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Wednesday, September 06, 2017
11:13 AM

पावती

Original/Duplicate

नोंदणी क्र. :39म
Regn.:39M

पावती क्र.: 9643 दिनांक: 06/09/2017

गावाचे नाव: मालाड
दस्तऐवजाचा अनुक्रमांक: बरल-2-8645-2017
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: अनिल - कोठारी

| | |
|-----------------------|--------------|
| नोंदणी फी | रु. 30000.00 |
| दस्त हाताळणी फी | रु. 3000.00 |
| पृष्ठांची संख्या: 150 | |

एकूण: रु. 33000.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
11:25 AM ह्या वेळेस मिळेल.

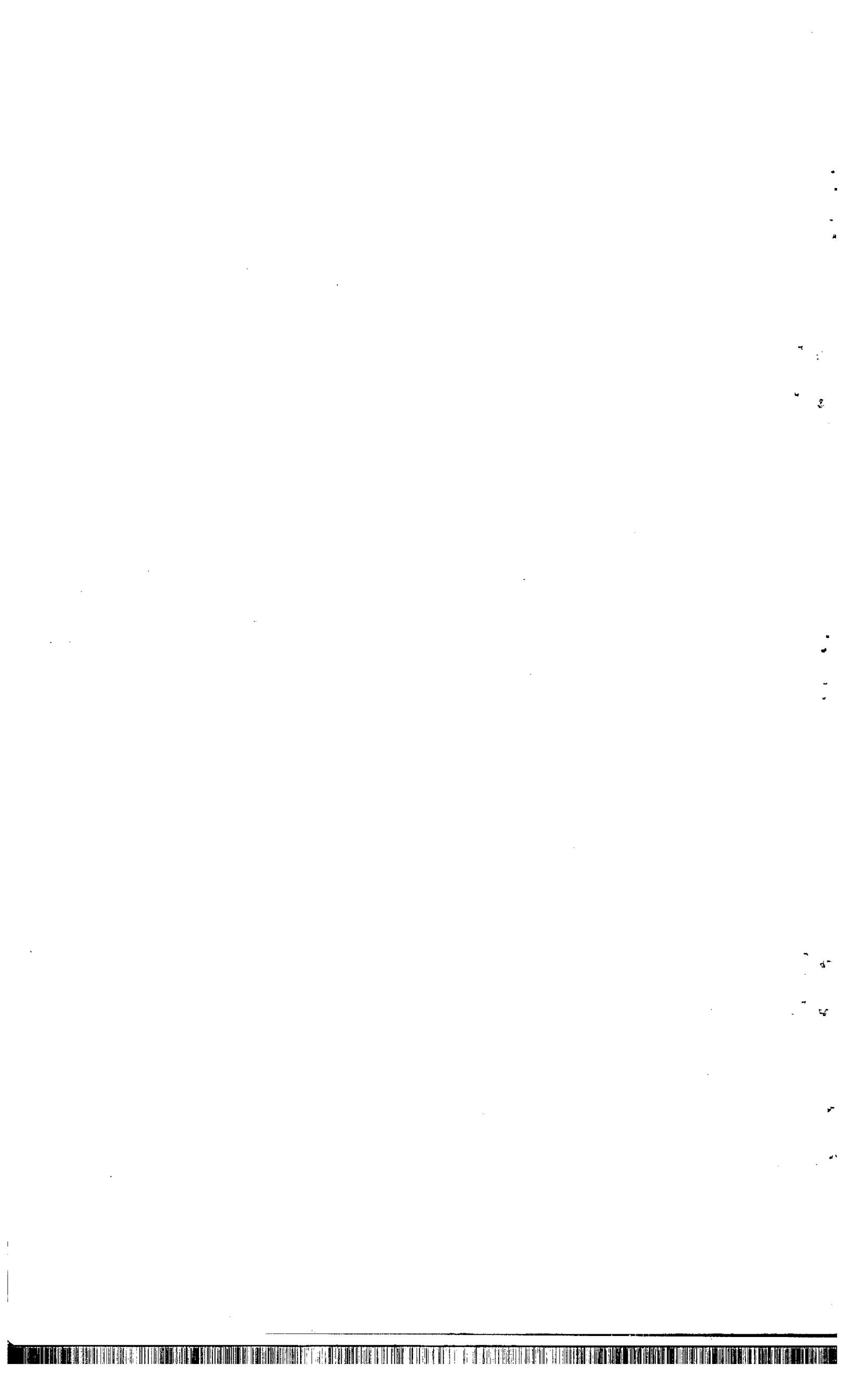
सह दु.नि.का-बोरीवली 2

बाजार मूल्य: रु.16155631.825 /-
मोबदला रु.17616000/-
भरलेले मुद्रांक शुल्क : रु. 881000/-

सह दुय्यम निबंधक बोरीवली - २.
मुंबई उपनगर जिल्हा

REGISTERED ORIGINAL DOCUMENT
DELEVERED ON.....

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH004933263201718R दिनांक: 31/08/2017
बँकेचे नाव व पत्ता: Panjab National Bank
2) देयकाचा प्रकार: By Cash रक्कम: रु 3000/-



Index-2(सूची - २)

07/09/2017

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 2

दस्त क्रमांक : 8645/2017

नोदणी :

Regn:63m

गावाचे नाव : 1) मालाड

| | |
|---|---|
| (1)विलेखाचा प्रकार | करारनामा |
| (2)मोबदला | 17616000 |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 16155631.825 |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास) | 1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: प्रिमायसेस नं 1003, माळा नं: 10,विंग सी, इमारतीचे नाव: लेबल्स, ब्लॉक नं: मालाड पूर्व,मुंबई 400097, रोड : राणी सती मार्ग, इतर माहिती: प्रिमायसेस क्षेत्र 92.73 चौ मीटर कार्पेट,बाल्कनी क्षेत्र 9.45 चौ मीटर(रेरा प्रमाणे) दस्तात नमुद केल्याप्रमाणे,सोबत 1 मेकॅनिकॅल स्टॅक कार पार्किंग 1 कार करिता((C.T.S. Number : 521 ;)) |
| (5) क्षेत्रफळ | 1) 122.616 चौ.मीटर |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-कनाकिया रेसीडेंशीयल प्रा लि च्या संचालिका आशा शाह तर्फे मुखत्यार संगीता - विजयकुमार वय:-41; पत्ता:-प्लॉट नं: ऑफिस नं 215, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: अंधेरी पूर्व, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400093 पॅन नं:-AAECK1950C 2): नाव:-मान्यता देणार शाह हाऊसकॉन प्रा लि तर्फे कनाकिया रेसीडेंशीयल प्रा लि तर्फे ऑथोराइज सीग्रे आशा शाह तर्फे मुखत्यार संगीता - विजयकुमार वय:-41; पत्ता:-प्लॉट नं: ऑफिस नं 215, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: अंधेरी पूर्व, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400093 पॅन नं:-AAFCS3508K |
| (8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-अनिल - कोठारी वय:-36; पत्ता:-प्लॉट नं: प्लॉट नं 204, 2ए, माळा नं: 2,, इमारतीचे नाव: रहेजा टाऊनशिप , ब्लॉक नं: मालाड पूर्व, रोड नं: वृंदावन, महाराष्ट्र, MUMBAI. पिन कोड:-400097 पॅन नं:-APIPK7921D 2): नाव:-मंजू - कोठारी वय:-36; पत्ता:-प्लॉट नं: प्लॉट नं 204, 2ए, माळा नं: 2,, इमारतीचे नाव: रहेजा टाऊनशिप , ब्लॉक नं: मालाड पूर्व, रोड नं: वृंदावन, महाराष्ट्र, MUMBAI. पिन कोड:-400097 पॅन नं:-AOZPK7110C 3): नाव:-अनिल कोठारी (एच यू एफ) चे कर्ता अनिल - कोठारी वय:-36; पत्ता:-प्लॉट नं: प्लॉट नं 204, 2ए, माळा नं: 2,, इमारतीचे नाव: रहेजा टाऊनशिप , ब्लॉक नं: मालाड पूर्व, रोड नं: वृंदावन, महाराष्ट्र, MUMBAI. पिन कोड:-400097 पॅन नं:-AAPHA7146G |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 04/09/2017 |
| (10)दस्त नोंदणी केल्याचा दिनांक | 06/09/2017 |
| (11)अनुक्रमांक,खंड व पृष्ठ | 8645/2017 |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 881000 |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14)शेरा | |

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

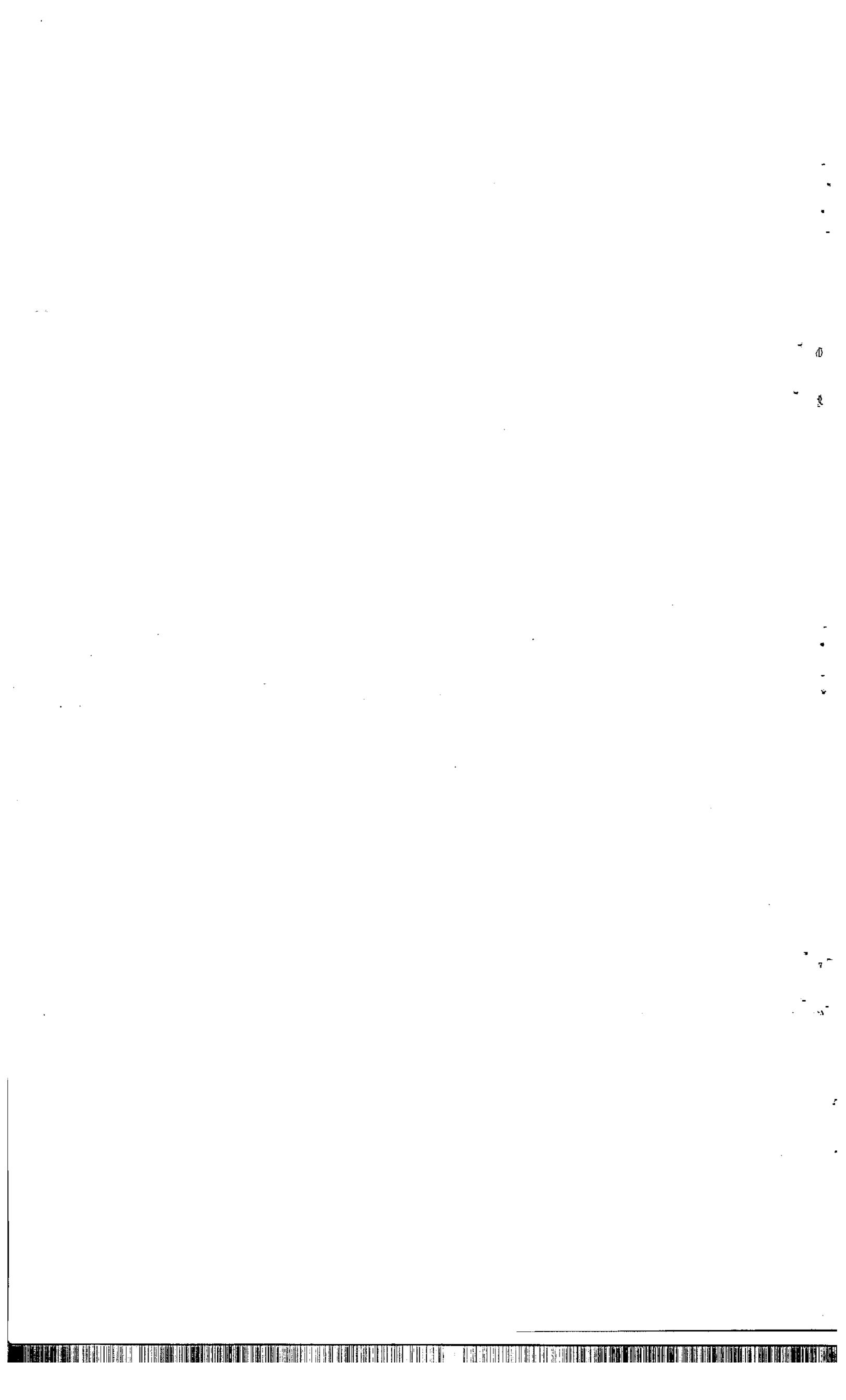
मुद्रांक शुल्क आकारणेबाबतचे अनुच्छेद :-

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



खरी प्रत

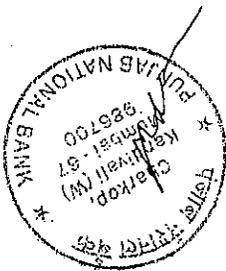
सह दुय्यम निबंधक बोरीवली - २.
सह न्यायनगर, जिल्हा



| e-Stamp [Simple Receipt] Offline Payment Receipt | | | |
|--|---|----------------------|---|
| Branch Name | : CHARKOP(9867) | | |
| Challan Number | : MBST01091750005 | GRAS GRN | : MH004973932201718R |
| PaymentDate | : 01/09/2017 14:52:58 PM | Bank Txn ID | : 010917M712694 |
| District | : 7101-MUMBAI | Office Name | : IGR191-BRL2_JT SUB REGISTRAR BORIVALI 2 |
| Stamp Duty | : 0030045501-75 | | |
| Amount | : 881000.00 | | |
| Total Amount | : 881000.00 | | |
| Duty Payer Name | : MR ANIL KOTHARI AND OTHERS | Duty Payer ID | : PAN-APIPK7921D |
| Duty Payer Mob No | : +91-9892357179 | | |
| Article Code | : B25-Agreement to sale/Transfer/Assignment | | |
| Movability | : Immovable | Consideration Amount | : 17616000.00 |
| Prop Descr | : FLAT NO 1003, 10TH FLOOR, WING C, LEVELS, RANI SATI MARG, MALAD EAST, MUMBAI Maharashtra 400097 | | |
| Property Area | : 998.15 sq. feet | | |
| Other Party Name | : KANAKIA RESIDENTIAL PVT LTD | Other Party ID | : PAN-AAECK1950C |

Print Receipt

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| बाल - २/ | | |
| LEKY | 9 | 200 |
| २०१७ | | |





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| बरल - २/ | | |
| ८६५ | २ | १५० |
| २०१७ | | |

Data of Bank Receipt for GRN MH004973932201718R
Bank - PUNJAB NATIONAL BANK

Bank/Branch :
 Pmt Txn id : 010917M712694 Simple Receipt
 Pmt DtTime : 01/09/2017 14:52:58 Print DtTime :
 ChallanIdNo : 03006172017090150005 GRAS GRN : MH004973932201718R
 District : 7101 / MUMBAI Office Name : IGR191 / BRL2_JT SUB REGISTRAR BORIVALI 2

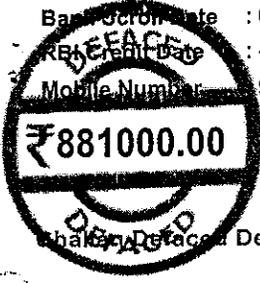
StDuty Schm : 0030045501-75/ Stamp Duty(Bank Portal)
 StDuty Amt : Rs 8,81,000.00/- (Rs Eight Lakh Eighty One Thousand Rupees Only)

RgnFee Schm :
 RgnFee Amt :

Only for verification-not to be printed and used

Article : B25
 Prop Mvblty : Immovable Consideration : 1,76,16,000.00/-
 Prop Descr : FLAT NO 1003,10TH FLOOR,WING C,LEVELS , RANI SATI MARG
 : MALAD EAST,MUMBAI,Maharashtra
 : 400097
 Duty Payer : PAN-APIPK7921D MR ANIL KOTHARI AND OTHERS
 Other Party : PAN-AAECK1950C KANAKIA RESIDENTIAL PVT LTD

Bank Scroll No : 1
 Bank Scroll Date : 04/09/2017
 REB Date : --
 Mobile Number : 9892357179



Challan Deface Details

| Sr. No. | Remarks | Defacement No. | Defacement Date | UserId | Defacement Amount |
|-------------------------|---------------|------------------|---------------------|--------|-------------------|
| 1 | (IS)-367-8645 | 0002836860201718 | 06/09/2017-11:09:42 | IGR191 | 881000.00 |
| Total Defacement Amount | | | | | 8,81,000.00 |



₹ 881000.00

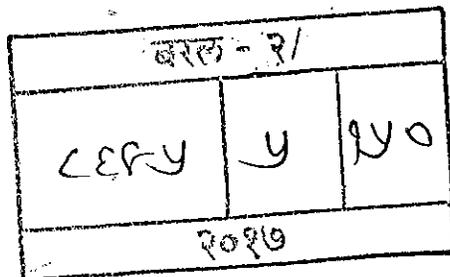
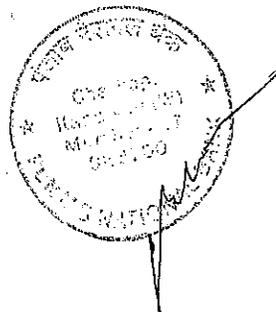
| | | |
|-------|---|-----|
| LEAVY | 3 | 200 |
| २०१७ | | |



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| बरक - २/ | | |
| ८६५५ | १ | १५० |
| २०१७ | | |

| पंजाब नैशनाल बँक | | punjab national bank | |
|---|--|----------------------|---|
| e-Stamp [Simple Receipt] Offline Payment Receipt | | | |
| Branch Name | : CHARKOP (9867) | GRAS GRN | : MH004933263201718R |
| Challan Number | : MBST30081750035 | Bank Txn ID | : 310817M528267 |
| Payment Date | : 31/08/2017 13:31:21 PM | Office Name | : IGRI91-BRL2_JT SUB REGISTRAR BORIVALI 2 |
| District | : 7101-MUMBAI | Registration Fees | : 0030063301-70 |
| | | Amount | : 30000.00 |
| Total Amount | : 30000.00 | | |
| Duty Payer Name | : MR ANIL KOTHARI AND OTHERS | Duty Payer ID | : PAN-APIPK7921D |
| Duty Payer Mob No | : +91-9892357179 | | |
| Article Code | : B25-Agreement to sale/Transfer/Assignment | | |
| Movability | : Immovable | Consideration Amount | : 17616000.00 |
| Prop Descr | : FLAT NO 1003, 10TH FLOOR, WING C, LEVELS, RANI SATTI MARG, MALAD EAST, MUMBAI Maharashtra 400097 | | |
| Property Area | : 998.15 sq. feet | | |
| Other Party Name | : KANAKIA RESIDENTIAL PVT LTD | Other Party ID | : PAN-AAECK1950C |

