्स लि. मुंबई शाखाय केवळामेटर्स प्रा लि., शाहूजी
इंटरनॅशनल इन्व्हेस्टमेंट्स लि., मुंबई शाखाय केवळामेटर्स प्रा लि.,

नोंदणी फी

100.00

मालकी (अ. 11(1)), मालकीचा नक्कास (अ. 11(2)),

260.00

कल्याण (अ. 12) व आपावित्तन (अ. 13) -> एकत्रित फी (13)

एकूण

रु.

360.00

आमनास हा हस्त अंदाजे 5:04PM हा वेळीस मिळेल


मुख्य निबंधक
अंश 1 (पदा)

बाजार मूल्य 0 रु.

मोबदला: 0 रु. सह मुख्य निबंधक अंश 1-2,

भरलेले मुद्रांक शुल्क: 1000 रु.

मुंबई उपनगर विभाग.

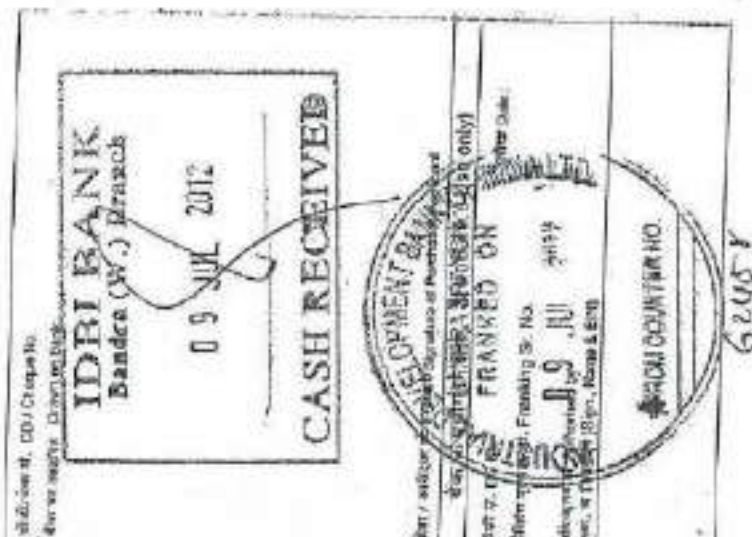
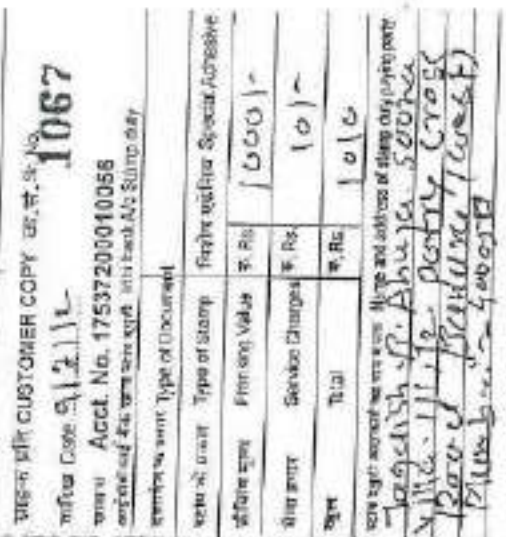
REGISTERED ORIGINAL DOCUMENT
DELIVERED ON.....



बतरी-९	
मुद्रांक क्र. १	Power 189 228
२०१६	



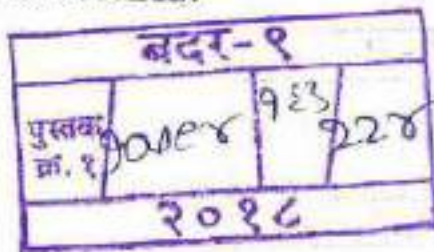
बंदर			
पुस्तक क्र. १	4062	482	228
२०१८			



SPECIFIC POWER OF ATTORNEY


TO ALL THE WHOM THESE PRESENTS SHALL COME I, JAGDISH BHAGWANDAS AHUJA, Adult Indian Inhabitant having address at 111 / 112, Secna Villa, 11th Floor, Perry Cross Road, Bandra, Mumbai - 400 050, in my individual capacity and as Partner(s) / Director(s) of the Companies mentioned hereinbelow :-

- (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.



FOR IDBI BANK
Authorized Signatory
BANDRA COT BLANCH

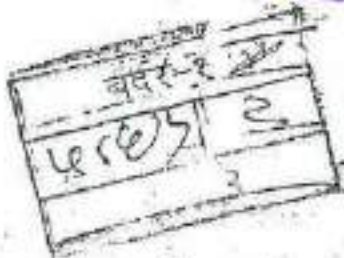
Industrial Development Bank of
India Ltd.
Mangal Darshan, Turner Road,
Bandra (W), Mumbai-400 050.
D-68/STP/19/C.R. 1007/06/05/1458-72
/2006


 INDIA STAMP DUTY MAHARASHTRA
 R.0001000/-PB5510
 113194
 12:45
 JUL 09 2012
 SPECIAL
 ADDRESS
 METERS
 62458

५५२ मुद्रांक प्रमाण अन्तर्गत खण्डित लेख खाली तपसिले व एस.एम.एस./संबंधित
प्रमाणित अधिकार्यानी दुसऱ्याकडेन संपर्क साधून, मेळ नसेल तर खण्डित नसावा.