[Print Receipt](#)





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| बराक - २/ | | |
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Data of Bank Receipt for GRN MH004933263201718R
Bank - PUNJAB NATIONAL BANK

Bank/Branch :
 Pmt Txn Id : 310817M528267 Simple Receipt
 Pmt DtTime : 31/08/2017 13:31:21 Print DtTime :
 ChallanIdNo : 03006172017083050035 GRAS GRN : MH004933263201718R
 District : 7101 / MUMBAI Office Name : IGR191 / BRL2_JT SUB REGISTRAR BORIVALI 2

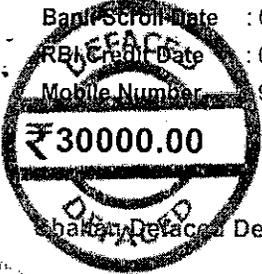
StDuty Schm : --
 StDuty Amt : --

RgnFee Schm : 0030063301-70 / Registration Fee
 RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Only for verification-not to be printed and used

Article : B25
 Prop Myblty : Immovable Consideration : 1,76,16,000.00/-
 Prop Descr : FLAT NO 1003,10TH FLOOR,WING C,LEVELS , RANI SATI MARG
 : MALAD EAST,MUMBAI,Maharashtra
 : 400097
 Duty Payer : PAN-APIPK7921D MR ANIL KOTHARI AND OTHERS
 Other Party : PAN-AAECK1950C KANAKIA RESIDENTIAL PVT LTD

Bank Scroll No : 1
 Bank Scroll Date : 01/09/2017
 RB/E-Print Date : 01/09/2017
 Mobile Number : 9892357179



Challan Defacement Details

| Sr. No. | Remarks | Defacement No. | Defacement Date | UserId | Defacement Amount |
|-------------------------|---------------|------------------|---------------------|--------|-------------------|
| 1 | (IS)-367-8645 | 0002836862201718 | 06/09/2017-11:09:44 | IGR191 | 30000.00 |
| Total Defacement Amount | | | | | 30,000.00 |

बराब - २/

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| CERY | U | 240 |
| २०१७ | | |



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| बसल - २/ | | |
| ८६५५ | ८ | १५० |
| २०१७ | | |



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| बंदरा - २/ | | |
| ८६९५ | ६९५० | |
| २०१७ | | |

AGREEMENT FOR SALE

M-7
THIS AGREEMENT FOR SALE ("this Agreement") is made at Mumbai on this
04th day of SEP, 2017

BETWEEN

YAA
YAA
KANAKIA RESIDENTIAL PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 215 - Atrium, 10th Floor, Andheri Kurla Road, Andheri (East), Mumbai - 400093; hereinafter called "the Promoter" (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the FIRST PART;

AND

SHAH HOUSECON PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 101, "A Wing", 1st Floor, Shah Arcade, Rani Sati Marg, Malad (East), Mumbai- 400097; hereinafter called " the Co-Promoter / the Confirming Party" (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the SECOND PART;

The Promoter and Co-Promoter/Confirming Party are hereinafter jointly referred to as "the Promoters.

AND
1

M-7

YAA

Special Agent

Mr. Anil Kothari, Mrs. Manju Kothari And Anil Kothari (HUF), having their address at Raheja Township, Vrindavan, 204, 2 A, 2nd Floor, Malad (E), Mumbai - 97 hereinafter referred to as "the Allottee", (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include, in case of an individual his/her/their heirs, executors, administrators and permitted assigns and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the co-partnership and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them and in case of a trust the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and in case of a body corporate/company, its successors and permitted assigns) of the OTHER PART.

The Promoters and the Allottee are hereinafter collectively be referred to as "the Parties" and individually as "the Party", as the context may require.

WHEREAS:

A. Originally all that piece and parcel of land or ground admeasuring 27,000.20 sq.mtrs and bearing Survey No. 503(part), 503(part) corresponding to C.T.S. Nos. 521, 521/1 to 8, 521/10 to 17, 522, 522/1 to 11, 523, 524, 524/1 to 525, 525/1 to 4, 527, 527/1 to 26, 528, 528/1 to 11, 529, 529/1 to 15, 530, 530/1 to 16, 531, 532, 532/1 to 13, 533 (part), 533/1 to 100 and 533/107 to 484, 533/486 to 643, 533/648, 536, 536/1 to 5 and 537, 537/1 to 7 of Village Malad, Taluka Borivali,



Mumbai Suburban District situated at Rani Sati Marg, Malad (East), Mumbai - and more particularly described in the **First Schedule** hereunder written and delineated by black colour boundary lines in the Plan annexed hereto marked **Annexure A** (hereinafter referred to as "**the said Property**") was owned by many private owners;

The said Property has been declared/notified as "slum area" under the provisions of Maharashtra Slum Area (Improvement, Clearance & Redevelopment) Act, 1971 by the Deputy Collector, (ENC) vide Notification dated 18th March, 1978 published on 6th April, 1978 in the Maharashtra Government Gazette;

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| CE&Y | २०१६ |

The said Property was fully encroached upon and was occupied by about 1166 slum dwellers/occupants, out of which about 135 slum dwellers were occupying commercial tenements, about 993 slum dwellers were occupying residential tenements, about 35 slum dwellers were occupying residential cum commercial tenements. Further, out of the above slum dwellers/occupants, some slum dwellers/occupants occupying commercial tenements are allocated shop below the podium of the sale building no. 6 and remaining slum dwellers/occupants shall be rehabilitated as prescribed under the law;

[Handwritten signature]

[Handwritten mark]

D. The slum dwellers / occupants formed themselves into a society known as Khot Dongri Co-operative Housing Society Ltd., (hereinafter referred to as "the Society") for the redevelopment of the said Property in accordance with the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 and Development Control Regulations No.33 (10) for Greater Mumbai and amendments made in respect thereof;

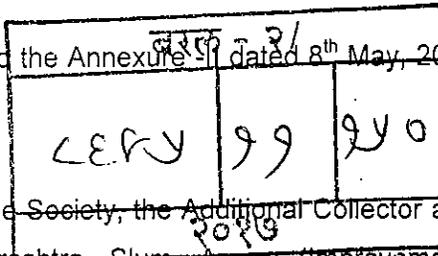
E. By an Agreement dated 25th July, 2005 registered with the Sub-Registrar of Assurances at Bandra under Serial No.BDR-2/04059 of 2005 on 25th July, 2005 read with Deed of Rectification dated 2nd May, 2012 registered with the Sub-Registrar of Assurances at Borivali under Serial No.BDR-11/03847 of 2012 on 9th May, 2012 and made between the Society herein, therein referred to as "the said Society" of the One Part and the Co-Promoter / Confirming Party herein, therein referred to as "Developers" of the Other Part, the Society granted, conferred and entrusted development rights of the said property in favour of the Co-Promoter / Confirming Party herein at or for the consideration and on the terms and conditions as set out therein;

F. The Society has also granted a Power of Attorney dated 25th March 2005 registered with the Sub-Registrar of Assurances at Bandra under Serial No.BDR-2/04060 of 2005 on 25th July, 2005, in favour of Mr. Ramji Harakhchand Shah and Mr. Himmatlal Ganeshlal Kachhara, the Directors of the Co-Promoter / Confirming Party authorizing them to do all acts, deeds, matters and things for the development of the said Property;

G. The Co-Promoter / Confirming Party also obtained the consents of more than 80% of the individual slum dwellers / occupants of the Society and have executed individual consent Letters and Individual Agreement with them;

H. The Additional Collector, M.S.D. has issued the Annexure 1 dated 8th May, 2005 which has been revised on 13th July, 2007;

I. In pursuance of the application made by the Society, the Additional Collector and Competent Authority under the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 (hereinafter referred to as "the Slum Act") and/or Government of Maharashtra initiated proceedings for acquisition of the said Property under the provisions of the Slum Act and accordingly the Government of Maharashtra vide its Notification No.DLA/1095 C.R.3786/Slum-I published in the State Government Gazette dated 28th July,1997 read with Notification No.DLA/2095 DR-3786/Slum-I published in the State Government Gazette dated 26th June, 1998 declared that the said Property vested in the State Government under the provisions of the Slum Act;

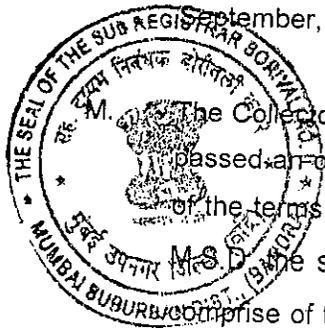


May

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- J. Being aggrieved by the order of acquisition of the said Property, the original owners initiated various proceedings challenging the order of acquisition of the said Property which are dismissed. In pursuance of the Award dated 5th March 2009 passed by the Land Acquisition Office, the Society has deposited the fixed compensation of Rs.89,25,720/- payable to the original Owners with the Reserve Bank of India on 15th March, 2009. The name of the State of Maharashtra is recorded as the Holder of the said land in the Property Register Cards;
- K. The Government of Maharashtra vide its Letter bearing No. C/ KARYA-7K/Vash 724/2007 dated 28th November, 2007 being the land owning authority has granted its No Objection Certificate to develop the said Property in accordance with the provisions of the Development Control Regulations No.33 (10) read with Appendix IV of the Development Control Regulations for Greater Mumbai, 1991 and amendments made from time to time in respect thereof;
- L. The Slum Rehabilitation Authority (hereinafter referred to as "the SRA") has granted its approval for the redevelopment of the said Property by the Co-Promoter / Confirming Party and issued its Letter of Intent bearing No.SRAVENG/1152/PN/ STGL/LOI dated 24th October, 2007 which has been superseded by the Letter of Intent dated 12th June, 2009 due to Government Policy revision providing tenements to residential slum dwellers of 269 square feet carpet area instead of 225 square feet and which has further been revised on 20th September, 2010;



The Collector, Mumbai Suburban District vide its Order dated 6th December, 2008 passed an order for grant of lease of the said Property subject to the compliance of the terms and conditions as set out therein. As per the Order of the Collector, the said Property is to be sub-divided into two separate portions one to comprise of the Free Sale Plot admeasuring 16,441.32 sq.mtrs., to be utilized for construction of free sale building and another portion admeasuring about 10960.88 square meters approximately to be utilized for construction of rehabilitation component to rehabilitate slum dwellers;

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By an Indenture of Lease dated 15th May, 2009 registered with the Sub-Registrar of Assurances at Bandra/Borivali under Serial No.BDR-12/03982 of 2009 on 20th May, 2009 and made between the Government of Maharashtra, therein referred to as "the Lessor" of the One Part and the Society, therein referred to as "the Lessee" of the Other Part, the Lessor therein has demised/leased unto the Society, a portion of the said property admeasuring 10960.88 square meters or thereabouts which is more particularly described in the **Second Schedule** hereunder written as shown delineated on the Plan annexed hereto as **ANNEXURE "A"** and thereon shown by blue colour hatched line (hereinafter

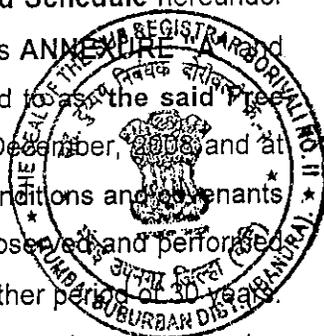
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referred to as "the said Rehab Plot") for a term of 30 years commencing from 6th December, 2008 and at the yearly rent reserved therein and on the other terms, conditions and covenants on the part of the Society to be observed and performed as setout therein;

- O. By an Indenture of Lease dated 15th May, 2009 ("the said Lease") registered with the concerned Sub-Registrar of Assurances under Serial No.BDR-12/03981 of 2009 on 20th May, 2009 and made between the Government of Maharashtra, therein referred to as "the Lessor" of the One Part and the Co-Promoter / Confirming Party herein, therein referred to as "the Lessee" of the Other Part, the Lessor therein has demised/leased unto the Co-Promoter / Confirming Party herein, a portion of the said property admeasuring 16,441.32 square meters or thereabouts and is more particularly described in the **Third Schedule** hereunder written as shown delineated on the Plan annexed hereto as **ANNEXURE** thereon shown by yellow colour wash (hereinafter referred to as "the said **Free Sale Plot**") for a term of 30 years commencing from 6th December, 2008 and at the yearly rent reserved therein and on the other terms, conditions and covenants on the part of the Co-Promoter / Confirming Party to be observed and performed as setout therein, with provision for renewal of lease for further period of 30 years.



The said Free Sale Plot is comprising of (1) free sale portion admeasuring 11,647.00 sq. mtrs shown in red colour horizontal lines (with yellow wash background) and (2) remaining free sale portion shown in green colour cross (with yellow wash background) delineated on the Plan annexed hereto as **ANNEXURE "A"**;

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| ANNEXURE | | |
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- P. The Co-Promoter/ Confirming Party has evolved a Scheme for the development of the said Free Sale Plot admeasuring 16,441.32 Sq. Mtrs. in a Phased manner (i) admeasuring 11,647 Sq. Mtrs. being the **First Phase** of the Development which portion is shown delineated on the Plan annexed hereto as **ANNEXURE "A"** in red colour horizontal lines on the plan and more particularly described in the **Fourth Schedule** hereunder written and is hereinafter referred to as "**the said Free Sale Portion**" and the remaining area Free Sale Plot, being the **Second Phase** of the Development which is shown delineated on the Plan annexed hereto as **ANNEXURE "A"** with green colour cross (with yellow colour wash in background) and more particularly described in the **Fifth Schedule** hereunder written and identified as portion of the said Free Sale Plot on which the said Free Sale Building No.7 is proposed on the presently sanctioned Layout Plan (hereinafter referred to as the "**the said Remaining Free Sale Portion**");
- Q. The Co-Promoter / Confirming Party has obtained the NOC from the Ministry of Environment and Forestry, Government of India, New Delhi vide their Letter dated 24th May 2010 for the redevelopment of the said Property, including the said Free Sale Plot;

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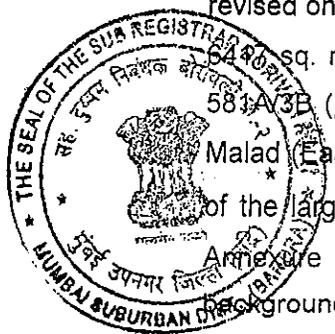
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R. The Co-Promoter / Confirming Party has obtained all the necessary permissions sanctions for construction of the free sale building including NOC from the Ministry of Civil Aviation, High Rise Committee and CFO;

S. By a Development Agreement dated 26th September, 2012 (hereinafter referred to as "the Development Agreement") duly registered with the Sub-Registrar of Assurances at Borivali - 7 under Serial No.BDR-16/8735 of 2012 on 27th September, 2012 made between the Co-Promoter / Confirming Party herein, therein referred to as the Developers of the One Part and the Promoter herein, therein referred to as the Sub-Developers of the Other Part, the said Co-Promoter / Confirming Party empowered, authorized, granted and conferred upon the said Promoter, the development rights for construction of Free Sale Building No.6 to be known as "LEVELS", (hereinafter referred to as "the said Free Sale Building") comprising of one or more wings to be constructed on the said Free Sale Portion of the free sale plot admeasuring 11,647.00 sq.mtrs and being the First Phase Development, for consideration and on terms and conditions contained therein;

T. The SRA has issued in favour of the Co-Promoter / Confirming Party a letter of intent bearing No. SRA/ENG/1152/PN/STGL/LOI dated 20th September, 2010 and revised on 25th September, 2014 according to which the land parcel admeasuring 6490 sq. mtrs. bearing C.T.S. No. 533 (pt), 533/1 to 100, 580, 580/1 to 13 and 584A3B (pt) of village Malad (East), Taluka Borivali situated at Rani Sati Marg, Malad (East), Mumbai - 400097 is added to said property and have become part of the larger layout, which is shown delineated on the plan annexed hereto as Annexure "A" with green color cross lines (with yellow color wash in the background) hereinafter referred to as the said "Part of Larger Land". The Co-Promoter / Confirming Party shall develop the said "Part of Larger Land" by



constructing one or more buildings thereon as may be approved by the Authorities in their sole discretion and the Allottee hereby consents for the aforesaid proposed development.

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| 6490 SQ. MTRS. | |
| 533 (PT), 533/1 TO 100, 580, 580/1 TO 13 AND 584A3B (PT) | |
| MUMBAI - 400097 | |

U. In pursuance of the aforesaid Development Agreement dated 26th September, 2012 the Co-Promoter / Confirming Party has also executed a Irrevocable Power of Attorney dated 27th September, 2012 duly registered with the Sub-Registrar of Assurances at Borivali-7 under Serial No.BDR-16/8739 of 2012 on 27th September, 2012 in favour of the Promoter and its Directors, authorizing them to do various, acts and deeds in respect of the development of the said Free Sale Building on the said Free Sale Portion;

V. As per the terms of the said Development Agreement dated 26th September, 2012, it is agreed between the Promoter and the Co-Promoter / Confirming Party that the Promoter shall be entitled to utilize the entire free sale FSI of 44,991.88

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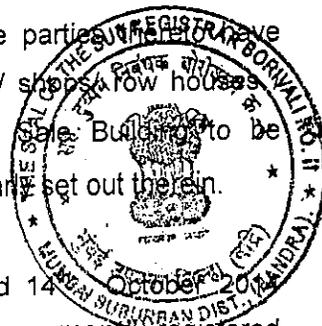
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sq.mtrs. and applicable fungible FSI as per Letter of Intent dated 20th September, 2010 bearing No. SRA/ENG/1152/PN/ STGL/LOI by construction of the said free sale building on the said Free Sale Portion comprising of one or more wings;

W. In terms of the said Development Agreement dated 26th September, 2012 and in lieu of the FSI retained by the Co-Promoter / Confirming Party thereunder, the Co-Promoter / Confirming Party are entitled to 40% of the area in the said Free Sale Building (hereinafter referred to as "the Confirming Party's Allocation") and the Promoter is entitled to the balance 60% of the area in the said Free Sale Building (hereinafter referred to as "the Promoter's Allocation"). The Promoter are entitled to independently allot, cancel allotment, re-allot, sell, transfer, lease, grant on leave and license, dispose of or otherwise deal with the Promoter's Allocation in such manner that the Promoter deems fit and to receive and appropriate the sale proceeds thereof to themselves;

X. By and under a Supplemental Agreement dated 6th March, 2013 (hereinafter referred to as "the First Supplementary Agreement") registered with the Sub-Registrar of Assurances at Borivali under serial no. BRL-5 / 2079 of 2013 dated 6th March, 2013 made between the Co-Promoter / Confirming Party herein therein referred to as the Developer of the One Part and the Promoter herein therein referred to as the Sub-Developer of the Other Part, the parties thereto have earmarked and demarcated their respective flats/ offices/ shops/ row houses premises/ pent house / car parking in the said Free Sale Building to be constructed on the said Free Sale Portion as more particularly set out therein.



Y. By and under a Second Supplemental Agreement dated 14th October 2014 (hereinafter referred to as "the Second Supplementary Agreement") registered with the Sub-Registrar of Assurances at Borivali under serial no. BRL-7 / 8405 of 2014 dated 14th , October 2014 made between the Co-Promoter / Confirming Party herein therein referred to as the Developer of the One Part and the Promoter herein therein referred to as the Sub-Developer of the Other Part, the parties thereto have once again earmarked and demarcated the flats/ offices/ shops/ row houses / premises/ pent house / car parking in the said Free Sale Building to be constructed on the said Free Sale Portion in the following manner:

| | | |
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| flats/ offices/ shops/ row houses / premises/ pent house / car parking in the said Free Sale Building to be constructed on the said Free Sale Portion in the following manner: | | |
| 60% | 20% | 20% |
| 2013 | | |

- a. Co-Promoter /Confirming Party's Allocation in the said Free Sale Building shall comprise of flats/ offices/ shops/ row houses / premises/ pent house / car parking more particularly setout in ANNEXURE "B-1" annexed thereto;
- b. Promoter's Allocation in the said Free Sale Building shall comprise of flats/ offices/ shops/ row houses/ premises / pent house / car parking more particularly setout in ANNEXURE "B-2" annexed thereto;

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Z. In the premises aforesaid, the Promoter has started construction of commercial cum residential building No.6 consisting of basement-1/ podium-basement-2/ podium-2, lower ground floor/podium-3, upper ground floor and 27 more upper floors comprising of 3 (three) wings being Wing 'A', 'B', and 'C', for free sale in the open market by the Promoter and the Co-Promoter / Confirming Party (of their respective allocations) in the said Free Sale Building to be known as "LEVELS" as per the terms and conditions stipulated in revised LOI dated 20th September, 2010 issued by the SRA and in accordance with the building rules and regulations and bye-laws of the MCGM and the provisions of the Development Control Regulations, 1991, and such other laws, rules and regulations as may be in force at present and/or at any time hereafter and also subject to such terms and conditions as may be imposed by the State Government or any other Competent Authority;

AA. The said Free Sale Building comprises of Flats, Offices, Shops, Row Houses Premises, Pent House and Car Parking more particularly described in Annexure A hereto and the reference to the Allottees in this Agreement means the Allottee of such premises from and out of the Promoter's allocation;

BB. The SRA has sanctioned/approved the Plans vide its letter dated 3rd September, 2012 bearing No. SRA/ENG/2593/PN/STGL/AP, and has issued the I.O.A dated 20.07.2011 bearing No.SRA/ENG/2593/PN/STGL/AP for construction of 2 level Basement Lower Ground Floor, Upper Ground Floor and 27 upper floors and issued the Commencement Certificate and bearing No. SRA/ENG/2593/ PN/STGL/AP dated 8th August, 2011 in respect of the said Free Sale Building. The shop unit comprising of the rehabilitation portion shall be constructed in the Lower Ground Floor of the said Free Sale Building;



CC. The SRA has further sanctioned/approved the Plans and has issued the I.O.A dated 1st April, 2015 bearing No.SRA/ENG/2593/PN/STGL/AP for construction of 2 level Basement Lower Ground Floor, Upper Ground Floor and 1st to 37th Upper floors & 38th to 41st (Part) upper floors.

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| DD. The development / redevelopment of the said residential Building to be known as "LEVELS" which | | | |

measuring 11,647 sq. mtrs. and more particularly described in the **FOURTH SCHEDULE** hereunder written which is identified/earmarked in red colour horizontal lines (with yellow wash ground) in the plan annexed hereto as **ANNEXURE "A"** is proposed as a "Real Estate Project" by the Promoters and has been registered as a 'Real Estate Project' ("the Project") with the Real Estate Regulatory Authority ("the Authority"), under the provisions of Section 5 of the Real Estate (Regulation and Development) Act, 2016 ("RERA") read with the provisions of the Maharashtra Real Estate (Regulation and Development) Act, 2016 (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates

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of Interest and Disclosures on Website) Rules, 2017 ("RERA Rules"). The Authority has duly issued the Certificate of Registration No. P51800000223 dated 10.07.2017 for the Project ("RERA Certificate"). A copy of the RERA Certificate is annexed and marked as Annexure "B" hereto.

EE. The Allottee has, prior to the date hereof, examined a copy of the RERA Certificate and has caused the RERA Certificate to be examined in detail by his/her/their/its Advocates and Planning and Architectural Consultants. The Allottee has agreed and consented to the development of the Project. The Allottee has also examined all the documents and information uploaded by the Promoter on the website of the Authority as required by RERA and the RERA Rules and has understood the documents and information in all respects.

FF. The principal and material aspects of the development of the Project, are briefly stated below:

(i) The said Building at present comprises of 3 (Three) wings being Wing "A", Wing "B" and Wing "C".

(ii) Each wing inter alia comprises of 2 levels Basement, Lower Ground Floor, Upper Ground Floor and 1st to 37th Upper floors & 38th to 41st (Part) upper floors, Entrances/lobby and Lift Lobby and 1 to 37th (Part) upper floors.

(iii) The said Building shall comprise of residential units/premises, apartments/flats,

(iv) Total FSI of 61350.24 Square Meters has been sanctioned for consumption in the construction and development of the Project. The Promoters propose to eventually consume a further FSI of Nil aggregating to the total FSI of 61350.24 Square Meters in the construction and development of the Project;

(v) The common areas, facilities and amenities in the Project that may be usable by the Allottee are listed in the **Seventh Schedule** hereunder written ("**Real Estate Project Amenities**").

(vi) The Promoter shall be entitled to put up hoardings /boards/logo of its brand name viz. "PROJECT BY KANAKIA" "KANAKIA LEVELS" in the form of neon signs, MS letters, vinyl and sun boards on the Real Estate Project and on the façade, terrace, compound wall or other parts of the Real Estate Project. The Promoter shall also be entitled to place, select and decide the hoarding/board sites.

(vii) The details of the formation of the Society and conferment of title upon the Society with respect to the Real Estate Project, are more particularly specified in Clause 14 & 15 below.

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- (viii) The Promoters would be entitled to aggregate any contiguous land parcel being the said Part of Larger Land with the development of the said Free Sale Plot, as provided under Proviso to Rule 4(4) of the RER Rules.
- (ix) The statutory approvals mandatorily require the Promoters to hand over certain stipulated percentage of the said Free Sale Plot to the concerned authorities or develop the same as a public amenity. The Promoter shall have to determine and identify the portion and location of the said Free Sale Plot to be handed over for complying with the terms and conditions of the statutory approvals. Only the portion of the said Free Sale Plot left over after handing over the stipulated percentage, if any, to the SRA and/or the MCGM or the statutory authority, and/or developing the same as a public amenity, would be available for transferring to the Society.
- (x) The Promoter is entitled to amend, modify and/or substitute the Proposed Future and Further Development of the said Free Sale Plot, in full or in part, as may be required by the applicable laws, from time to time.

The above details, and further aspects of the proposed Future and Further Development of the said Land, as inspected by the Allottee, are hereinafter referred to as "Proposed Future and Further Development of the said Land".

The above details along with the annexures to the RERA Certificate are available for inspection on the website of the Authority at <https://maharera.mahaonline.gov.in>.



At present, the Promoter herein has availed of financial assistance from IL& FS Trust Company Limited under registered Indenture of Mortgage dated 31st January, 2013 registered under Serial No. BRL9 - 471-2013. By and under Indenture of Mortgage Deed dated 29th September, 2015 executed between the Promoter and ICICI Bank Limited and registered with the office of the Sub-Registrar of Assurances under Serial No. BRL/8827/2015 the Promoter has availed a facility of Rs. 175,00,00,000/- (Rupees One Hundred and Seventy Five Crore only) from ICICI Bank Limited for which the Promoter has *inter alia* created a mortgage over the said Building more particularly described in the FOURTH

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| Schedule thereunder written and on the terms and conditions as more particularly stated therein | | |
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| HH. The Promoter herein before registration of this Agreement shall provide NOC from the Security Trustee for sale and transfer of the said Premises to the Purchaser/s | | |

herein and that the Security Trustee shall *inter alia* grant its NOC for sale and transfer of the said Premises and agreed to release the said Premises from the mortgage created in their favour, subject to the terms and conditions set out in the NOC.;

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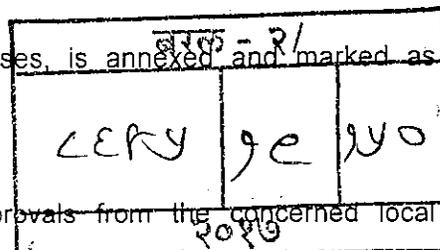
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II. The Promoter have entered into a prescribed Agreement with the Architect, Rushikesh H. registered with the Council of Architects and such agreement is as per the agreement prescribed by the Council of Architects and also appointed Mr. Sanghavi & Associates as Structural Engineers for preparing structural designs and drawings and specifications of the said Free Sale Building and the Allottee accept/s the professional supervision of the said Architect and the said structural Engineer till the completion of the said Free Sale Building unless otherwise changed;

JJ. The Allottee/s has/have demanded from the Promoter and the Promoter has 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 Rushikesh H. and of such other documents as are specified under the RERA and the rules and regulations made thereunder including inter-alia the following;

- (i) All the approvals and sanctions of all the relevant authorities for the development of the said Real Estate Project including the layout plan, building plan, floor plan, IOD and the commencement certificate.
- (ii) All the documents of title relating to the said Free Sale Plot including said Lease Agreement and all other documents mentioned in the recital hereinabove.
- (iii) Property Register Cards (**Annexure "C"**);
- (iv) Letter of Intent bearing No. SRA/ENG/1152/PN/ STGL dated 20th September, 2010 (**Annexure "D"**);
- (v) Intimation of Approval bearing No. SRA/ENG/ 2593/ PN/ STGL/ AP dated 1st April, 2015 for the said Free Sale Building (**Annexure "E"**);
- (vi) Commencement Certificate bearing No. SRA/ENG/2593/PN/STGL/AP dated 8th August, 2011 (**Annexure "F"**);
- (vii) Title Certificate from Law Firm viz. M/s. Law Point dated 28.12.2012 (**Annexure "G"**);
- (viii) Additional Title Certificate from Law Firm viz. M/s. Law Point dated 26. 03. 2013 (**Annexure "G-1"**);
- (ix) Additional Title Certificate from Law Firm viz. M/s. Law Point dated 10. 04. 2013 (**Annexure "G-2"**); and
- (x) The copy of the Plan of the Premises is annexed and marked as (**Annexure "H"**).



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

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- LL. While sanctioning the said plans for the said Free Sale Building the SRA, local authorities and/or government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the said Free Sale Portion and the said Free Sale Building and upon due observance and performance of which only the occupancy and the completion certificates in respect of the said Free Sale Building shall be granted by the concerned local authority;
- MM. Further, the requisite approvals and sanctions for the development of the Real Estate Project from the Competent Authorities are obtained / being obtained
- NN. The Promoter has accordingly commenced the construction of the Real Estate Project in accordance with the sanctioned plans, proposed plans and approval and permissions, as referred hereinabove.
- OO. The carpet area of the said Premises as defined under the provisions of RERA is 92.73 square meters.
- PP. The Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter.
- QQ. The Promoter has agreed to sell to the Allottee and the Allottee has agreed to purchase and acquire from the Promoters, the said Premises at or for the price of Rs. 1,76,16,000/- (Rupees One Crore Seventy Six Lakh(s) Sixteen Thousand Only) and upon the terms and conditions mentioned in this Agreement ("Sale Consideration"). Prior to the execution of these presents, the Allottee has paid to the Promoters a sum of Rs. 17,61,600/- (Rupees Seventeen Lakh(s) Sixty One Thousand Six Hundred Only), being part payment of the Sale Consideration of the Premises agreed to be sold by the Promoters to the Allottee as advance payment (the payment and receipt whereof the Promoters both hereby admit and acknowledge).



Under section 13 of the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "RERA"), the Promoters are required to execute a written Agreement for Sale of the aforesaid Flat/ Shop/ Unit/ Premises to the

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| बरल Allottee/s, being in fact these presents and also to register this Agreement under the Registration Act, 1908; | |
| CEKY | २०१५० |
| SS. | In accordance with and subject to the terms and conditions set out in this Agreement, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase and acquire the said Premises |

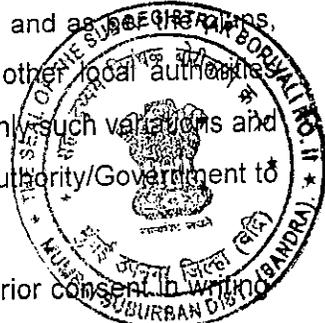
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NOW THEREFORE, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The above Recitals shall form an integral part of the operative portion of this Agreement, as if the same are set out herein verbatim. The headings given in the operative section of this Agreement are only for convenience and are not intended in derogation of RERA.
2. The Promoter shall construct the Real Estate Project being the said Building known as "LEVELS", consisting of one commercial cum residential building No.6 comprising of 3 (three) wings being Wing 'A', 'B', and 'C' consisting of 2 levels Basement, Lower Ground Floor, Upper Ground Floor and 1st to 37th Upper floors & 38th to 41st (Part) upper floors, by utilizing the entire FSI including but not limited to the T.D.R. F.S.I. available in respect of the said Free Sale Portion in accordance with necessary approvals, permissions and clearances from all Statutory Authorities including Ministry of Environment and Forest Department, Coastal Regulation Zone, Urban Development Department and as per all other designs and specifications approved by the MCGM and other local authorities which have been seen and approved by the Allottee with only such variations and modifications as may be required by the concerned local authority/Government to be made in them or any of them.



PROVIDED THAT the Promoter shall have to obtain the prior consent in writing of the Allottee in respect of any variations or modifications which may adversely affect the Premises of the Allottee, except, any alteration or addition required by any Government Authorities, or due to any change in law, or any change as contemplated by any of the disclosures already made to the Allottee. The Promoter also make such minor additions and alterations as may be required by the Allottee.

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| ₹ 176,16,000/- | | |
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3. Purchase of the Premises and Sale Consideration:

- (i) The Allottee hereby agrees to purchase and acquire from the Promoter and the Promoter hereby agrees to sell to the Allottee, the Premises No. 1003 admeasuring 92.73 square meters carpet area as per RERA with exclusive balcony area admeasuring 9.45 sq. mtrs on the 10th floor in Wing "C" in the said Building "LEVELS", i.e., the said Premises, as more particularly described in the SIXTH SCHEDULE and as shown hatched with red colour in the floor plan annexed and marked Annexure "H" hereto, at and for the consideration of **Rs. 1,76,16,000/- (Rupees One Crore Seventy Six Lakh(s) Sixteen Thousand Only)**.
- (ii) In addition to the carpet area of the said Premises mentioned hereinabove, there are certain common areas and facilities in the said Building, (hereinafter referred to as "the Ancillary Area") the usage of the same shall be in common with the other Flat Allottees / occupants/users.

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(iii) As an amenity provided alongwith the said Premises, the Promoter has earmarked for the exclusive use of the Allottee 1(One) car parking space in **Mechanical Stack** in any arrangement in the said Building known as "**LEVELS**" (hereinafter referred to as "**said Car Parking/s**"). The said Car Parking/s is/are provided as an irrevocable amenity without consideration, however the Allottee will be bound to abide with the rules and regulations as may be framed in regard to the said Car Parking/s by the Promoter and/or the said Organisation (as defined hereinafter) and shall pay such outgoings in respect of the said Car Parking/s as may be levied by the said Organisation. Further, the Allottee shall not in the future raise any dispute about the suitability of the said Parking Space as constructed by the Promoter.

(iv) The Allottee hereby agrees to pay to the Promoter the Sale Consideration as per normal terms of payment as under

| Sr. No. | Event | Payment in % |
|---------|---|--------------|
| 1 | On booking / application / earnest Money | 10% |
| 2 | After the execution of Agreement and simultaneous with registration | 20% |
| 3 | On completion of the plinth | 15% |
| 4 | On completion of the slabs including podiums and stilts of the Building; | 25% |
| 5 | On completion of the walls, internal plaster, floorings doors and windows of the said Premises | 5% |
| 6 | On completion of the sanitary fittings, staircases, lift wells, lobbies upto the floor level of the Premises | 5% |
| 7 | On completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the Building; | 5% |
| 8 | On completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain of the Building. | 10% |
| | On/After receipt of the Occupation Certificate or Completion Certificate with respect to the Real Estate Project. | 5% |



However, the Allottee hereby agrees to pay to the Promoter on or before 15th September 2017 amount of Rs. 1,49,73,600/- (Rupees One Crore Forty Nine Lakh(s) Seventy Three Thousand Six Hundred Only) towards part of sale consideration and balance amount being Rs. 8,80,800/- (Rupees Eight Lakh(s) Eighty Thousand Eight Hundred Only) on receipt of the Occupation Certificate.

बराबरी - In the case of advance payment received, discount has been deducted from consideration, as mutually agreed and consideration mentioned in the agreement is net consideration.