9/12/12
[Signature]
[Signature]
[Signature]

५५२. ५५२ (Nature of Document)	Power of attorney
पुस्तक नोंदणीत तपसिले (Registration Details)	Not Registrable / Not Registrable
५५२. ५५२ (Nature of S.R.O.)	Re-Amelheri - I
उपस्थान गुणित नंबर (Fronthing Unique No.)	62458
पिढावलीये धोरणवता वर्णन (Property Description in brief)	Power of attorney
सोपवला रक्कम (Consideration Amount)	
पुस्तक खरेदीदाराने नाव पदपत्र-१ नाव (Stamp Purchaser's Name)	Jagdish Bhagwandas Amjekar
पुस्तक खरेदीदाराने नाव (Name of the other Party)	Bharat Amberkar
उपस्थान गुणित नाव व पदपत्र (If through Name & Address)	
पुस्तक खरेदीदाराने रक्कम (Stamp Duty Amt.)	1000/-
अक्षरी (in words)	१०००/-
अधिकृत अधिकार्यानी पुढी स्वाक्षरी व दिवस (Authorised Person's full Signature & Date)	P. T. KANHERE SOM 7/12/12



बदर-९	
पुस्तक क्र. १	90wer 7/12/12
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:

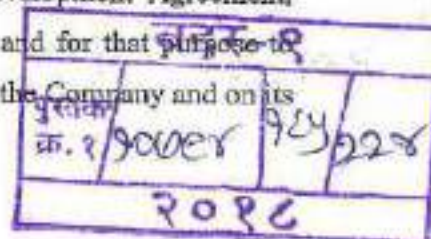
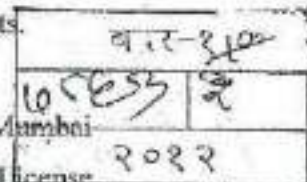
WHEREAS I, am desirous of appointing (1) Shri Gacheria Ashok Chatumal, (2) Shri. Santosh Kadam and (3) Shri Mandeep Saini, in my individual capacity and as Partner(s) / Director(s) of the Companies mentioned hereinabove, to act jointly and/or each of them as its true and lawful attorneys to do, perform 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) SHRI 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 on my 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 prospective purchasers of flats and in respect of the various properties and on behalf of the said Companies.

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 and execute all the documents, deeds and writings executed by me in favour of the prospective purchasers, in respect of the Development, Joint Development, Acquisition, 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.





बंदर-९	
पुस्तक क्र. १	906er 988 222
२०१८	

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

(2) Merlin Fernandes

S. Mahesh
Merlin



[Signature]

BEFORE ME



बदर-२१७	
५	४
१	२

बदर-९	
पुस्तक क्र. १	१०६५ २२४
२०१८	



बदर-९			
पुस्तक क्र. १	90028	181	2228
२०१८			

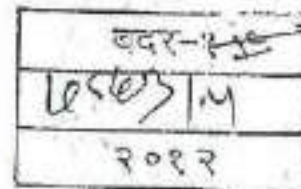
Gachheria
SHRI. GACHERIA ASHOK CHATUMAL
ATTORNEY



Santosh
SHRI SANTOSH KADAM
ATTORNEY



Saini
SHRI MANDEEP SAINI
ATTORNEY





बदर-९		
पुस्तक क्र. १	Page No 222	2016



बदर-१	
७५६३	६
२०२५	



बदर-१		
पुस्तक क्र. १	१७९ २०२४	२०२४
२०२६		



बंदर-१		
पुस्तक क्र. १	9008742	228
२०१६		



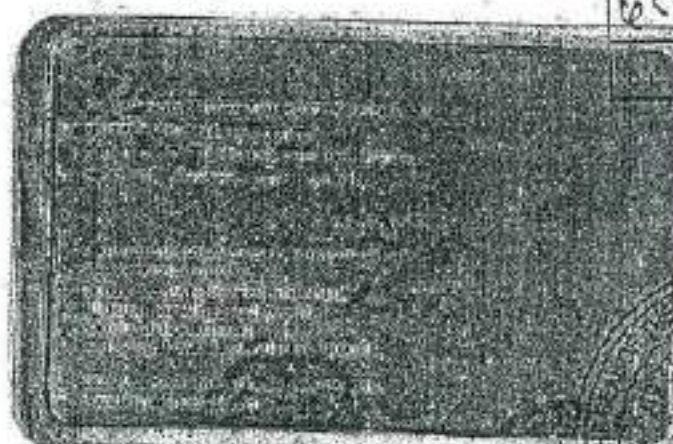
बदर-३	
७८७३	७
२०१४	



बदर-९	
पुस्तक क्र. १	बदर १७३ २२४
२०१८	



बदर-३			
पुस्तक क्र. १	गोवर	पुस्तक	२२४
२०१८			



बंदर-१
१०६३
०१२



बंदर-१			
पुस्तक क्र. १	१०६४	१०५	०२२
२०१६			



बदर-९			
पुस्तक क्र. १	१०७९६	१०२	२०२४
२०१६			



भारत निर्वाचन आयोग
Election Commission of India
ओळखपत्र
IDENTITY CARD

FLN0917625



चोरखारी नांव : जगदीश अहूजा
Elector's Name : Jagdish Ahuja
वडीलचे नांव : भगवानदास अहूजा
Father's Name : Bhagwandas Ahuja
लिंग : पुरुष Sex : M
1/1/2006 रोजी वय : 56
Age as on 1/1/2006