(v) It is clarified that the Sale Consideration shall be payable by the Allottee by way of demand drafts/ pay orders/ cheques/ RTGS/ ECS/ NEFT, in the name of "KANAKIA RESIDENTIAL PRIVATE LIMITED ESCROW A/C" bearing Bank Account No. "123805002889" maintained with ICICI Bank Limited ("the said Account").

the name of "KANAKIA RESIDENTIAL PRIVATE LIMITED ESCROW A/C" bearing Bank Account No. "123805002889" maintained with ICICI Bank Limited ("the said Account").

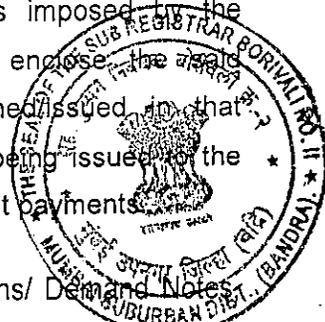
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(vi) The Sale Consideration excludes other charges and taxes (consisting of tax paid or payable by way of Good and Service Tax and all levies, duties and cesses and/or any other indirect taxes which may be levied, in connection with the construction of and carrying out the Project and/or with respect to the 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 Goods and Service Tax 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 alone and the Promoter shall not be liable to bear or pay the same or any part thereof.

(vii) The Sale Consideration is escalation-free, save and except escalations/increases, due to the 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 and/or the Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the Competent Authorities, etc., the Promoter shall enclose the demand notification/order/rule/regulation / demand, published/issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.



(viii) The Promoters shall send to the Allottee/s, intimations/ Demand Notes demanding payments of the relevant amounts under these presents or installments of the purchase price from the Allottee/s as and when the same falls due as stated hereinabove by issuing the Cheque/Pay Order/Demand Draft, in the name of the Promoters only i.e. in favour of "KANAKIA RESIDENTIAL PRIVATE LIMITED ESCROW A/C". Such installments shall be payable by the Allottee/s strictly within the period mentioned in such intimations/Demand Notes. The Allottee/s hereby covenant/s with the Promoters that the Allottee/s shall duly and punctually pay the amounts due and payable along with GST within the time and in the manner stipulated in the intimation/Demand Notes without committing any breach and/or defaults thereof. The time for making the payment of each of the aforesaid installments and all other amounts due and payable shall be the essence of the contract.

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| for making the payment of | | |
| ₹ 48,90,000 | ₹ 3,90,000 | |
| ₹ 52,80,000 | | |

(ix) If the Allottee/s in order to augment the resources in his/her/hands for the purpose of payment of consideration amount to the Promoters

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under this Agreement for Sale intends to seek loan from any financial institutions / banks, etc. against the security of the said premises then in such a case the Allottee/s shall be required to obtain on the letterhead of the respective financial institutions/bank's, etc. the loan /pre-sanction loan letter and only against which the Promoters will issue the NOC for mortgage of the said Premises to the Allottee/s. Further when such financial institution/ bank, etc. makes a disbursement, it shall be mandatory that the payment should be made by issuing the Cheque/Pay Order/Demand Draft, of the Loan amount or installment/s in the name of the Promoters only i.e. in favour of "KANAKIA RESIDENTIAL PRIVATE LIMITED ESCROW A/C" and in the event such financial institution/ bank etc. issues Cheque/Pay Order /Demand Draft of Loan amount or installment/s in any other name or account, then such financial institution/ bank, etc. shall do so at their own risk and the Promoters shall not be liable for any cost and consequences arising therefrom and in such event the Allottee/s shall not be absolved of payment of purchase consideration and consequences for non-payment/default in payment shall be followed.

(x) The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the said Building is complete and the Occupation Certificate for the same is granted by the MCGM, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of 3% (three percent). The total Sale Consideration payable on the basis of the carpet area of the Premises shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit of 3% (three percent), then the Promoter shall refund the excess money paid by Allottee within 45 (forty five) days with annual interest at the rate specified in the RERA Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand an additional amount from the Allottee towards the Sale Consideration, which shall be payable by the Allottee prior to taking possession of the Premises. It is clarified that the payments to be made by the Promoter/Allottee, as the case may be, under this Clause , shall



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| बराबरी | | be made at the same rate per square meter as agreed in Clause 3(i) - | |
| | above. | ५६ | ९५० |
| ८६९५ | (xi) | The Allottee authorizes the Promoter to adjust/appropriate all payments payable by him/her/them/it under any head(s) of dues against lawful | |

outstanding, if any, in his/her/their/its name as the Promoter may, in its sole discretion, deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his/her/their/its payments in any manner.

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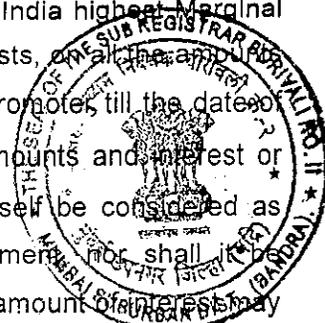
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4. The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the MCGM at the time of sanctioning the plans or thereafter and shall, before handing over possession of the Premises to the Allottee, obtain from the MCGM, the Occupation Certificate or Completion Certificate in respect of the said Premises.
5. Time is of the essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the construction of the said Premises and handing over the said Premises to the Allottee after receiving the Occupation Certificate in respect thereof and the common areas, facilities and amenities in the Real Estate Project that may be usable by the Allottee which are listed in the **SEVENTH SCHEDULE** hereunder written.

Similarly, the Allottee shall make timely payments of all installments of the Sale Consideration and all other dues payable by him/her/them/it and meeting, complying with and fulfilling all his/her/their/its other obligations under this Agreement.

Without prejudice to the right of the Promoter to take action for breach arising out of delay in payment of the installments on the due dates, the Allottee shall be found and liable to pay interest as per State Bank of India highest Marginal Cost of Lending Rate plus 2% per annum with monthly rests, on all the amounts which become due and payable by the Allottee to the Promoter, till the date of actual payment, provided that tender of the principal amounts and interest or tender of the interest and expenses thereof shall not itself be considered as waiver of the right of the Promoter under this Agreement or shall it be construed as condonation of delay by the Promoter. The amount of interest may be informed to the Allottee from time to time or on completion of the said Project/said Premises, and the Allottee has agreed to pay the same as and when demanded before the possession of the said Premises.



6. FSI, TDR and development potentiality with respect to the said Building on the said Free Sale Portion:

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The Allottee hereby agrees, accepts and confirms that the Promoter proposes to develop the Real Estate Project (including by utilization of the full development potential) on the said Free Sale Portion in the manner more particularly detailed at Recital FF (iv) above and as depicted in the layout plans, proformas and specifications at **Annexure "A"** hereto and the Allottee has agreed to purchase the said Premises based on the unfettered and vested rights of the Promoter in this regard.

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7. FSI, TDR and development potentiality with respect to the Proposed Future and Further Development of the said Free Sale Plot:

The Allottee hereby agrees, accepts and confirms that the Promoter proposes to develop the Project on the said Free Sale Plot (by utilization of the full development potential) in the manner more particularly detailed at Recital FF (iv) above and as depicted in the layout plans, proforma and specifications and Annexes "A" hereto and the Allottee has agreed to purchase the said Premises based on the unfettered and vested rights of the Promoter in this regard.

8. COMPLIANCE OF LAWS RELATING TO REMITTANCES:-

i. The Allottee, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act and Rules and Regulations made thereunder or any statutory amendment(s), modifications(s) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc. and provide the Promoter with such permission, approvals which would enable the Promoter to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Allottee understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she shall be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.



The Promoter accepts no responsibility in this regard. The Allottee shall keep the Promoter fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee to intimate the same in writing to the Promoter immediately and comply with necessary formalities if any under the applicable laws. The Promoter shall not be responsible towards any third party making payment/remittances on behalf of any Allottee and such third party shall not have any right in the application/allotment of the said premises applied for herein in any way and the Promoter shall be issuing the payment receipts in favour of the Allottee only.

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| 9. Possession Date, Delays and Termination: | | |

(i) The Promoter shall give possession of the said Premises to the Allottee on or before the 31st day of October, 2018 ("Possession Date"). Provided however, that the Promoter shall be entitled to an extension of

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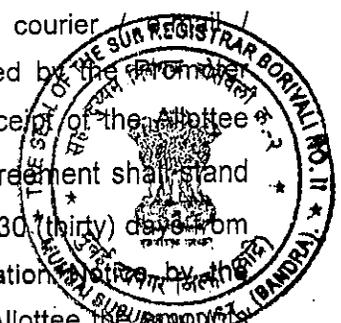
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time for giving delivery of the said Premises on the Possession Date, if the completion of the Real Estate Project is delayed on account of any or all of the following factors (force majeure events):

- (a) War, Civil Commotion, Flood, Drought, Fire, Cyclone, Earth Quake, Act of God or any calamity by nature affecting the regular development of the Real Estate Project;
- (b) Any notice, order, rule, notification of the Government and/or other Public or Competent Authority / Court;
- (c) Any stay order / injunction order issued by any Court of Law, Tribunal, Competent Authority, MCGM, Statutory Authority, High Power Committee etc.
- (d) Any other circumstances that may be deemed reasonable by the Authority.

(ii) If the Promoter fails to abide by the time schedule for completing the said Real Estate Project and for handing over the said Premises to the Allottee on the Possession Date (save and except for the reasons as stated in Clause 9(i) above, then the Allottee shall be entitled to either:

- (a) The Allottee shall be entitled to terminate this Agreement by giving written notice to the Promoter by courier registered post A.D. at the address provided by the Promoter ("Allottee Termination Notice"). On the receipt of the Allottee Termination Notice by the Promoter, this Agreement shall stand terminated and cancelled. Within a period of 30 (thirty) days from the date of receipt of the Allottee Termination Notice by the Promoter, the Promoter shall refund to the Allottee the amount already received by the Promoter under this Agreement with interest at the prevailing rate of the State Bank of India Highest Marginal Cost of Lending Rate plus 2% (two percent) thereon ("Interest Rate") to be computed from the date the Promoter received such amount/part thereof till the date such amounts with the interest at the Interest Rate thereon are duly repaid provided a valid Deed of Cancellation of the said Premises is duly executed and registered to give effect to the above termination before making any refund. On such repayment of the amounts by the Promoter (as stated in this Clause), the Allottee shall have no claim of any nature whatsoever against the Promoter and/or the said Premises and/or the car park/s and that the Promoter shall be released and discharged from all its obligations and liabilities under this Agreement and the Promoter shall be entitled to deal with and/or dispose of the said Premises and/or the car park/s in the manner it deems fit and proper; OR



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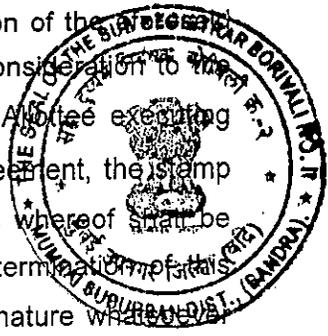
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- (b) If the Allottee does not intend to withdraw from the Real Estate Project, then the Promoter shall pay interest at the Interest Rate for every month of delay from the Possession Date, on the Sale Consideration paid by the Allottee. The interest shall be paid by the Promoter to the Allottee till the date of offering to hand over the possession of the said Premises by the Promoter to the Allottee;
- (iii) In case the Allottee elects his remedy under Sub-Clause (ii) (b) above then in such a case the Allottee shall not subsequently be entitled to the remedy under Sub-Clause (ii) (a) above.
- (iv) If the Allottee fails to make any payments on the stipulated date/s and time/s as required under this Agreement, then the Allottee 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.
- (v) Without prejudice to the right of the Promoter to charge interest at the Interest Rate mentioned at Clause 9(iv) above, and any other rights and remedies available to the Promoter, either (a) on the Allottee committing default in payment on the due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including his/her/their/its proportionate share of taxes levied by the concerned local authority and other outgoings) and/or (b) the Allottee committing (three) defaults of payment of the instalments of the Sale Consideration, the Promoter shall be entitled to, at its own option and discretion, terminate this Agreement. Provided that, the Promoter shall give a notice of 15 (fifteen) days in writing to the Allottee ("Default Notice"), by courier / e-mail / registered post A.D. at the address provided by the Allottee, 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 this Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of the Default Notice, including making full and final payment of any outstanding dues together with the Interest Rate thereon, then at the end of the Default Notice the Promoter shall be entitled to terminate this Agreement by issuance of a written notice to the Allottee ("Promoter Termination Notice"), by courier / e-mail / registered post A.D. at the address provided by the Allottee. On the receipt of the Promoter Termination Notice by the Allottee, this Agreement shall stand terminated and cancelled. On the termination and cancellation of this Agreement in the manner as stated in this Sub-Clause, the Promoter



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shall be entitled to (i) deal with and/or dispose of or alienate the said Premises and car parking space in the manner as the Promoter may deem fit without any reference or recourse to the Allottee; and (ii) the Promoter shall be entitled to adjust and recover from the Allottee (a) pre-determined and agreed liquidated damages equivalent to 5% of the total consideration towards liquidated damages along with any losses that may accrue to the Promoter, by reason of such termination including any diminution in sale price or market value of the said Premises prevailing at the time of termination, (b) brokerage fees (c) all other taxes and outgoings, if any due and payable in respect of the said Premises upto the date of Promoter Termination Notice, (d) the amount of interest payable by the Allottee in terms of this Agreement from the date of default in payment till the date of Promoter Termination Notice as aforesaid . Further, upon termination of this agreement, the Promoter shall not be liable to pay to the Allottee any interest, compensation, damages, costs otherwise and shall also not be liable to reimburse to the Allottee any Government Charges such as GST, Stamp Duty, Registration Fees etc. Within a period of 30 (thirty) days of the Promoter Termination Notice, the Promoter shall after deduction of the Amounts, refund the balance amount of the Sale Consideration to the Allottee simultaneously, with the Promoter and the Allottee executing and registering the Deed of Cancellation of this Agreement, the stamp duty, registration fee and other costs and expenses whereof shall be borne and paid by the Allottee entirely. Upon the termination of this Agreement, the Allottee shall have no claim of any nature whatsoever on the Promoter and/or the said Premises and/or the car park/s and that the receipt of the said refund by cheque from the Promoter by the Allottee by registered post acknowledgement due at the address given by the Allottee in these presents whether the Allottee accept/s or encash/s the cheque or not, will amount to the said refund and the refund amount accepted by the Allottee is in full satisfaction of all his/hers/its/their claim under this Agreement and/or in or to the said Premises.



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10. The common areas, facilities and amenities in the said Project that may be usable by the Allottee are listed in the Part B of Seventh Schedule hereunder written. The internal fittings and fixtures in the said Premises that shall be provided by the Promoter are listed in the Part A of Seventh Schedule hereunder written. The Promoter may charge the Allottee separately for any up-gradation/ changes specifically requested or approved by the Allottee in fittings, fixtures and specifications requested or approved by the Allottee in fittings, fixtures and specifications and any other facility which have been done on the Allottee's request or approval but which have not been agreed upon herein.

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11. Procedure for taking possession:

- (i) Upon obtainment of the Occupation Certificate from the MCGM and upon payment by the Allottee of the requisite instalments of the Sale Consideration and all other amounts due and payable in terms of this Agreement, the Promoter shall offer possession of the said Premises to the Allottee in writing ("Possession Notice"). The Allottee agrees to pay the maintenance charges as determined by the Promoter or the Society, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee in writing within 7 (seven) days of receiving the Occupation Certificate of the Real Estate Project.
- (ii) The Allottee shall take possession of the said Premises within 15 (fifteen) days of the Possession Notice.
- (iii) Upon receiving the Possession Notice from the Promoter as per Clause 11(i) above, the Allottee shall take possession of the said Premises from the Promoter by executing the 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. Irrespective of whether the Allottee takes or fails to take possession of the said Premises within the time provided in Clause 11(i) above, such Allottee shall continue to be liable to pay maintenance charges and all other charges with respect to the said Premises, as applicable and as shall be decided by the Promoter.
- (iv) Within 15 (fifteen) days of the receipt of the Possession Notice, the Allottee shall be liable to bear and pay his/her/their/its proportionate share, i.e., in proportion to the carpet area of the said Premises, of outgoings in respect of the Real Estate Project and the said Free Sale Plot including *inter-alia*, local taxes, betterment charges, other indirect taxes of every nature, or such other levies by the MCGM 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 Real Estate Project and/or the said Free Sale Plot. Until the Society is formed and the Society Transfer is duly executed and registered, the Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined by the Promoter at its sole discretion. The Allottee further agrees that till the Allottee's share is so determined by the Promoter, at its sole discretion, the Allottee shall pay to the Promoter a provisional monthly contribution of Rs. 11,010/- (Rupees Eleven Thousand Ten Only) per month towards the outgoings. The amounts so paid by the Allottee to the Promoter shall not carry any interest and shall remain with the Promoter until the Society Transfer is duly executed and registered. On



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the execution of the Society Transfer, the aforesaid deposits, less any deductions as provided for in this Agreement, shall be paid by the Promoter to the Society.

- (v) Notwithstanding anything contents stated hereinabove, the liability to pay the aforesaid taxes, outgoings, other charges etc. will be always on Allottee of the said Premises and if for whatsoever reasons respective Recovering Authority got recovered the same from the Promoter in such circumstances the Promoter herein shall be entitled to recover the same from the Allottee along with interests and Allottee herein shall pay the same to the Promoter within stipulated period as may be informed by the Promoter to the Allottee in writing. It is further specifically agreed that, aforesaid encumbrance shall be on the said Premises being first encumbrance of the Promoter. The Allottee hereinwith due diligence has accepted aforesaid condition.
- (vi) The Allottee has given his specific confirmation herein that the responsibility of title of the said Land be on the Promoter until the conveyance of the said Building and the assignment of the said Land Free Sale Portion thereunder.

12. DEFECT LIABILITY:

- (i) If within a period of five years from the date of handing over the Apartment to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the Apartment or the building in which the Apartment are situated or any defects on account of workmanship, quality or provision of service then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee to receive from the Promoter, compensation for such defect in the manner as provided under the Act;

- (ii) Provided however, that the Allottee/s shall not carry out any alterations of the whatsoever nature in the said apartment of phase/wing and in specific the structure of the said unit/wing/phase of the said building which shall include but not limit to columns, beams etc., or in the fittings therein, in particular it is hereby agreed that the Allottee/s shall not make any alterations in any of the fittings, pipes, water supply connections or any erection or alteration in the bathroom, toilet and kitchen, which may result in seepage of the water. If any of such works are carried out without the written consent of the Promoter the defect liability automatically shall become void. The word defect here means only the manufacturing and workmanship defect/s caused on account of willful neglect on the part of the Promoter, and shall not mean defect/s caused by normal wear and tear and by negligent use of apartment by the Occupants, vagaries of nature etc.



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- (iii) That it shall be the responsibility of the allottee to maintain his unit in a proper manner and take all due care needed including but not limiting to the joints in the tiles in his flat are regularly filled with white cement/epoxy to prevent water seepage.
- (iv) Further where the manufacturer warranty as shown by the developer to the allottee ends before the defects liability period and such warranties are covered under the maintenance of the said unit/building/phase/wing, and if the annual maintenance contracts are not done/renewed by the allottee/s the promoter shall not be responsible for any defects occurring due to the same.
- (v) That the project as a whole has been conceived, designed and constructed based on the commitments and warranties given by the vendors/manufacturers that all equipments, fixtures, and fittings shall be maintained and covered by maintenance/warranty contracts so as it to be sustainable and in proper working condition to continue warranty in both the flats and the common project amenities wherever applicable.

(vi) That the allottee has been made aware and that the allottee expressly agrees that the regular wear and tear of the unit/building/phase/wing includes minor hairline cracks on the external and internal walls excluding the RCC structure which happens due to variation in temperature of more than 20°C and which do not amount to structural defects and hence cannot be attributed to either bad workmanship or structural defect.



It is expressly agreed that before any liability of defect is claimed by or on behalf of the allottee, it shall be necessary to appoint an expert who shall be a nominated surveyor who shall survey and access the same and shall then submit a report to state the defects in materials used, in the structure

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| वरकर्मि of the unit/phase/wing and in the workmanship executed keeping in mind the aforesaid agreed clauses of this agreement. | | |
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| 13 | The Allottee shall use the said Premises or any part thereof or permit the same to be used only for purpose of Residence only. The Allottee shall use the parking space/s only for the purpose of parking vehicle/s. | |

14. Formation of the Society and Other Societies:

- (i) Within 3 months from the date on which 51% (fifty one percent) 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 to comprise solely of

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the Allottee and other allottees of the units/premises in the said Building, under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder, read with RERA and the RERA Rules.

(ii) The Allottee shall, along with other allottees of premises/units in the Real Estate Project, join informing and registering a co-operative housing society under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules thereunder and in accordance with the provisions of the RERA and RERA Rules, 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 ("the Society").

(iii) For this purpose, the Allottee 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, so as to enable the Promoter to register the Society. No objection shall be taken by the Allottee 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 Competent Authority.

(iv) The name of the Society shall be solely decided by the Promoter.

(v) The Society shall admit all allottees of flats and premises Building as members, in accordance with its bye-laws.

(vi) The Promoter shall, even after formation of the said Society be entitled to deal and dispose off such unsold units/tenements/commercial premises/ parking spaces as per its choice and on such terms and conditions and consideration as the Promoters may deem fit and proper.

(vii) The Promoter shall be entitled, but not obliged to join as a member of the Society in respect of the unsold premises in the Real Estate Project if any.

(viii) Post the execution of the Society Transfer, the Society shall be responsible for the operation and management and/or supervision of the Real Estate Project, and the Allottee shall extend the necessary co-operation and shall do the necessary acts, deeds, matters and things as may be required in this regard.



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- (ix) The costs, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the formation of the Society, including in respect of (a) any documents, instruments, papers and writings, and (b) any professional fees charged by the Advocates and Solicitors engaged by the Promoter for preparing, drafting and approving all such documents, instruments, papers and writings shall be borne and paid by the Society/Other Societies and their respective members/intended members including the Allottee, as the case may be, and the Promoter shall not be liable towards the same.

15. **Transfer to the Society:**

- (i) On or before 31st October, 2019 the Promoter and the Co-Promoter shall transfer to the Society the Real Estate Project with the common areas, facilities and amenities described in the **SEVENTH SCHEDULE** hereunder written vide a registered Indenture of Sub-Lease/ Assignment of Lease for the residue period of 30 years commencing from the signing of such document and renewable for another period of 30 years in favour of the Common Organization. The Society shall be required to join in the execution and registration of the Society Transfer.

- (ii) The costs, expenses, charges, levies and taxes on the Society Transfer and the transaction contemplated thereby, including the stamp duty and registration charges, shall be borne and paid by the Society alone. Post the Society Transfer, 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 shall not be responsible for the same.



The Allottee shall, before the delivery of possession of the said Premises in accordance with Clause 11 above, deposit the following amounts with the Promoter:

- (i) Rs. 700/- (Rupees Seven Hundred Only) for the share money and application entrance fee of the Society;

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| बरात (ii) - ₹ | Rs. 5,000/- | (Rupees Five Thousand Only) |
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for the formation and registration of the Society;

(iii) 38 Rs. 940 (Rupees Nil Only) for the proportionate share of taxes and other charges/levies in respect of the Society;

- (iv) Rs. 1,98,180/- (Rupees One Lakh(s) Ninety Eight Thousand One Hundred Eighty Only) for the deposit towards the provisional monthly contribution towards outgoings of the Society;

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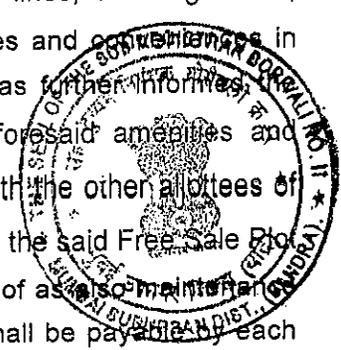
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- (v) Rs. 40,000/- (Rupees Forty Thousand Only) for the deposit towards water, electricity, and other utility and services connection charges; and
- (vi) Rs. NIL/- (Rupees Nil Only) for the deposits of electrical receiving and sub-station provided/to be provided in the layout of the said Free Sale Plot.

The above amounts are not refundable and no accounts or statements will be required to be given by the Promoter to the Allottee in respect of the above amounts deposited by the Allottee with the Promoter save and except for amount received under Clause 16 (iv) above. The amounts as mentioned in this Clause shall be deposited by the Promoter in a separate bank account. The above amount are exclusive of applicable taxes levied from time to time and shall be borne and paid by the Allottee as and when required.

17. The Allottee shall pay to the Promoter a sum of Rs. 5,000/- (Rupees Five Thousand Only) for meeting all the legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection with this Agreement, the transaction contemplated hereby, the formation of the Society, for preparing the rules, regulations and bye-laws of the Society and the cost of preparing and engrossing the Society Transfer and other deeds, documents and writings. The amounts as mentioned in this Clause shall be deposited by the Promoter in a separate bank account.

18. The Promoter has informed the Allottee that there may be common access roads, street lights, common recreation spaces, passages, electricity and telephone cables, water lines, gas pipelines, drainage lines, sewerage lines, sewerage treatment plants and other common amenities and conveniences in the layout of the said Free Sale Plot. The Promoter has further informed the Allottee that all the expenses and charges of the aforesaid amenities and conveniences may be common and the Allottee alongwith the other allottees of flats/ units/premises in the Real Estate Project and/or on the said Free Sale Plot shall share such expenses and charges in respect thereof as to maintenance charges proportionately. Such proportionate amounts shall be payable by each of the allottees of the flats/units/premises on the Real Estate Project including the Allottee herein and the proportion to be paid by the Allottee shall be determined by the Promoter and the Allottee agrees to pay the same regularly without raising any dispute or objection with regard thereto. Neither the Allottee nor any of the allottees of the flats/units/premises in the Real Estate Project shall object to the Promoter laying through or under or over the said Free Sale Plot or any part thereof pipelines, underground electric and telephone cables, water lines, gas pipe lines, drainage lines, sewerage lines, etc. belonging to or meant for any of the other buildings/towers which are to be developed and constructed on any portion of the said Free Sale Plot.



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| belonging to or | | |
| are to be developed and | | |
| constructed on any portion of the said Free Sale Plot. | 2500 | 900 |
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19. **Representations and Warranties of the Promoter:**

The Promoter hereby represents and warrants to the Allottee as follows, subject to what is stated in this Agreement and all its Schedules and Annexes and subject to what is stated in the Title Certificate and subject to the RER Certificate:

- (i) The Promoter has a clear and marketable title and has the requisite rights to carry out the development upon the said Free Sale Plot in accordance with the Development Agreement and also has actual, physical and legal possession of the said Free Sale Plot for the implementation of the Project;
- (ii) The Promoter has the lawful rights and the requisite approvals from the Competent Authorities to carry out the development of the Real Estate Project and shall obtain the requisite approvals from time to time to complete the development of the Real Estate Project;
- (iii) There are no encumbrances upon the Real Estate Project, save and except those disclosed to the Allottee;
- (iv) There are no litigations pending before any Court of law with respect to the Real Estate Project, save and except those disclosed to the Allottee;



All the approvals, licenses and permits issued by the Competent Authorities with respect to the Real Estate Project, are valid and subsisting and have been obtained by following the due process of law. Further, all approvals, licenses and permits to be issued by the Competent Authorities with respect to the Real Estate Project shall be obtained by following the due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Real Estate Project and the common areas;

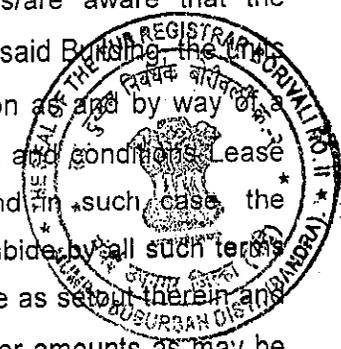
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| (vi) The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected; |
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| (vii) The Promoter has 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 Free Sale Plot and the said Premises, which will, in any manner, affect the rights of the Allottee under this Agreement; |
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- (viii) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Premises to the Allottee in the manner contemplated in this Agreement;

- (ix) At the time of the execution of the Society Transfer, the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Real Estate Project as detailed in the **SEVENTH SCHEDULE** hereunder written to the Society;
- (x) The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the Real Estate Project to the Competent Authorities till the Society Transfer and thereupon the same shall be borne by the Society; and
- (xi) 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 Free Sale Plot) has been received or served upon the Promoter in respect of the said Free Sale Plot and/or the Project, save and except those disclosed to the Allottee.

20. The Allottee, with the intention to bring all the persons into whosoever's hands the said Premises and/or its rights, entitlements and obligations under this Agreement, may come, hereby covenants with the Promoter as follows:

- (i) The Allottee(s) has/ have gone through the terms and conditions as set out in the said Development Agreement, First Supplemental Agreement and Second Supplemental Agreement and hereby undertake(s) to abide by the same. Further, the Allottee(s) is/are aware that the Promoter shall transfer its rights in respect of the said Building, the portion comprised therein and the said Free Sale Portion as and by way of a lease/ sub-lease, in accordance with the terms and conditions of a Lease granted by SRA in favor of the Promoter and in such case, the Allottee(s) hereby agree(s) and undertake(s) to abide by all such terms and conditions as may be applicable to the lessee as set out therein and shall pay lease rent, transfer charges and all other amounts as may be required to be paid by him/her/it/them in accordance with the terms and conditions of the Lease. The rights and entitlements of the Allottee(s) hereunder are subject to the terms and conditions of the Development Agreement, First Supplemental Agreement and Second Supplemental Agreement and the Deed of Sub-Lease.



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- (ii) To maintain the said Premises at the Allottee's own cost, (to be borne and paid by the Allottee) in good and tenantable repair and condition from the date on which the possession of the said Premises is taken and shall not do or suffer to be done anything in or to the Real Estate Project which may be against the applicable rules, regulations or bye-laws or

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change/alter or make any addition in or to the said Building in which the said Premises is situated and the said Premises itself or any part thereof, without the consent of the Local Authorities and the Promoter;

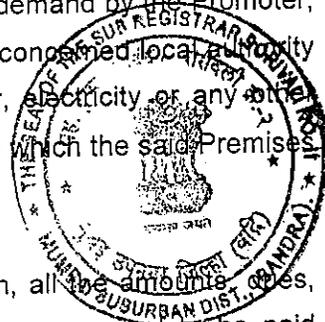
- (iii) Not to store in the said Premises any goods which are of hazardous combustible or dangerous nature or are so heavy as to damage the construction or structure of the Real Estate Project in which the said Premises is situated or storing of which goods is objected to by the concerned local or other authority and the Allottee shall take due care and precaution while carrying heavy packages which may damage or are likely to damage the staircases, common passages or any other structure of the said Building in which the said Premises is situated, including entrances of the Real Estate Project in which the said Premises is situated and in case any damage is caused to the Real Estate Project in which the said Premises is situated or the said Premises on account of the negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of such breach;
- (iv) To carry out at his/her/their/its own cost and expenses (to be borne and paid by the Allottee) 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 Promoter to the Allottee and shall not do or suffer to be done anything in or to the Real Estate Project in which the said Premises is situated or the said Premises which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority;



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 addition or alteration of whatever nature in or to the said Premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the Real Estate Project in which the said Premises is situated and the Allottee shall keep the portion, sewers, drains and pipes in the said Premises and the appurtenances thereto in good tenantable repair and condition, and in particular so as to support, shelter and protect the other parts of the Real Estate Project in which the said Premises is situated and shall not chisel or in any other manner cause damage to the columns, beams, walls, slabs or RCC, parris or other structural members in the said Premises, without the prior written permission of the Promoter and/or the Society;

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- (vi) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said Free Sale Portion and/or the Real Estate Project in which the said Premises is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance;
- (vii) Not to enclose the passages, if any, forming part of the said Premises without the previous written permission of the Promoter and/or the said Organisation and of the MCGM and other concerned authorities;
- (viii) Not to affix air conditioner/s at any other place other than those earmarked for fixing such units so as not to affect the structure, façade and/or elevation of the said Building in any manner whatsoever;
- (ix) Not to shift or alter the position of either the kitchen, the piped gas system or the toilets which would affect the drainage system of the said Premises/Building in any manner whatsoever;
- (x) 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 Free Sale Plot and/or the Real Estate Project in which the said Premises is situated;
- (xi) Pay to the Promoter within 15 (fifteen) days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government authority or body giving water, electricity or any other service connection to the Real Estate Project in which the said Premises is situated;
- (xii) Bear and pay in a timely manner and forthwith, all the amounts, dues, taxes, instalments of the Sale Consideration, as required to be paid under this Agreement;
- (xiii) Not to change the user of the said Premises without the prior written permission of the Promoter and the Society and the concerned government authority;
- (xiv) The Allottee shall not let, sub-let, transfer, assign, sell, lease, give on leave and license or part with the interest or benefit factor of this Agreement or part with the possession of the said Premises or any part thereof or dispose of or alienate otherwise howsoever, the said Premises or any part thereof and/or its rights, entitlements and obligations under this Agreement, until all the dues, taxes, deposits, cesses, the Sale Consideration and all other amounts payable by the Allottee to the Promoter under this Agreement, are fully and finally paid together with the applicable interest thereon (if any) at the Interest Rate.



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In the event the Allottee is desirous of transferring the said Premises or any part thereof and/or its rights under this Agreement prior to making such full and final payment, then the Allottee shall be entitled to effectuate such transfer only with the prior written permission of the Promoter;

(xv) The Allottee shall observe and perform all the rules and regulations which the Society may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for the protection and maintenance of the said Building and the said Premises therein and for the observance and performance of the building rules, regulations and bye-laws for the time being of the concerned local authority and of the Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society regarding the occupancy and use of the said Premises in the Real Estate Project and shall pay and contribute regularly and punctually towards the taxes, expenses and/or other outgoings in accordance with the terms of this Agreement;

(xvi) The Allottee shall permit the Promoter and its surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Premises and the Real Estate Project or any part thereof to view and examine the state and condition thereof; and

(xvii) Till the Society Transfer is executed in favour of the Society, the Allottee shall permit the Promoter and its surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Free Sale Plot, the buildings/towers/wings/units thereon, or any part thereof, to view and examine the state and condition thereof.



(xviii) The Allottee shall not at any time do any work in the said Premises, which would jeopardize the soundness or safety of the said Building or prejudicially affect the same;

(xix) To use the passenger lifts in the said Building for the period and in accordance with the rules and regulations framed by the Promoter or the Organisation, from time to time. The Allottee shall not cause any damage to the lifts, staircases, common passages or any common facilities or any other parts of the said Building including the said

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| (xx) | To pay all amounts agreed or liable to be paid by the Allottee pursuant to this Agreement |

and to observe and perform the terms, conditions, provisions, stipulations and covenants contained in this Agreement (and on the part of the Allottee to be paid observed and performed) as

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far as the same are required to be paid observed and performed by the Allottee and shall keep the Promoter indemnified against all actions suits and proceedings and all costs, charges, expenses, fines, penalties, levies and damages incurred or suffered by or caused to or levied or imposed on the Promoter by reason of non-payment non-observance and/or non-performance thereof;

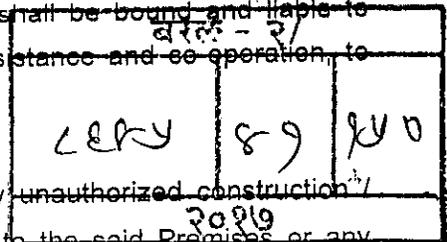
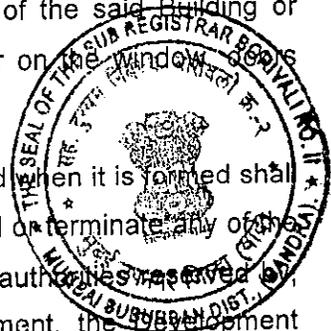
(xxi) The Promoter shall not be liable to pay non-occupancy charges (by whatever name called) in relation to the un-disposed premises in the said Building but the Allottee will pay all such charges without any dispute;

(xxii) The open spaces, common entrances, common passages, ducts, refuge areas, lobbies, staircases, lifts in the said Building shall be used in a reasonable manner for the purpose of ingress and egress only and not for any storage purpose or anything else. The Allottee shall not use or permit the use of common passages, ducts, refuge areas, open spaces, lobbies, and staircases in the said Building for storage or for use by servants at any time;

(xxiii) The Allottee shall not display at any place in the said Premises /Building, any bills, posters, hoardings, advertisement, name boards, neon signboards or illuminated signboards. The Allottee shall not stick or affix pamphlets, posters or any paper on the walls of the said Building or common areas therein or in any other place or on the window and corridors of the said Building;

(xxiv) Neither the Allottee nor the Organisation, as and when it is formed shall at any time hereafter limit, curtail, revoke, cancel or terminate any of the powers, rights, benefits, interests, privileges or authorities reserved or granted to the Promoter under this Agreement, the Development Agreement, the Tender or any other deed, document or writing that may be entered into and executed between the parties hereto, or those of the Promoter as mentioned herein, and the Allottee and the said Organisation, as and when it is formed, shall be bound and liable to render to the Promoter, all necessary assistance and co-operation, to enable it to exercise and avail of the same;

(xxv) In the event Allottee would carry out any unauthorized construction/ modification or has caused any damage to the said Premises or any portion of the said Building or any structure, facility or amenity on the said Free Sale Plot, then the Allottee shall rectify and make good all such defects, repairs and unauthorized changes within 7 (seven) days from the date of receipt of a written notice from the Promoter, the said Organisation and/or the concerned government, local or public bodies or authorities in that regard;



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(xxvi) The Allottee shall indemnify and keep indemnifying the Promoter towards/against any actions, proceedings, costs, claims and demands in respect of any breach, non-observance or non-performance of such obligations given specifically herein to the Allottee.