बंदर-१५	
७८४३	५
२०१२	



बंदर-९			
पुस्तक क्र. १	१२०९१	१२२१	२०१६



बदर-९		
पुस्तक क्र. १	gover 700	227
२०१८		



FORM B
(See Rule 15(1))
Driving Licence
MH 04 155229
Driving Licence No.
Date of issue 11/11/2004
Name of the Licence Holder
MR Sanjesh Kadam
Son/wife/daughter of
Siddhesh Kadam

Temporary address/ Official address (if any)
Poojan Ch. Galibari
and S. 242
M. S.
Permanent Address
Date of birth 22/6/78
Educational qualifications
Blood group with RH factor (Optional)

The holder of this licence is licensed to drive throughout India the vehicles of the following description:-
motorcycle (1) 100 cc
31106 cc

The licence to drive a motor vehicle other than transport vehicle is valid From to

Signature and Designation
REG. REGIONAL TRANSPORT OFFICE
MUMBAI (WEST)
बदर-९
10
1-38

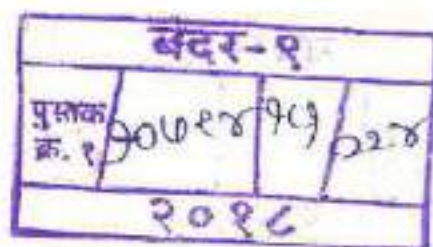
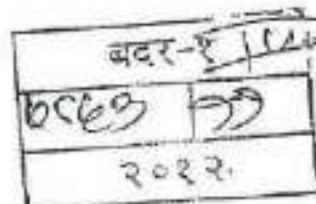
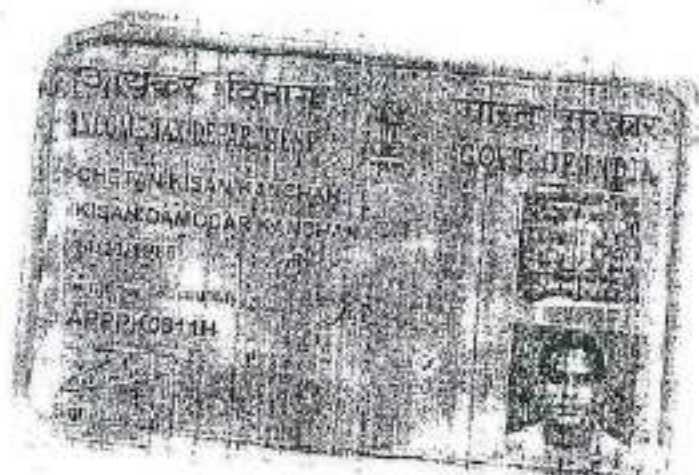
6
Space for addition of other classes of vehicles—
Number
Date
Also authorised to drive the following class of or description of motor vehicles:—
Name and designation of the Authority who conducted driving test
Signature and designation of the Licensing Authority
Date

THE SEN OF THE SUB-REGISTRAR
The holder of this licence is authorised to drive motor vehicle other than transport vehicle
Signature and Designation of the Licensing Authority
From
Signature and Designation of the Licensing Authority

बदर-९
पुस्तक क्र. 1
2004
228
2026



बंदर-९			
पुस्तक क्र. १	906760	228	
२०१८			



बंदर-९			
प्रसक क्र. १	30/06/2022	10/2	22
२०१८			

九

2014-15

WA	No. 359539
----	------------

डॉ. सुक-पु. ल. दा. पा. म. / शिक्षा विभाग
 विद्यानाथ भवन - २५५ - निल
 पोस्ट मनांक - ५५५५५ -

डा. प्रकाश - 972000440

24/11/2018 Monday

[illegible][illegible]

THE UNIVERSITY OF CHICAGO PRESS

॥१४६६ अंगक / गिटा कपाज

गोप्त विर्गोकाये भाय व रिज्जाण

अद्वैत प्रमथाचौ उही विद्या योगा

452 **INTEGRAL EQUATIONS**

<p>  </p>	<p>  </p>
--	--

[illegible]

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
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

1000

12.11.11

ॐ नमो भगवते वासुदेवाय ॥

卷之四

10-11-1941

★
THE
RSE
HARVARD UNIVERSITY LIBRARY
HARVARD UNIVERSITY LIBRARY
HARVARD UNIVERSITY LIBRARY

THE UNIVERSITY OF CHICAGO PRESS

...

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

७३५

151



Name and designation of the Authority who conducted diving test:

Signature and designation
of the Licensing Authority:

बदर-९

पुस्तक
क्र. १

GOVERNMENT 228

२०१८

चिदंबर-१४५

22	15	4
----	----	---

2009

॥ श्रीगणेशाय नमः ॥



बदर-१			
पुस्तक क्र. १	30000	968	226
२०१८			

09/07/2012

दुय्यम निबंधक

दस्ता गोधवारा भाग-1

बदर-1

दस्ता क्र 7863/2012

4:51:09 pm

अधोरी 1 (बांद)

दस्ता क्रमांक : 7863/2012

दस्ताचा प्रकार : मुख्याचारनामा

अनु क्र. पदाकाराचे नाव व पत्ता

पदाकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठाव

1 गण संकल्प किर्लोस्कर कॅवेलरस प्रा लि., सवाई रामधर
कॅवेलरस प्रा लि., मादरी इंडस्ट्रियल इस्टेट प्रा लि.,
अमरावती होमिंग कॅवेलरस प्रा लि., विजयवती प्रोपर्टीज
प्रा लि., अमरावती रॉयल जॉयंट कॅवेलरस प्रा लि.