21. The Promoter shall maintain a separate bank account in respect of the sums received from the Allottee as advance or deposit, sums received on account of the share capital for the promotion of the Society or towards the outgoings and legal charges and shall utilize such amounts only for the purposes for which they have been received.
22. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Premises or the Real Estate Project or the said Free Sale Plot and/or the said Building as may be constructed thereon, or any part thereof. The Allottee shall have no claim save and except in respect of the said Premises hereby agreed to be sold to him and all the open spaces, parking spaces, lobbies, staircases, terraces, recreation spaces and all other areas and spaces and lands will remain the Free Sale Plot of the Promoter as hereinbefore mentioned until the Society Transfer.
23. **Promoter shall not mortgage or create a 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

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| Allottee who has taken or agreed to take the said Premises. | |
| 24. Binding Effect LEBY | 2019 |
| Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the | |

Allottee signs and delivers this Agreement with all the Schedules and Annexes along with the payments due, as stipulated in the Payment Plan at Clause 3(i)

above, within 30 (thirty) days from the date of its receipt by the Allottee and

secondly, appears for registration of the same before the concerned office of the

Sub-Registrar of Assurances 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 and/or appear before the

concerned office of the Sub-Registrar of Assurances for its registration as and

when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 15 (fifteen) days

from the date of its receipt by the Allottee, the application of the Allottee shall be

treated as cancelled and all the sums deposited by the Allottee in connection therewith, including the booking amount, shall be returned to the Allottee without

any interest or compensation whatsoever.



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25. **Entire Agreement:**

This Agreement, along with its Schedules and Annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, booking form, letter of acceptance, allotment letter, correspondences, arrangements, whether written or oral, if any, between the Parties in regard to the said Premises.

26. **Right to Amend:**

This Agreement may only be amended by the written consent of the both the Parties hereto.

27. **Provisions of this Agreement applicable to the Allottee/subsequent allottees:**

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

28. **Severability:**

If any provision of this Agreement shall be determined to be void or unenforceable under the RERA 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 they are reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to the RERA or the RERA Rules and Regulations made thereunder, the applicable laws, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of the execution of this Agreement.

29. **Method of calculation of proportionate share:**

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

30. **Further Assurances:**

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in addition 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



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contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

31. **Place of Execution:**

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's office, or at some other place, which may be mutually agreed between the Promoter and the Allottee, in Mumbai City, after the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution thereof, the said Agreement shall be registered at the office of the Sub-Registrar of Assurances. Hence, this Agreement shall be deemed to have been executed at Mumbai

32. The Allottee and/or the Promoter shall present this Agreement at the proper registration office of registration within the time limit prescribed by the Registration Act, 1908 and the Promoter will attend such office and admit the execution thereof.

33. All notices to be served upon the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Courier or Registered Post A.D or notified E-mail ID/Under Certificate of Posting at their respective addresses specified below:

Mr. Anil Kothari, Mrs. Manju Kothari And Anil Kothari (HUF)

Raheja Township, Vrindavan,

204, 2 A, 2nd Floor,

Malad (E), Mumbai -- 97.

Notified Email ID: kotharianil1981@gmail.com



KANAKIA RESIDENTIAL PRIVATE LIMITED,

215 - Atrium, 10th Floor, Andheri Kurla Road,

Andheri (East), Mumbai - 400093

Notified Email ID: customercare.levels@kanakia.com

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| बराबरी/Email ID: customercare.levels@kanakia.com | | |
| CEFY | 20210 | 20210 |

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

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THE FIRST SCHEDULE ABOVE REFERRED TO:

(Description of "the said Property")

All that piece and parcel of land or ground admeasuring 27,000.20 sq.mtrs., and bearing Survey No.288(part), 503(part) corresponding to C.T.S. Nos., 521, 521/1 to 8, 521/10 to 17, 522, 522/1 to 11, 523, 524, 524/1 to 12, 525, 525/1 to 4, 527, 527/1 to 26, 528, 528/1 to 11, 529, 529/1 to 15, 530, 530/1 to 16, 531, 532, 532/1 to 13, 533 (part), 533/1 to 100 and 533/107 to 484, 533/486 to 643, 533/648, 536, 536/1 to 5 and 537, 537/1 to 7 of Village Malad, Taluka Borivali, Mumbai Suburban District situated at Rani Sati Marg Malad (East), Mumbai- 400 097 and bounded as follows:

On or towards the East :By CTS. No. 520 and Part Rani Sati Marg;

On or towards the West : By Internal Road;

On or towards the North :By Rani Sati Marg;

On or towards the South :By Internal Road.



THE SECOND SCHEDULE ABOVE REFERRED TO:

(Description of "the Rehab Plot")

All that piece and parcel of land admeasuring 10960.88 sq.mtrs., being a part of the said property more particularly described in the First Schedule hereinabove written and delineated on the plan annexed hereto as and marked as ANNEXURE "A" and thereon shown hatched in blue colour and bounded as follows:

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: By CTS No. 519 and the said Remaining Free Sale Portion;

On or towards the West : By Internal Road;

On or towards the North : By the Free Sale Portion;

On or towards the South : By Internal Road.

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34. **Permanent Account Numbers:**

Details of the Permanent Account Numbers of the Promoter and Allottee are set out below:

| Party | PAN |
|-------------------------------------|------------|
| Kanakia Residential Private Limited | AAECK1950C |
| Mr. Anil Kothari | APIPK7921D |
| Mrs. Manju Kothari | AOZPK7110C |
| Anil Kothari (HUF) | |

35. **Joint Allottees:**

In case there are Joint Allottees, all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her/it, which shall for all intents and purposes be considered as properly served on all the Allottees.

36. **Stamp Duty and Registration Charges:**

The charges towards stamp duty fees and registration charges of this Agreement shall be borne and paid by the Allottee alone.

37. **Dispute Resolution:**

Any dispute or difference between the Parties in relation to this Agreement and/or the terms hereof shall be settled amicably. In case of failure to settle such dispute amicably, such dispute or difference shall be referred to the Authority as per the provisions of the RERA and the Rules and Regulations, thereunder.



38. **Governing Law:**

This Agreement and the rights, entitlements and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India as applicable in Mumbai City, and the Courts of law in Mumbai will have exclusive jurisdiction with respect to all the matters pertaining to this Agreement.

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| with respect to all the matters | | |
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IN WITNESS WHEREOF the Parties hereinabove named have set their respective hands and signed this Agreement for Sale at Mumbai in the presence of the attesting witness, signing as such on the day first above written.

Handwritten signatures and initials of the parties and the attesting witness.

THE THIRD SCHEDULE ABOVE REFERRED TO:

(Description of "the said Free Sale Plot")

All that piece and parcel of land admeasuring not less than 16,441.32sq.mtrs. abutting Rani Sati Marg, being a part of the said property more particularly described in the First Schedule hereinabove written and delineated on the plan annexed hereto as and marked as ANNEXURE "A" and thereon shown surrounded by yellow colour wash (comprising of free sale portion and remaining free sale portion) and bounded as follows:

- On or towards the East : By CTS. No. 520 and Part Rani Sati Marg;
- On or towards the West : By Internal Road;
- On or towards the North : By Rani Sati Marg;
- On or towards the South : By the said Rehab Plot.



THE FOURTH SCHEDULE ABOVE REFERRED TO:

(Description of "the said Free Sale Portion")

All that piece and parcel of land admeasuring not less than 11,647.00 sq.mtrs. abutting Rani Sati Marg, being a part of the said property more particularly described in the Third Schedule hereinabove written and delineated on the plan annexed hereto as and marked as ANNEXURE "A" and thereon shown in red colour horizontal lines (with yellow wash in background) and bounded as follows:

On or towards the East : By part Rani Sati Marg and part DP Road;

On or towards the West : By Internal Road;

On or towards the North: By Rani Sati Marg;

On or towards the South: By the said Rehab Plot.

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THE FIFTH SCHEDULE ABOVE REFERRED TO:
(Description of "the said Remaining Free Sale Portion")

All that piece and parcel of land identified as portion of the said Property more particularly described in the Third Schedule hereinabove written and on which the said Free Sale Building No.7 or such additional buildings is proposed to be constructed and which portion is shown delineated on the plan annexed hereto as and marked as ANNEXURE "A" and thereon shown in Green colour cross (with yellow wash in background bounded as follows:

- On or towards the East : By CTS. No.520 and Part Rani Sati Marg;
- On or towards the West : By Internal DP Road;
- On or towards the North : By part Rehab Plot and part Rani Sati Marg;
- On or towards the South : By Rehab Plot and CTS No.519.

THE SIXTH SCHEDULE ABOVE REFERRED TO:

(Description of "the said Premises")

The Flat No. 1003 on the 10th floor in Wing "C" having RERA carpet area admeasuring about 92.73 sq. mtrs. with exclusive balcony area admeasuring 9.45 sq. mtrs in the Real Estate Project to be known as "LEVELS" under construction on the said Free Sale Portion more particularly described in the Fourth Schedule.



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THE SEVENTH SCHEDULE ABOVE REFERRED TO:

PART A

(Nature, extent and description of Internal amenities)

| Sr. No. | Item | Location | Specification |
|---------|----------------|------------------------------|---|
| 1 | Flooring | Living Room / Dinning | Vitrified Flooring |
| | | Master Bedroom | Vitrified Flooring |
| | | Other Bed Room | Vitrified Flooring |
| | | Master Toilet | Ceramic tile flooring and ceramic tile for Dado |
| | | Other Toilets | Ceramic tile flooring and ceramic tile for Dado |
| 2 | Wood Work | Main Door | Wooden Door frame with Laminate Finish shutter |
| | | Other Door | Granite Frame with Laminated Door Shutter |
| 3 | Windows | All Winodows | Aluminium windows |
| 4 | CP / Sanitary | All Toilets | Standard CP Sanitary |
| 5 | Internal Paint | walls & ceiling | Internal wall & ceiling with OBD |
| 5 | Typical lobby | Every Floor | Vitrified Flooring with Dado |
| 6 | Switches | Internal / External Switches | Modular switches |

PART B

(Nature, extent and description of common areas amenities)

| SR. NO. | ITEMS |
|---------|------------------------------|
| 1 | SNOW SPA |
| 2 | CONTEMPORARY HAMAM |
| 3 | GYM |
| 4 | SWIMMING POOL WITH KIDS POOL |
| 5 | JACUZZI (OPEN IN POOL) |
| 6 | POOLSIDE SIT-OUTS |
| 7 | 5 SENSES GARDEN |
| 8 | KIDS PLAY AREA |
| 9 | ROCK CLIMBING WALL |
| 10 | BASKETBALL POLE (SINGLE) |
| 11 | YOGA AREA (OPEN TO SKY) |
| 12 | WALKING AREA |
| 13 | TENNIS COURT |
| 14 | BOX CRICKET PITCH |
| 15 | SKATING AREA |



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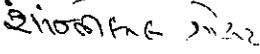
Not

Not

SIGNED AND DELIVERED)
by the within named Promoter)
KANAKIA RESIDENTIAL PRIVATE LIMITED)

by the hand of its Authorised Signatory)
MRS. ASHA SHAH)

in the presence of)

1. 
2. 

Asha H. Shah



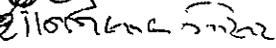
MRS. ASHA SHAH

Photograph/Left Thumb Impression

SIGNED AND DELIVERED)
by the within named Co-Promoter/Confirming Party)

SHAH HOUSECON PRIVATE LIMITED)
by the hand of its Authorised Signatory)

MRS. ASHA SHAH)
in the presence of)

1. 
2. 

Asha H. Shah



MRS. ASHA SHAH

Photograph/Left Thumb Impression



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SIGNED AND DELIVERED

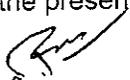
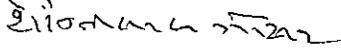
by the within named Allottee

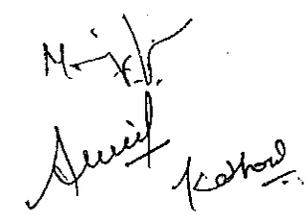
MR. ANIL KOTHARI

MRS. MANJU KOTHARI

ANIL KOTHARI (HUF)

in the presence of

1. 
2. 

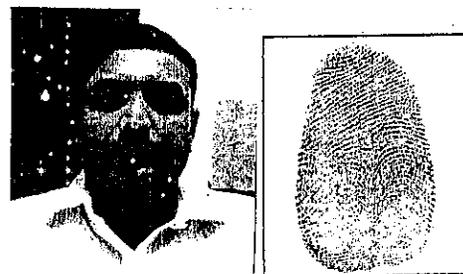
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MR. ANIL KOTHARI
 Photograph/Left Thumb Impression



MRS. MANJU KOTHARI
 Photograph/Left Thumb Impression



ANIL KOTHARI (HUF)
 Photograph/Left Thumb Impression



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RECEIPT

Received of and from the Allottee abovenamed the sum of Rs. 17,61,600/- (Rupees **Seventeen Lakh(s) Sixty One Thousand Six Hundred Only**) as part payment towards the Sale Consideration under this Agreement.

WE SAY RECEIVED
For KANAKIA RESIDENTIAL PRIVATE LIMITED

Asha H. Shah

(_____)
Authorized Signatory

Witnesses:

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



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List of Annexures

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|--------|-----------------------|---|--|
| (i) | Annexure "A" | - | Copy of Layout Plan |
| (ii) | Annexure "B" | | Copy of RERA Certificate |
| (iii) | Annexure "C" | - | Property Register Cards |
| (iv) | Annexure "D" | - | Letter of Intent bearing No. SRA/ENG/1152/PN/ STGL/LOI dated 20th September, 2010. |
| (v) | Annexure "E" | | Copy of the Intimation of Approval |
| (vi) | Annexure "F" | | Copy of the Commencement Certificate. |
| (vii) | Annexure "G" | | Title Certificate from Law Firm viz. M/s. Law Point dated 28.12.2012. |
| (viii) | Annexure "G-1" | | Additional Title Certificate from Law Firm viz. M/s. Law Point dated 26. 03. 2013. |
| (ix) | Annexure "G-2" | | Additional Title Certificate from Law Firm viz. M/s. Law Point dated 10. 04. 2013. |
| (x) | Annexure "H" | | Floor Plan of the said Premises. |

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DATED THIS ___ DAY OF _____, 2017

BY AND BETWEEN

KANAKIA RESIDENTIAL PRIVATE LIMITED"

... THE PROMO

AND

SHAH HOUSECON PRIVATE LIMITED

... THE CO-PROMOTER / CONFIRMING PAI



MR. ANIL KOTHARI
MRS. MANJU KOTHARI
ANIL KOTHARI (HUF)

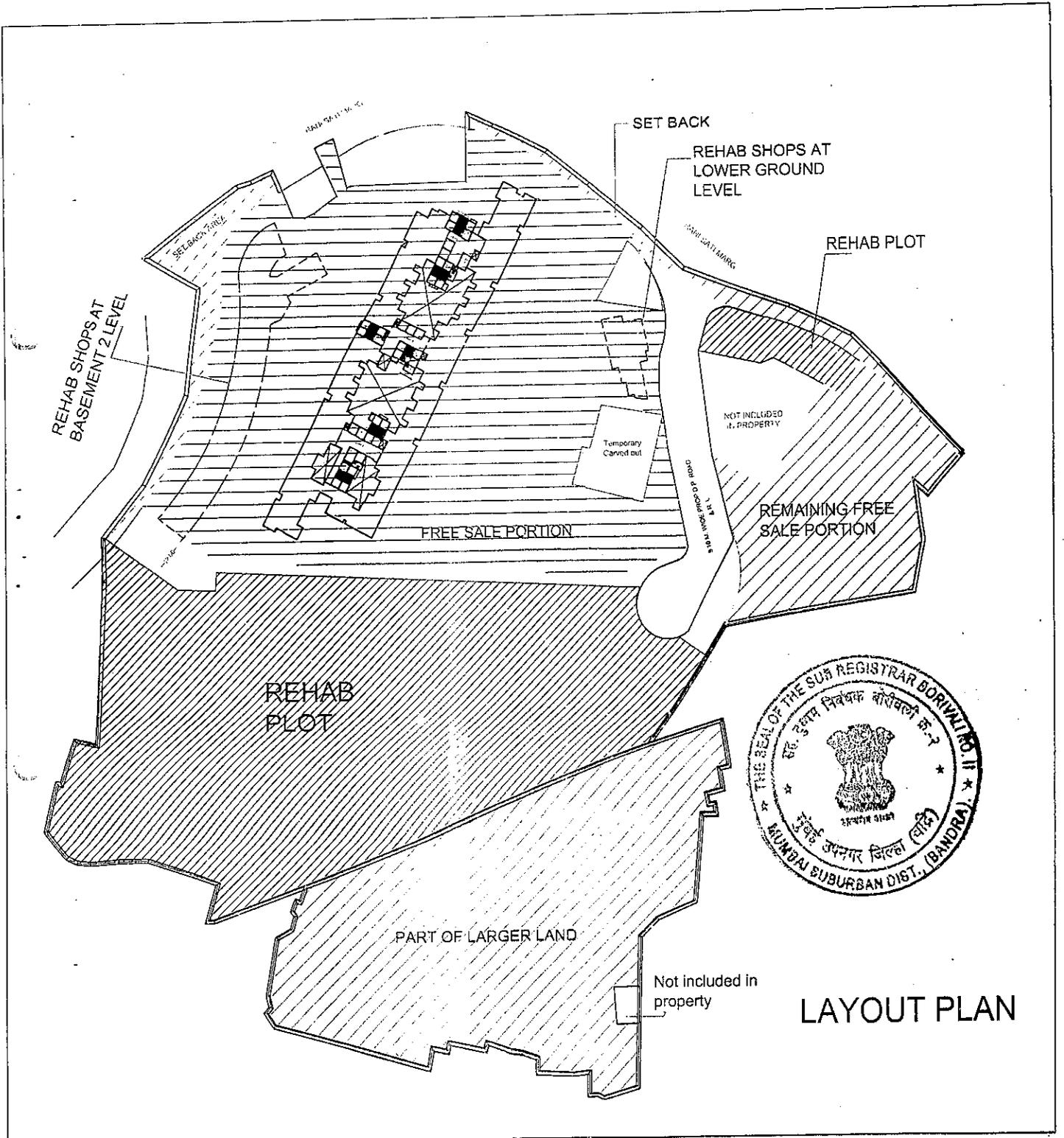
... THE ALLOTI

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AGREEMENT FOR SALE

Handwritten signatures and initials, including 'A1', 'A1H', and 'Maj'.

ANNEXURE "A"



LAYOUT PLAN

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ANNEXURE "B"



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 :
P51800000223

Project: *Kanakia Levels, Plot Bearing / CTS / Survey / Final Plot No.: SURVEY NO 288 PT 503 PT CORRESPONDING CTS NOS SPECIFIED IN TITLE CERTIFICATE ATTACH TO THIS FORM* Borivali, Borivali, Mumbai Suburban, 400097;

1. **Kanakia Residential Private Limited** having its registered office / principal place of business at *Tehsil: Andheri, District: Mumbai Suburban, Pin: 400093.*

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) 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 10/07/2017 and ending with 31/10/2019 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 7/10/2017 3:46:05 PM

Dated: 10/07/2017
Place: Mumbai

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

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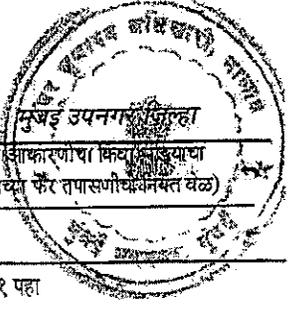
ANNEXURE "C"

मालमत्ता पत्रक

विशेष नोंद -- मालाड (पू)

तालुका/न.भू.मा.का. -- न.भू.अ.मालाड

जिल्हा --



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|----------------------------------|------------|------------|----------------|------------|--|
| नगर भूमापन क्रमांक / का. फौ. नं. | प्लॉट नंबर | प्लॉट नंबर | क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या शासनाच्या किंवा तपशील आणि त्याच्या फेर तपासणीकडे (वळ) |
| ५२१/१ | | | १७.७ | [क] ग | सि.स.नं.५२१ पहा |

सुविधाधिकार

हक्काचा मूळ धारक वर्ष १९६८ [मॅग्नल अँड ग्रिन्डलेज बँक लि.] [एफ.ई.दिनशा मिळकतीचे विश्वस्था.]

पडेंदार

इतर भार

इतर शेर [ए.गफुरखान शेरखान.]



| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक (धा) पडेंदार (प) किंवा भार (भा) | साक्षात्कृत |
|------------|---|-------------|--|--|
| २३/०७/१९७३ | वि.शे.सारा सुधारित न.भू.क्र. ५२१ प्रमाणे. | | | सही - न. भू. अ. क्र. ५ मुं. उ. सही XXX |
| १८/१०/१९७७ | BOM/R/४८३६/१८/९/६९ अन्वये मॅग्नल ग्रिन्डलेज बँकेने विश्वस्थाचे हक्क सोडले वारसाने. | | H) १) श्रीमती बचुवाई वॉरोन्ड्रोव्ह डारूकाव्ह (२) श्री.एदलजी फ्रोमरोज दिनशा.) | सही - न. भू. अ. क्र. ५ मुं. उ. सही XXX |
| १८/१०/१९७७ | पिटोशन नं.६७१/१२/११/७१ अन्वये श्री.एदलजी मयत (अविवाहीत) दि.१४/३/७० अॅडमिनिस्ट्रेटर नेमणूक. | | श्रीमती बचुवाई वॉरोन्ड्रोव्ह डारूकाव्ह श्री.जे.वी.दुवाश श्री.एदलजी दिनशा हयांचे अॅडमिनिस्ट्रेटर. | सही - न. भू. अ. क्र. ५ मुं. उ. सही XXX |
| १८/१०/१९७७ | पिटोशन नं.२१/२१/१२/७२ अन्वये जे.बी.दुवाश हे अॅड व कॉ.अॅ. यांचे जबाबदारीतून मुक्त. व श्री.एन.एन.वाडीया हयांची नेमणूक. | | श्री.बचुवाई वॉरोन्ड्रोव्ह डारूकाव्ह श्री.नसली नेव्होत वाडीया श्री.एदलजी हयांचे अॅडमिनिस्ट्रेटर. | सही - न. भू. अ. क्र. ५ मुं. उ. सही XXX |
| ०९/०८/१९८२ | सुधारित विनशेती सारा न.भू.क्रमांक ५२१ प्रमाणे. | | | सही - वि.नि.भू.अ. तथा न. भू. अ. क्र. ५ |
| ०८/०४/२००२ | महाराष्ट्र झोपडपट्टी सुधारणा व निर्मूलन व पुर्नविकास -अधिनियम १९७१ कलम १४(२) अन्वये महाराष्ट्र शासन राजपत्र (असाधारण) भाग चार व दि.२८/७/९७ व शुध्दीपत्रक दि.२६/६/९८मा.उपजिल्हाधिकारी आत व सक्षम प्राधिकारी वॉरीवली यांचेकडील दि.६/७/९९ ची नोटीस व १०/४/२००१ चे पत्र इकडील मो.नं.७२४/९४ चा नकाशा, ताबेपावती दि.१५/१/२००२ अन्वये सदरची मिळकत शासनाकडे निर्गत झाल्याने धारक सदरी " महाराष्ट्र सरकार " नाव दाखल केले व सत्ताप्रकार G दाखल केला. | | (H) महाराष्ट्र सरकार | सही - ८/४/०२ नगर भूमापन अधिकारी मालाड |

बरल - २/
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मालमत्ता पत्रक

विभाग/मौजे -- मालाड (पू)

तालुका/न.भू.मा.का. -- न.भू.अ.मालाड

जिल्हा -- मुंबई उपनगर जि

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| नगर भूमापन क्रमांक/प्र.प्लॉ.नं. | शिफ्ट नंबर | प्लॉट नंबर | खत चौ.मी. | धारणाधिकार | शासनाला दिलेल्या आकाराच्या किंवा भाडे तपशील आणि त्याच्या फेर तपासणीचे नियम |
| ५२१/१ | | | | | |

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक (धा) पट्टेदार (प) किंवा धार (धा) | साक्षात्करण |
|------------|---|-------------|---|--|
| २८/१२/२००८ | खोत डोंगरी को.ऑ.होसिंग सोसायटी लि. व विकासक मे.शाह हाऊसिंग प्रा.लि. यांना सदरची जमीन मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांनी त्यांचेकडील आदेश क्र.सी./काया -३३/का.वि.२५४/०८ दि.६/१२/२००८ नुसार अटी व शर्तीवर झोपडपट्टी पुनर्वसन योजनेतील झोपडपट्टी पुनर्वसन घटक व खुल्या विक्रीसाठी करावयाच्या घटकासाठी भाडेपट्ट्याने मंजूर करणेत आलेबाबतची नोंद घेतली. | | पट्टेदार - खोत डोंगरी को.ऑ.होसिंग सोसायटी लि. भाडेपट्टा मुदत ३० वर्षे | वे.रक्तू क्र.११८ मधे - २५/१२/०८ न.भू.अ.मुंबई |

तपासणी करणारा -

खरी नकदल -

न.भू.अ.मालाड

मुंबई उपनगर जिल्हा

अर्ज क्रमांक १३३६ एकूण नोंदी/पत्रवृत्त अर्थवाशे ०८
 अर्ज दाखल तारीख २८/११/११ मर्यादेचे शुल्क १६०=००
 अर्ज तयार तारीख २८/११/११
 अर्ज तयार करणारा (अ/य/६०) अर्ज शुल्क २=००
 अर्ज तपासणी करणारा (अ/य/६०) एकूण शुल्क १६२=००



सत्य प्रतिलिपी

(Signature)

नगर भूमापन अधिकारी

मालाड



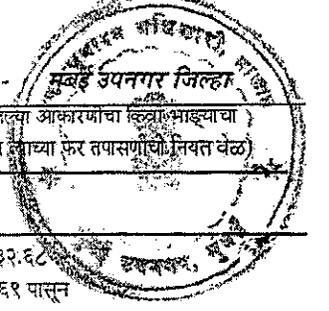
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| २०१७ | | |

मालमत्ता पत्रक

विभाग/मोजे -- मालाड (पु)

तालुका/न.भु.मा.का. -- न.भू.अ.मालाड

जिल्हा --



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| नगर भूमापन क्रमांक / न.भ.मा.अ. | प्लॉट नंबर | प्लॉट नंबर | क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या आकरण्याचा क्रमांक/भाड्याचा तपशील आणि ह्याच्या फेर तपासणीचा नियत वेळ |
| ५२२ | | | ३९.० | [क] ग | र.र.३२.६८ ता.१.८.६९ पासून |

सुम्निधाधिकार

हक्काचा मुळ धारक वर्ष १९६७ [नॅशनल अँड ग्रिन्डलेज बँक लि.]
[एफ.ई.दिनशा मिळकतीचे विश्वस्थ.]

पट्टेदार.

इतर भार

इतर शोरे [नटवरलाल मोतीलाल पटेल.]

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक (धा) पट्टेदार (प) किंवा भार (भा) | साक्षात्कर्म |
|------------|---|-------------|---|--|
| २८/१०/१९७७ | BOM/R/४८३६/१८/९/६९ अन्वये नॅशनल ग्रिन्डलेज बँकेने विश्वस्थाचे हक्क सोडले वारसाने. | | H) १) श्रीमती बचुबाई धारोन्झोळ डारूकोळ (२) श्री.एदलजी प्रभोरोज दिनशा.) | सही - न.भू.अ.क्र.५ मुं.उ.सही XXX |
| २८/१०/१९७७ | पिटीशन नं.६७२/१२/११/७९ अन्वये श्री.एदलजी मयत (अविवाहीत) दि.१४/३/७० अँडमिनिस्ट्रेटर नेमणूक. | | श्री.बच्चूबाई धारोन्झोळ डारूकोळ श्री.जे.वी.दुवाशा श्री.एदलजी दिनशा हयांचे अँडमिनिस्ट्रेटर | सही - न.भू.अ.क्र.५ मुं.उ.सही XXX |
| २८/१०/१९७७ | पिटीशन नं.२१/२१/१२/७२ अन्वये जे.वी.दुवाशा हे अँड व कॉ.अँ. हयांचे जबाबदारीतून मुक्त व श्री.एन.एन.वाडीया हयांची नेमणूक. | | श्री.बच्चूबाई धारोन्झोळ डारूकोळ श्री.नसली नेखील वाडीया श्री.एदलजी हयांचे अँडमिनिस्ट्रेटर. | सही - न.भू.अ.क्र.५ मुं.उ.सही XXX |
| ३१/०१/२००२ | वारसाने - श्री.नटवरलाल मोतीलाल पटेल दि.२९.१.८७ रोजी मयत असून त्यांचे कायदेशीर वारस श्री.दिनेशचंद्र नटवरलाल पटेल हे असलेबाबत अज. प्रतिज्ञापत्र सादर केले आहे म्हणून वारसांची नोंद केली. | | इ.मा. श्री.दिनेशचंद्र नटवरलाल पटेल | सही - नगर भूमापन अधिकारी मालाड |
| ०८/०४/२००२ | महाराष्ट्र झोपडपट्टी सुधारणा व निर्मूलन व पुनर्विकास - अधिनियम १९७९ कलम १४(२) अन्वये महाराष्ट्र शासन राजपत्र (असाधारण) भाग चार व दि.२८/७/९७ व शुध्दीपत्रक दि.२६/६/९८ मा.उपजिल्हाधिकारी अति व सक्षम प्राधिकारी बोरीवली यांचेकडील दि.६/७/९९ ची नोंदीस व १०/४/२००२ चे पत्र इकडील मो.र.नं.७२४/९४ चा नकाशा, ताबेपावती दि.१५/१/२००२ अन्वये सदरची मिळकत शासनाकडे निर्गत झाल्याने धारक सदरी "महाराष्ट्र सरकार" नाव दाखवत घेले व रस्ताप्रकार G दाखवत केला. | |  | सही - नगर भूमापन अधिकारी मालाड |

वरतल - २/

| | | |
|------|----|-----|
| ८६५ | ६९ | २५० |
| २०१७ | | |

मालमत्ता पत्रक

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| विभाग/मौजे -- मालाड (पू) | | तालुका/न. भू. मा. का. -- न. भू. अ. मालाड | | | जिल्हा -- मुंबई उपनगर जिल्हा |
| नगर भूमिपन क्रमांक / का. प्लॉ. नं. | प्लॉट नंबर | प्लॉट नंबर | क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या आक्रेषणाचा किंवा प्लॉटचा तपशील आणि त्याच्या फेर तपासणीचा नियत वेळ) |
| ५२३ | | | २६२.२ | ग (क) | सारा ३९.९० दि. १.८.७१ ते ३१/३/७९ पर्यंत. [र.रु.३.६०] १६३.० दि. १.८.७१ ते ३१/३/७९ पर्यंत. [ता.१.८.६४] १०४.९०-१.८.७१ ते ३१.७.७९ पर्यंत. |

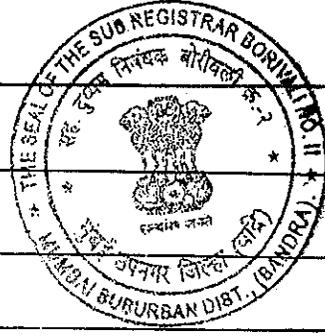
सुविधाधिकार

हक्काचा मुळ धारक वर्ष - १९६८
[नॅशनल अॅन्ड प्रिन्डलेंज बँक लि.]
[एफ.ई.दिनशा मिळकतीचे विश्वस्थ.]

पट्टेदार

इतर भार

इतर शेरें



| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक (धा) पट्टेदार (प) किंवा भार (भा) | साक्षात्कृत |
|------------|--|-------------|--|---|
| १८/१०/१९७७ | BOM/R/४८३६/१८/९६९ अन्वये नॅशनल प्रिन्डलेंज बँकेने विश्वस्ताचे हक्क सोडले वारसाने. | | (H) १) श्रीमती वचूबाई वॉरोझोव्ह डारूकाव्ह (२) श्री.एदलजी फ्रॉमरोज दिनशा. | सही - न. भू. अ. क्र. ५ मुं. सही XXX |
| १८/१०/१९७७ | पिटोरान नं. ६७१/१२/११/७९ अन्वये श्री.एदलजी मयत (अविवाहीत) दि. १४/३/७० अॅडमिनिस्ट्रेटोर नेमणूक. | | श्री. वचूबाई वॉरोझोव्ह डारूकाव्ह श्री. जे. वी. बुवाश श्री. एदलजी दिनशा हयांचे अॅडमिनिस्ट्रेटर | सही - न. भू. अ. क्र. ५ मुं. सही XXX |
| १८/१०/१९७७ | पिटोरान नं. २१/२१/१२/७२ अन्वये जे. वी. बुवाश हे अॅड. व को. अॅ. यांचे जबाबदारीतून मुक्त व श्री. एन. एन. वाडीया हयांचे नेमणूक. | | श्री. वचूबाई वॉरोझोव्ह डारूकाव्ह श्री. नसली नेव्हील वाडीया श्री. एदलजी हयांचे अॅडमिनिस्ट्रेटर. | सही - न. भू. अ. क्र. ५ मुं. सही XXX |
| १४/०३/१९८० | विनशेती आदेश | SI | मा. अपर तहसिलदार विनशेती बोरीवली (१) यांचेकडील आदेश क्रमांक NAADD/मालाड पूर्व ५२३ (०) दि. ३०/११/७९ अन्वये ९५.७ चौ.मी. क्षेत्र व्यापारी कामासाठी वगैरे. | सही - न. भू. अ. क्र. ५ मुं. सही XXX |
| १४/०३/१९८० | विनशेती आदेश | SI | मा. अपर तहसिलदार विनशेती बोरीवली यांचे कडील आदेश क्रमांक NAADD/मालाड पूर्व ५२३(२) दि. ३०/११/७९ अन्वये ६४.६ चौ.मी. क्षेत्र व्यापारी कामासाठी वगैरे. | सही - न. भू. अ. क्र. ५ मुं. सही XXX |
| १४/०३/१९८० | विनशेती आदेश. | SI | मा. अपर तहसिलदार विनशेती बोरीवली (१) यांचे कडील आदेश क्रमांक NAADD/मालाड पूर्व ५२३ (३) दि. ३०/११/७९ अन्वये १०१.० चौ.मी. क्षेत्र व्यापारीकामी वगैरे झाले. | सही - न. भू. अ. क्र. ५ मुं. सही XXX |

बदल - २/
८६५ ६३ १५०
२०१७

मालमत्ता पत्रक

विभाग/मौजे -- मालाड (पू)