निहून घेणार

वय 62

सही



2 नाव अश्विनी कृष्णल गोविंदरा -
पत्ता: पर/प्लॉट नं. 189, वी एम कंजार, 351 मजला,
लिविंगी रोड, मंडा (40) नं. 50

निहून घेणार

वय 48

सही



3 नाव सौंदर्य शिलाचान कदम -
पत्ता: पर/प्लॉट नं. खरीलामणी

निहून घेणार

वय 33

सही



4 नाव सनदीप डीनी -
पत्ता: पर/प्लॉट नं. खरीलामणी

निहून घेणार

वय 32

सही



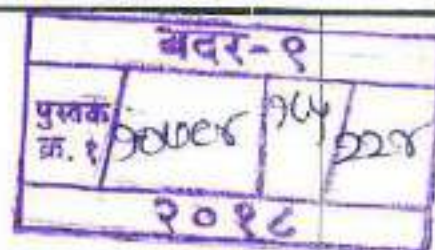
बदर-१ ना

0563 22

२०१२

दस्तावेजा करून देणारा अधिकाारी (मुख्याचारनामा) दस्तावेजा करून दिल्याचे कबूल करतात.

1 OF 1





बदर-९			
पुस्तक क्र. ११००६४	मे १६	२२४	
२०१८			



दस्त गोपवारा भाग - 2

बंदर

दस्त क्रमांक (7863/2012)

दस्त क्र. [बंदर-7863-2012] या गोपवारा
आकार मूल्य : 0 गोपवारा 0 परसेले मुद्रांक मूल्य : 1000

दस्त हजर केल्याचा दिनांक 09/07/2012 04:47 PM
निष्पादनाचा दिनांक : 09/07/2012
दस्त हजर करणाऱ्याची सही :

[Handwritten signature]

दस्ताचा प्रकार : 485) मुख्यावरनाचा
शिकका क्र. 1 ची वेळ : (सादरीकरण) 09/07/2012 04:47 PM
शिकका क्र. 2 ची वेळ : (जी) 09/07/2012 04:49 PM
शिकका क्र. 3 ची वेळ : (कबुली) 09/07/2012 04:50 PM
शिकका क्र. 4 ची वेळ : (ओळख) 09/07/2012 04:50 PM

दस्त गोंव केल्याचा दिनांक : 09/07/2012 04:50 PM

ओळख :

पोलीस हलग असे नियेदीत करतात की, जे अंतर्गण्य करणे योग्य माना वास्तव्य जोडवतात.

म जांभी ओळख पटविताना,

1) घातन काढन -- ,पर/फॉट नं: 110/114, जगवारा बाक, गिरगाव, मुंबई - 2

मल्ली/रस्ता :

ईमारतीचे नाव :

ईमारत नं :

पेट/पसावत :

राहण/गाव :

तालुका :

जिल्हा :

2) के डी काढन -- ,पर/फॉट नं: वरीलप्रमाण

मल्ली/रस्ता :

ईमारतीचे नाव :

ईमारत नं :

पेट/पसावत :

राहण/गाव :

तालुका :

जिल्हा :



360: एकूण

निष्पादनाची सही, उधेरी 1 (बांध)

दु: निष्पादनाची सही
उधेरी 1 (बांध)



प्रमाणित करण्यात येत की, या
दस्तमध्मे एकूण गोपे आहेत.
पुस्तक क्र. 2/बंदर-1/कमांक 6563/2012
बंदर नोंदला दिनांक : 9 JUL 2012

[Handwritten signature]
सह दफ्त निबंधक, अंधेरी
मुंबई उपनगर जिल्हा

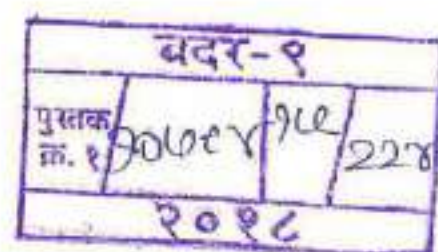


बंदर-१ IV
6563/2012
2012

बंदर-१
पुस्तक क्र. 1/बंदर-१/कमांक 6563/2012
2012



बदर-९			
पुस्तक क्र. १	१००६	१५	२२४
२०१८			



घोषणापत्र

मी रितेश छगनकाळ त्रिवेदी याद्वारे घोषित करतो की, दुय्यम निबंधक अंधेरी यांचे कार्यालयात केदारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. सुनिल रामचंद्रन व हस्त यांनी दिनांक: 16/03/2018 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी सदर दस्त नोंदणीस सादर केला आहे. दस्त निष्पादित करून कबुलीजवाब 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 रद्दबातल 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

Mitush

(रितेश छगनकाळ त्रिवेदी)

दिनांक: 03/10/2018



बंदर-९	
पुस्तक क्र. १	90657429/228
२०१८	



बदर-९		
पुस्तक क्र. १	गवर्नर	१०२/२२४
२०१८		

514/2703

पावती

Original/Duplicate

Friday, March 16, 2018

नोंदणी क्र : 39म

11:50 AM

Regn.:39M

पावती क्र: 2878

दिनांक: 16/03/2018

याचाचे नाव: ओशिवा

दस्तऐवजाचा अनुक्रमांक: बदर-18-2703-2018

दस्तऐवजाचा प्रकार : कुलमुद्रापत्र

सादर करणाऱ्याचे नाव: मे.सहयोगी हॉम्लि लिमिटेड व अधो.सेगनेटरी सुनील रामचंद्रन - -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 320.00

पृष्ठांची संख्या: 16

एकूण:

रु. 420.00

आपणास मूळ दस्त, संकलित फिट, सूची-२ अंदाजे

11:50 AM ह्या वेळेत मिलेल.


 Joint S.R. Ancheri-7

राजार मुल्य: रु. 1/-

मोबदला रु. 1/-

गरलेले मुद्रांक शुल्क : रु. 500/-

 सह. दुय्यम निबंधक, अधिरी 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

56/3/18



बदर-९			
पुस्तक	क्र. १	पृ. १२३	पृ. २२४
२०१८			

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, Ancheri (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:

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) A 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

viz. rehab buildings, composite buildings, sale buildings, shops, offices, terraces, parking spaces, etc.

D) The said SRA Authority has approved and sanctioned the SRA Scheme as well as the layout, specifications 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



बदर-९	
पुस्तक क्र. १३०५६८	२०१२



बदर-९		
२००३	३	९६

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 Sankal'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 buldings 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").



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

At the request of the said Sankalp and being the Developer of the said Larger Property, the said company has agreed to join as the confirming party in the Agreement/s for sale in relation to said building being S1 and



बदर-१८४		
2003	४	१६
AND WHEREAS		
२०१८		

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 Agreements in relation to VERONA.

बदर-१		
पुस्तक क्र. १३०६०४	१२५	२२४
२०१८		

(M)

8

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-at-law for me and in my name being the authorised representative of the Company for the purposes expressed herein-below viz.:

बदर-२४	
2003	4.98

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 S-3 and S-4 known as **VERONA** being constructed on the lands 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.



बदर-२४	
पुस्तक क्र. १/3067	2018

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

8

8

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 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, 382, 383, 384, 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 Mandir Road, off

218	376	376/1	377	379
380	381	382	383	384
385	386	386/1	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

218	376	376/1	377	379
380	381	382	383	384
385	386	386/1	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

8 (H)

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: C.T.S. No.375, 382, 384, 385

THE SECOND SCHEDULE ABOVE REFERRED TO:

(DESCRIPTION OF THE SAID PROPERTY)

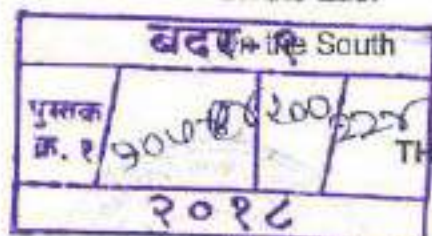
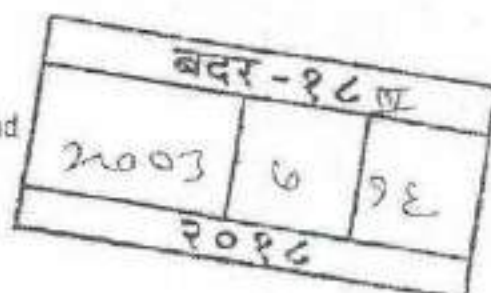
All that land (forming part of the said Larger Property more particularly described in the First Schedule hereinabove written) admeasuring 2554.50 sq. meters or thereabout whereon the Sale Building to be known as "VERONA" is being constructed, on Land bearing (a) CTS No.1C/3(pt) admeasuring 1288.32 sq.mtrs., corresponding to Survey No.41 (pt); (b) CTS No.410C/1(pt) admeasuring 22.84 sq.mtrs., corresponding to Survey No.41(pt); (c) CTS No.406(pt) admeasuring 218.73 sq.mtrs., corresponding to Survey No.22; and (d) CTS No.407(pt) admeasuring 1024.61 sq.mtrs., corresponding to Survey No.21 Sub-District of Mumbai Suburban and situated at R.M. Road, Oshiwara, Jogeshwari (West), Mumbai - 400 102 and bounded as under:

On the North : Sale Building No. 1

On the West : Raghavendra Mandir Road

On the East : Sale Building No. 1

On the South : Rehab Building No. 2



THE THIRD SCHEDULE ABOVE REFERRED TO:

(DESCRIPTION OF THE SAID S1 LAND)

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 "LANTANA" is being constructed, on Land bearing (a) CTS No.410C/1 (pt) corresponding to Survey No.41 (pt) and CTS No.410C/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 bounded as under:

On the North : 27 M wide Relief Road

On the West : 20 M wide D.P.Road

On the East : Nalla, 410 C/ 1 (pt) Plot

On the South: Sale Building No. 3



(17)

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

[Handwritten Signature]



1. *[Handwritten Signature]*

2. *[Handwritten Signature]*

Photograph, Left Hand Thumb Impression & Signature

SIGNED in ACCEPTANCE
within-named "ATTORNEY"
MR. HITEEN CHHAGANLAL TRIVEDI



[Handwritten Signature]



1. *[Handwritten Signature]*

2. *[Handwritten Signature]*



Photograph, Left Hand Thumb Impression & Signature

बदर-१८ IV		
2003	C	92
२०१८		

बदर-९		
पुस्तक क्र. १	2003	228
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 Parwal (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 8 - 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 Villages Oshiwara, Jogeshwari (West), Tahaka Andheri, District Mumbai Suburban.

RESOLVED FURTHER THAT Mr. Keshav Parwal (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 Parwal (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
Sahyog Homes Limited

For Sahyog Homes Limited

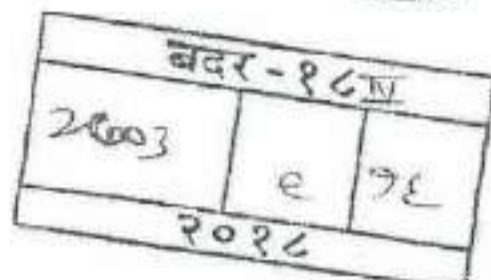
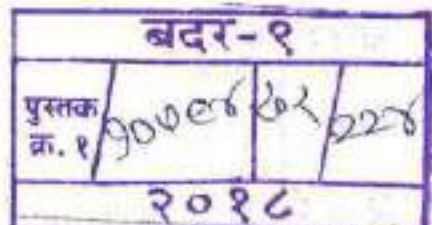

Ajinder Singh
Director
(DIN - 06997142)




Ajinder Singh
Director
(DIN - 07606734)



Place: Mumbai
Date: 08.02.2018



Sahyog Homes Limited

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

1+91 22 40906000 +91 22 40306873 cin U45202MH2009PLC198080 w www.sahyoghomes.com e info@sahyoghomes.com



बदर-१८		
२००३	१०	१६
२०१८		



बदर-९			
पुस्तक क्र. १	१००६	२०३	२२४
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."

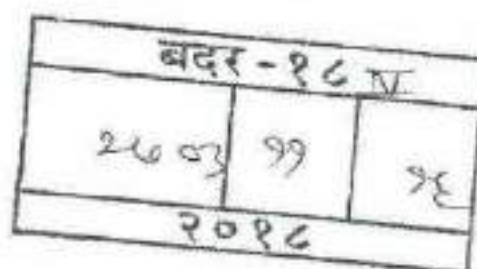
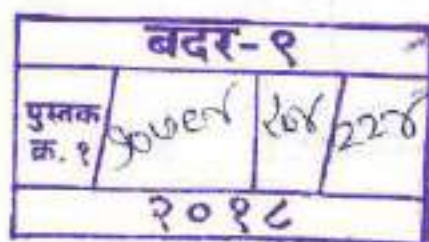


Place: Mumbai
Date: 08.02.2018



For Sahyog Homes Limited

Ajander Singh
Director
(DIN - 07606734)



Sahyog Homes Limited

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

t +91 22 40906000 f +91 22 40206873 cin U45202MH2009PLC198080 w www.sahyoghomes.com e info@sahyoghomes.com



बंदर-१६४		
2003	१८	१६
२०१८		



बंदर-९		
पुस्तक क्र. १	2003	228
२०१८		



आवास विभाग
HOUSING DEPARTMENT
RAJYOGHOMES LIMITED

भारत सरकार
GOVT OF INDIA



बदर-९			
पुस्तक क्र. १	90604	208	228
२०१८			

बदर-१८ IV			
2003	93	98	
२०१८			



बदर-१८ IV		
2003	98	98
2086		



बदर-९			
पुस्तक	2003	2003	228
क्र. १	2003	2003	228
2086			

SummaryI (GoshwaraBhag-1)

514/2703

शुक्रवार, 16 मार्च 2018 11:50 म.पू.

दस्त गोश्वारा भाग-1

बदर 18

दस्त क्रमांक: 2703/2018

दस्त क्रमांक: बदर 18 /2703/2018

बाजार मूल्य: रु. 01/-

मोबदला: रु. 01/-

भारतेल मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. बदर 18 याचे कार्यालय

पावती: 2878

पावती दिनांक:

अ. क्र. 2703 वर दि. 16-03-2018

16/03/2018

रोजी 11:29 म.पू. या. हजर केला.

सादरकरणाचे नाव: सै.सहयोग होम्स लिमिटेड ये
अथो.संमोदयी सुनील रामचंद्रन - -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 320.00

मुद्रांची संख्या: 16

दस्त हजर करणाऱ्याची सही:

एकूण: 420.00

Joint S.R. Andheri-7

सह. दुग्धम निबंधक, अंधेरी क्र. 9

Joint S.R. Andheri-7

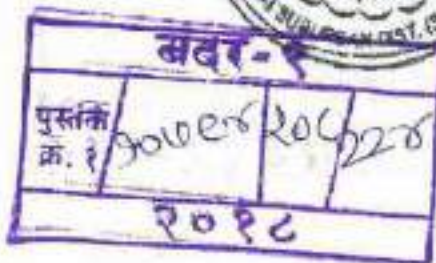
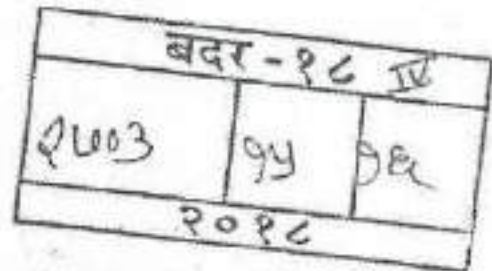
सह. दुग्धम निबंधक, अंधेरी क्र. 9

दस्ताचा प्रकार: कुलमुखत्यारपत्र

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

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

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





बदर-९			
पुस्तक क्र. ९	900-28	190	228
२०१८			

पुस्तक क्र. ९			
900-28	190	228	
२०१८			



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-3102, "B" wing, on 31st 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

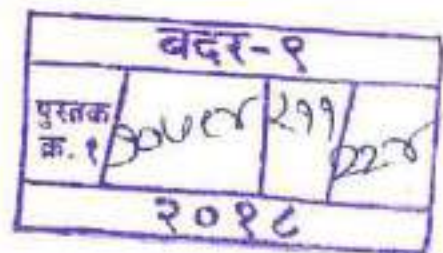
For Capacit'e Infraprojects Limited

Ms. Sai Kedar Katkar

(Authorised Representative)

Date: 24.09.2018

Place: Mumbai





बदर-९			
पुस्तक क्र. १	१०५६४	२१२	२२४
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.

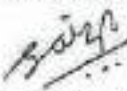
RESOLVED FURTHER THAT the Company be and is hereby authorised to enter into, execute, submit Agreement to Sale and/ or Sale Deed and / or any such documents, letters, confirmations, declarations in the regard.

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.

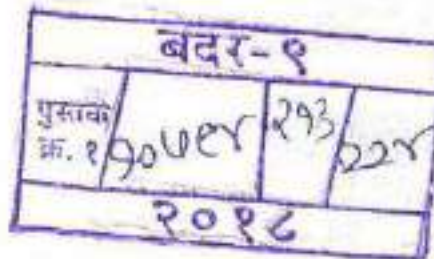
RESOLVED FURTHER THAT a certified true copy of the above resolution signed by any of the Executive Directors or Company Secretary of the Company be forwarded/ submitted to Banks/ Financial Institutions, Government, Semi government, local regulatory authorities as may be required in this regard.

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 3723 • Email: info@capacite.in

NCR | Bangalore

CIN : L45400MH2012PLC234318

www.capacite.in



बदर-९			
पुस्तक क्र. ११०५६४	२१/४	२२४	
२०१८			

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

CAPACIT E INFRAPROJECTS LIMITED



09/08/2012

Permanent Account Number

AAECC9463G

12042014



5047

बदर-९	
पुस्तक क्र. १००६४	२९४/२४
२०१८	



बंदर-९			
पुस्तक क्र. १	90687	रॉड	228
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. १००९२१०	२२४
२०१६	



बदर-९	
पुस्तक क्र. १/१०००४	२१८/२२४
४०४८	



भारत सरकार
GOVERNMENT OF INDIA



मानव विकास प्रतिष्ठान
Manav Vikas Pratishthan
वर्ष १९७३ / Year of Birth 1973
मुद्रा / Mark



4044 2004 2073

अभिप्रेत - सामान्य माणसाचा अधिकार



बंदर-९		
पुस्तक प्र. १	218/228	2086



નંદર-૧			
પુસ્તક નં. ૧	2027	22/2/27	
૨૦૧૮			



भारत सरकार
GOVERNMENT OF INDIA



सुधाकर लक्ष्मण धुमाळ
Sudhakar Laxman Dhumaal
DOB: 17-07-1975
Gender: Male



Handwritten signature

6813 4370 5607

आधार - आम आदमी का अधिकार



बदर-९	
पुस्तक क्र. १/१०७८४	२२९/२२४
२०१८	



बदर-९			
पुस्तक क्र. १	222	228	
२०१८			

378/10794

बुधवार, 03 ऑक्टोबर 2018 12:47
म.नं.

दस्त गोषवारा भाग-1

वदर9

दस्त क्रमांक: 10794/2018

दस्त क्रमांक: वदर9 /10794/2018

बाजार मूल्य: रु.
1,13,00,000/-

मोबदला: रु. 2,01,87,200/-

भरलेले मुद्रांक शुल्क: रु.10,10,000/-

दु. नि. सह. दु. नि. वदर9 यांचे कार्यालयात
अ. क्र. 10794 वर दि.03-10-2018
रोजी 12:24 म.नं. वा. हजर केला.

पावती:11925

पावती दिनांक:
03/10/2018सादरकरणाचे नाव: मेसर्स कॅपासिटे इन्फ्राप्रोजेक्ट्स लि.
तर्फे ऑथोराईज्ड सिग्नेटरी सई केदार काटकर

नोंदणी फी

रु.
30000.00

दस्त हाताळणी फी

रु. 4480.00

पृष्ठांची संख्या: 224

एकुण: 34480.00

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 स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत
किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिका क्र. 1 03 / 10 / 2018 12 : 24 : 25 PM ची वेळ: (सादरीकरण)

शिका क्र. 2 03 / 10 / 2018 12 : 27 : 13 PM ची वेळ: (फी)

प्रतिज्ञापत्र

*सदर दस्तऐवज हा नोंदणी क्रमांक १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणीस
दाखल केलेला आहे. *दस्तावीस संपूर्ण मजकूर, निष्पक्षक व्यक्ती, सादरीकरण व
सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. *दस्ताची नक्का, रीपटा
कायदेशीर बाबींसाठी दस्त निष्पक्षक व कडुलीदारक हे संपूर्णपणे जबाबदार राहतील.

[Signature]

[Signature]

लिहून घेणारे :





03/10/2018 12:50:54 PM

दस्त गोपवारा भाग-2

बदर-९

दस्त क्रमांक:10794/2018

दस्त क्रमांक :बदर9/10794/2018

दस्तावा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: मेसर्स कॅपसिटे इन्फ्राप्रोजेक्ट्स लि. तर्फे ऑफोराईज्ड सिग्रेटरी रई केदार काटकर पत्ता: प्लॉट नं. ऑफिस नं. 605-607, माळा नं: 6 वा मजला, इमारतीचे नाव: श्रीकांत चेंबरा, फेज- 1, ब्लॉक नं. -, रोड नं: सायन टुम्ब्रे हायवे, मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर: AAEC94636	तिहून देणार वय : 33 स्वाक्षरी:-		
2	नाव: श्रीकृष्ण सिद्धी डेव्हलपर्स प्रा. लि. तर्फे संचालक जगदीश भावजनदास जातुबा तर्फे मुखत्यार म्हणून अशोक लतुमल गवरीया पत्ता: ऑफिस नं. २-३, - राजपिपळा, स्टॅन्डर्ड चार्टर्ड बँकच्या समोर, लिंकिंग रोड, सांताक्रुझ पश्चिम, मुंबई, सांताक्रुझ सेंट, MAHARASHTRA, MUMBAI, Non-Government. पिन नंबर: AAOC9724Q	तिहून देणार वय : 53 स्वाक्षरी:-		
3	नाव: सहयोग होम्स लि. तर्फे ऑफोराईज्ड रिप्रेझेंटेटिव्ह सुनिल रामचंद्रन तर्फे मुखत्यार म्हणून हितेश जगनलाल त्रिवेदी पत्ता: प्लॉट नं: ऑफिस नं. 321, माळा नं: -, इमारतीचे नाव: मोर्पा ईस्टेट, ब्लॉक नं: इन्फिनिटी मॉलच्या समोर, रोड नं: न्यू लिंक रोड, अंधेरी पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर: AANCS8142D	मायता देणार वय :- 26 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबूल करतात.
शिकका क्र.3 नो वेळ: 03 / 10 / 2018 12 : 29 : 01 PM

ओळख:-

खालील इशम 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, चेन्नई, मुंबई पिन कोड: 400071		
2	नाव: सुधाकर धुमाळ वय: 43 पत्ता: 9, सावता सदन, आर.सी. मार्ग, चेन्नई, मुंबई पिन कोड: 400071		

बदर-९

पुस्तक
क्र. १/2018/228

शिकका क्र. 4 नो वेळ: 03 / 10 / 2018 12 : 23 PM

शिकका क्र. 5 नो वेळ: 03 / 10 / 2018 12 : 30 : 35 PM नोंदणी पुस्तक 1 मध्ये

मह. दु. नि. अंधेरी ३

सह दुय्यम निबंधक अंधेरी क्र. ३.

EPayment Details

Sr. Epayment Number
1 MH00227887320Defacement Number
00035481572018

बदर-९ Bover/2018
पुस्तक क्रमांक १, क्रमांक.....बर
नोंदणी. ३-3 OCT 2018
दिनांक : 10794/2018

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

For feedback, please write to us at feedback@subreg.mca.gov.in

सह दुय्यम निबंधक, अंधेरी क्र. ३
मुंबई उपनगर जिल्हा

09:28



03/10/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 3

दस्ता क्रमांक : 10794/2018

नोंदणी :

Regn:63m

गावाचे नाव : ओशिवरा

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	20187200
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतीतपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	11300000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: प्लॉट नं.बी-3102, बी-विंग, माळा नं: 31 वा मजला, इमारतीचे नाव: लामोर, ब्लॉक नं: ओशिवरा, जोगेश्वरी पश्चिम, मुंबई-400102, रोड नं: राघवेंद्र मंदिर रोड, ऑफ. रिलीफ रोड, इतर माहिती: एक कार पार्किंग सहित. मोजे ओशिवरा, सी.टी.एस. नं.1सी/3ए(पार्ट) आणि 410सी/1 (पार्ट), सदनिकेचे क्षेत्रफळ - 72.10 चौ.मी कारपेट. (C.T.S. Number : 1C/3A (Part) and 410C/1 (Part) ;)
(5) क्षेत्रफळ	1) 85.66 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असलेले तपे.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- संकल्प शिंदी डेव्हलपर्स प्रा. लि. तर्फे संचालक जगदिश भगवानदास आहुजा तर्फे मुखत्यार म्हणून अशोक छतुमल गवेरीया वय:- 53; पत्ता:- ऑफिस नं.ए-3, -, राजपिपळा, स्टॅण्डर्ड चार्टर्ड बँकच्या समोर, लिंकिंग रोड, सांताक्रुझ पश्चिम, मुंबई, सांताक्रुझ सेंट्रल, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:- 400054 पॅन नं:- AAOC597240 2): नाव:- सहयोग होम्स लि. तर्फे ऑथोराईज्ड रिप्रेझेंटेटिव्ह सुनिल रामचंद्रन तर्फे मुखत्यार म्हणून हितेश छगनलाल त्रिवेदी वय:- 26; पत्ता:- प्लॉट नं: ऑफिस नं.321, माळा नं:-, इमारतीचे नाव: मोर्षा ईस्टेट, ब्लॉक नं: इन्फिनिटी 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 कॅंपासिटे इन्फ्राप्रोजेक्ट्स लि. तर्फे ऑथोराईज्ड सिग्रेटरी सर्व केदार काटकर वय:- 33; पत्ता:- प्लॉट नं: ऑफिस नं.605-607, माळा नं: 6 वा मजला, इमारतीचे नाव: श्रीकांत चॅम्बर्स, फेज- 1, ब्लॉक नं:-, रोड नं: सापन टांबे हायवे, मुंबई, महाराष्ट्र, MUMBAI. 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	10794/2018
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	1010000
(13) बाजारभावप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



दस्तासोबत सूची क्र. 23

खरी प्रत

सह. दुय्यम निबंधक अंधेरी-३
मुंबई उपनगर जिल्हा.