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

जिल्हा -- मुंबई उपनगर

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|------------------------------------|----------|------------|----------------|------------|--|
| नगर भूमापन क्रमांक / फा. पत्ता नं. | शिट नंबर | प्लॉट नंबर | क्षेत्र चौ.मी. | धारणाधिकार | जिल्हा -- मुंबई उपनगर |
| ५२३ | | | | | शासनालय निरतल्या अक्तरणाचा प्रकृत्या म तपशोल आणि त्याच्या फेर तपसणीची ति |

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक (भा) पट्टेदार (र) किंवा धार (भा) | साक्षीक |
|------------|---|-------------|--|--|
| ०८/०४/२००२ | महाराष्ट्र झोपडपट्टी सुधारणा निमून्तन व पुनर्धिकास अधिनियम १९७१ कलम १४ (२) अन्वये महाराष्ट्र शासन राजपत्र (असाधारण) भाग चार व दि. २८/७/९७ व शुध्दीपत्रक दि. २६/६/९८ मा. उच्चजिल्हाधिकारी (अति) व सक्षम प्राधिकारी वॉरीवली यांचेकडील दि. ६/७/९९ ची नोटीस व १०/४/२००१ चे पत्र इकडेील मो. र. नं. ७२४/९४ चा नकाराग, ताबेपावती दि. १५/१/२००२ अन्वये सदरची मिळकत शासनाकडे मिळीत आल्याने धारक सदरी महाराष्ट्र सरकार नाच दाखल केले व सत्ताप्रकार G दाखल केला. | | (H) महाराष्ट्र सरकार | नगर भूमापन |
| १८/१२/२००८ | खोत डोंगरी को. ऑ. हौसिंग सोसायटी लि. व विकासक मे. शाह हाऊसकॉन प्रा. लि. यांना सदरची जमीन मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांनी त्यांचेकडील आदेश क्र. सी./कार्या - ३डी / का. दि. २५/४/०८ दि. ६/१२/२००८ नुसार अदी व शर्तीवर झोपडपट्टी पुनर्धसन योजनेतील झोपडपट्टी पुनर्धसन घटक व खुल्या विक्रीसाठी करावयाच्या घटकासाठी भाडेपट्ट्याने मंजूर करणेत आलेबाबतची नोंद घेतली. | | पट्टेदार - खोत डोंगरी को. ऑ. हौसिंग सोसायटी लि. भाडेपट्टा मुदत ३० वर्ष | के रकत क्र. ११ रकती - २६/१२/०८ न. भू. अ. मालाड |

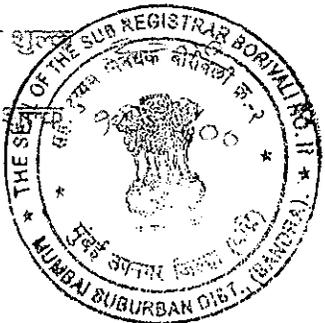
तपसणी करणारा -

खरी नक्कल -

न. भू. अ. मालाड

मुंबई उपनगर जिल्हा

अर्ज क्रमांक १३३६ एकूण नोंदी/एकूण नक्कली ०८
 अर्ज दाखल तारीख २८/११/११ नक्कलेचे शुल्क १८०=००
 अर्ज तयार तारीख २८/११/११
 अर्ज विक्राली तारीख १२/११/११
 अर्ज तयार करणारा (अ) यी १९९
 अर्ज तयार करणारा (ब) यी १९९



सत्य प्रतिलिपी

नगर भूमापन अधिकारी
 मालाड

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| बरत - २/ | |
| ८६५५ | ६६/१५० |
| २०१७ | |

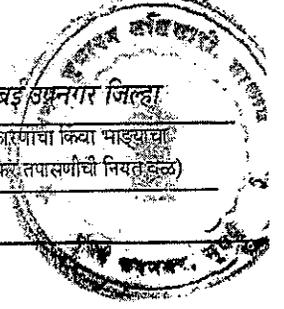
मालमत्ता पत्रक

विभाग/मोजे -- मालाड (पू)

तालुका/न.भु.मा.का. -- न.भु.अ.मालाड

जिल्हा -- मुंबई उपनगर जिल्हा

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|------------------------------------|----------|------------|----------------|------------|---|
| नगर भूमापन क्रमांक / फा. प्लॉ. नं. | शिट नंबर | प्लॉट नंबर | क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या आकाराचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियतदंड |
| ५२४ | | | २०२.७ | (क) ग | [र.रु.३.६०] [ता.१.८.६४] र.रु.११.९० दि.१.८.७९ पासून. |



सुविधाधिकार

हक्काचा मुळ धारक वर्ष १९६७ [नॅशनल अॅन्ड ग्रिन्डलेज बँक लि.]
[एफ.ई.दिनशा मिळकतीचे विश्वस्थ.]

पट्टेदार

इतर भार

सोरे [गोविंद भगवान पटेल.]



| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक (धा) पट्टेदार (प) किंवा भार (भा) | साक्षात्कन |
|------------|---|-------------|---|---|
| १८/१०/१९७७ | BOM/R/४८३६/१८/९/६९ अन्वये नॅशनल ग्रिन्डलेज बँकेने विश्वस्थचे हक्क सोडले - वापसाने | | (H) १) श्रीमती बच्चूबाई वॉरोन्ड्रोव्ह डार्लूकाव्ह (२) श्री.एदलजी क्रोमरोज दिनशा | सही - २८/११/७७ न. भु. अ. क्र. ५ नुं. सही XXX |
| १८/१०/१९७७ | पिटोशन नं. ६७१/१२/११/७१ अन्वये श्री.एदलजी मयत (अविवाहीत) दि.१४/३/७० अॅडमिनिस्ट्रेटोर नेमणूक. | | श्रीमती बच्चूबाई वॉरोन्ड्रोव्ह डार्लूकाव्ह श्री.जे.बी.दुबाशा श्री.एदलजी दिनशा हयांचे अॅडमिनिस्ट्रेटोर | सही - २८/११/७७ न. भु. अ. क्र. ५ नुं. सही XXX |
| १८/१०/१९७७ | पिटोशन नं. २१/२१/१२/७२ अन्वये जे.बी.दुबाशा हे अॅड. व कॉ. अॅ. हयांचे जबाबदारीतून मुक्त व श्री.एन.एन.वर्डीया हयांची नेमणूक. | | (श्री.बच्चूबाई वॉरोन्ड्रोव्ह डार्लूकाव्ह .) श्री.नसली नेव्हील वाडीया श्री.एदलजी हयांचे अॅडमिनिस्ट्रेटोर | सही - २८/११/७७ न. भु. अ. क्र. ५ नुं. सही XXX |
| ०७/०३/१९८० | विनशोती आदेश | S.I. | मा.अ.अन.अ.बॉरोव्हरी १ कडील क्रमांक NAAD -DME ७२४/२६.११.७९ अन्वये सदर जागेचा विनशोती सारा र.रु.११.९० कायम केलेची नोंद घेतली. व्यापारीकामी ७३.९ चौ.मी.यांत सा.नभूक्र .५२४/१/२/१०ते १२ | सही - न. भु. अ. क्र. ५ नुं. उ. सही XXX |
| ०८/०४/२००२ | महाराष्ट्र झोपडपट्टी सुधारणा निर्मुलन व पुर्नविकास अधिनियम १९७१ कलम १४ (२) अन्वये महाराष्ट्र शासन राजपत्र (असाधारण) भाग चार व दि.२८/७/९७ व शुध्दीपत्रक दि.२/६/९८ मा.उपजिल्हाधिकारी (अति) व सक्षम प्राधिकारी बोरीवली यांचेकडील दि.६/७/९९ ची नोटीस व १०/४/२००१ चे पत्र इकडील मो.र.नं. ७२४/९४ चा नकारा, ताबेपावती दि.१५/१/२००२ अन्वये सदरची मिळकत शासनाकडे निहीत झाल्याने धारक सदरी महाराष्ट्र सरकार नाव दाखल केले. व सत्ताप्रकार G दाखल केला. | | (H) महाराष्ट्र सरकार | सही - ८/४/०२ नगर भूमापन अधिकारी मालाड |

बरेल - २/१

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| ८६५ | ६५ | २५० |
| २०१७ | | |

मालमत्ता पत्रक

विभाग/मोजे -- मालाड (पू)

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

जिल्हा -- मुंबई उपन

नगर भूमापन शिट नंबर प्लॉट नंबर

क्षेत्र चौ.मी.

धारणाधिकार

शासनाद्वारे दिलेल्या आकारणाचे वि तपशील आणि त्याच्या फेर तपसणी

५२४

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक (धा) | सा |
|------------|--|-------------|-----------------------------|--|
| २८/१२/२००८ | खोत डोंगरी को. ऑ. हॉसिंग सोसायटी लि. व विकासक मे. शाह हाऊसकोन प्रा. लि. यांनी सदरची जमीन मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांनी त्यांचेकडील आपेरा क्र. रसी. कार्या - ३६/का. वि. २५४/०८ दि. ६/१२/२००८ नुसार अटी व शर्तीवर झोपडपट्टी पुनर्वसन योजनेतील झोपडपट्टी पुनर्वसन घटक व खुल्या विक्रीसाठी करावयाच्या घटकासाठी भाडेपट्ट्याने मंजूर करणेत आलेबाबतची नोंद घेतली. | | पट्टेदार (प) किंवा भार (भा) | पट्टेदार - खोतडोंगरी को. ऑ. हॉसिंग सोसायटी लि. भाडेपट्टी मुदत ३० वर्षे |

तपासणी करणारा -

खरी नकल -

न. भू. अ. मालाड

मुंबई उपनगर जिल्हा

अर्ज क्रमांक १३३९ एकूण जमीनी/एकूण मक्काशे ०७
 अर्ज दाखल तारीख २८/११/११ मकलेचे शुल्क १४० = ००
 अर्ज तयार तारीख २८/११/११ मकलेचे शुल्क २ = ००
 अर्ज निकाजी तारीख ०१/१२/११ एकूण शुल्क १४२ = ००
 अर्ज तयार करणारा श्री. यशवंत
 अर्ज तपासणी करणारा



सत्य प्रतिलिपि

नगर भूमापन अधिकारी
मालाड



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| वरल - २/ | | |
| ८६५ | ६६ | १५० |
| २०१७ | | |

मालमत्ता पत्रक

विभाग/मौजे -- मालाड (पू)

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

जिल्हा -- मुंबई उपनगर जिल्हा

| | | | | | |
|------------------------------------|----------|------------|----------------|------------|---|
| नगर भूमापन क्रमांक / फा. प्लॉ. नं. | शिट नंबर | प्लॉट नंबर | क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या आकारणाचा किंवा भाड्याच्या तपशील आणि त्याच्या फेर तपासणीची नियत वेळ |
| ५२५ | | | ८७.९ | (क) ग | २.११.८० ते २.११.८० |

सुविधाधिकार

हक्काचा मुळ धारक वर्ष - १९६९ [नॅशनल अ‍ॅन्ड ग्रिन्डलेज बँक लि.] [एफ.ई. दिनशा मिळकतीचे विश्वस्त.]

पडेंदार,

इतर भार

इतर शीरे

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक (धा) पडेंदार (प) किंवा भार (भा) | साक्षात्कन |
|------------|--|-------------|--|--|
| १८/१०/१९७७ | BOM/R/४८३६/१८/९/६९ अन्वये नॅशनल ग्रिन्डलेज बँकेने विश्वस्तीचे हक्क सोडले वारसाने. | | H) १) श्रीमती वचुबाई वॉरोन्ड्रोव्ह डारूकाव्ह (२) श्री.एदलजी क्रोमरोज दिनशा.) | सही - न. भू. अ. क्र. ५ मं. सही XXX |
| १८/१०/१९७७ | पिटोशन नं. ६७१/१२/११/७१ अन्वये श्री.एदलजी मयत (अविवाहीत) दि. १४/३/७० अ‍ॅडमिनिस्ट्रेटोर नेमणूक. | | श्री. वचुबाई वॉरोन्ड्रोव्ह डारूकाव्ह श्री. जे. बी. दुबाशा श्री. एदलजी दिनशा हयांचे अ‍ॅडमिनिस्ट्रेटोर | सही - न. भू. अ. क्र. ५ मं. सही XXX |
| १८/१०/१९७७ | पिटोशन नं. २१/२१/१२/७२ अन्वये जे. बी. दुबाशा हे अ‍ॅड व कॉ. अ‍ॅ. यांचे जवाबदारीतून मुक्त व श्री. एन. एन. वाडीया हयांचो नेमणूक. | | श्रीमती वचुबाई वॉरोन्ड्रोव्ह डारूकाव्ह श्री. नसली नव्हील वाडीया श्री. एदलजी हयांचे अ‍ॅडमिनिस्ट्रेटोर | सही - न. भू. अ. क्र. ५ मं. सही XXX |
| ०८/०४/२००२ | महाराष्ट्र झोपडपट्टी सुधारणा व निर्मुलन व पुर्नविकास - अधिनियम १९७९ कलम १४(२) अन्वये महाराष्ट्र शासन राजपत्र (असाधारण) भाग चार व दि. २८/७/९७ व शुध्दीपत्रक दि. २६/६/९८ मा. उपजिल्हाधिकारी अति व सक्षम प्राधिकारी वॉरीवर्ली यांचेकडील दि. ६/७/९९ ची नोटीस व १०/४/२००२ चे पत्र इकडील मो. र. नं. ७२४/९४ चा नकाशा, ताबेपावती दि. १५/१/२००२ अन्वये सदरची मिळकत शासनाकडे निर्गत झाल्याने धारक सदरी "महाराष्ट्र सरकार" नाव दाखल केले व सत्ताप्रकार G दाखल केला. | | (H)  | सही - नगर भूमापन अधिकारी मालाड |
| १८/१२/२००८ | खोत डोंगरी को. ऑ. हॉसिंग सोसायटी लि. व विकासक मो. शाह शाऊसकॉन प्रा. लि. यांना सदरची जमीन मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांनी त्यांचेकडील आदेश क्र. सी. /कार्या. - ३डी / का. वि. २५४/०८ दि. ६/१२/२००८ नुसार अटी व शर्ती वर झोपडपट्टी पुनर्वसन योजनेतील झोपडपट्टी पुनर्वसन घटक व खुल्या विव्हीसाठी करावयाच्या घटकांसाठी भाडेपट्टयाने मंजूर करण्यात आलेबाबतची नोंद घेतली. | | पडेंदार खोत डोंगरी को. ऑ. हॉसिंग सोसायटी लि. भाडेपट्टी मुक्त २० वर्षे. | के रफार क्र. ११४ प्रमाणे सही - २०/१२/०८ न. भू. अ. मालाड |

२०१७

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|-----|----|-----|
| ८६५ | ६७ | १५० |
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मालमत्ता पत्रक

विभाग/मौजे -- मालाड (पू)

तालुका/न.भू.मा.का. -- न.भू.अ.मालाड

जिल्हा -- मुंबई उपनगर

नगर भूमापन शिट नंबर प्लॉट नंबर

क्षेत्र चौ.मी.

धारणीधिकार

शासनाला दिलेल्या आकारणाचा किं तपसणी आणि त्याच्या कर तपसणी

५२६

तपसणी करणार

खरी नककल -

न.भू.अ.मालाड

मुंबई उपनगर जिल्हा

अर्ज क्रमांक 933e एकूण नोंदी/एकूण नकाशे ०६
 अर्ज दाखल तारीख 22/99/99 नकलचे शुल्क 920:
 अर्ज तयार तारीख 22/99/99
 अर्ज निकाली तारीख 2/12/99 कागद शुल्क 2=00
 अर्ज तयार करणारा (अ.गि.ह.व. 8-10)
 अर्ज त. 2000/2000 शुल्क 922=0.



सत्य प्रतिलिपी

नगर भूमापन अधिकारी
 मालाड



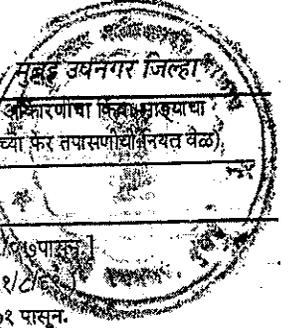
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| बरेल - २/ | | |
| ८६४५ | ६८ | १५० |
| २०१७ | | |

मालमत्ता पत्रक

विभाग/मोजे -- मालाड (पु)

तालुका/न.भु.मा.का. -- न.भु.अ.मालाड

जिल्हा --



नगर भूमापन क्रमांक / फ.प्लॉ. नं. प्लॉट नंबर क्षेत्र धारणाधिकार

५२७

(७३०.५)

ग (क्र)

[रू.२४.७४ ता.१/८/७९ पासून]

७१४.०० - ५५.० = ६५९.०.

(रू.१४.४० ता.१/८/७९ पासून)
४९.५० १/८/७९ पासून.

सुविधाधिकार

हक्कांचा मूळ धारक वर्ष १९६८

[नॅशनल अॅन्ड ग्रिन्डलेज बँक लि.]
[एफ.इ.दिनशा मिळकतीचे विषयस्थ.]

पट्टेदार

इतर भार

इतर रॉर

[अबदुल लतीफ - इ.मा.]

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक (धा) पट्टेदार (प) किंवा भार (भा) | साक्षात्करण |
|------------|--|--------------------------------|--|---|
| ०२/०३/१९७३ | उ.जि.अधि.मु.उ.अंधेरी यांचेकडील क्र. DC/III/LND - १२३१ दि.३०/३/७१ प्रमाणे वि.शे.सारा नोंद घेतली. सारा र.रू.२४.७४ दि.१/८/७९ पासून. | | | सही - ७/३/७३ न.भु.अ.क्र.५ मु.उ.सही XXX |
| २०/०६/१९७४ | उ.जि.अधि.मु.उ.अंधेरी यांचेकडील क्र. ए.डी.सी./एल.एन.डी./डी.सी./III/१२३१ दि.७/३/७४ प्रमाणे सुधारीत वि.शे.सारा नोंद घेतली. सामील नभूक्र.५२७/१ ते २६ | | | सही - ८/७/७४ न.भु.अ.क्र.५ मु.उ.सही XXX |
| २०/०७/१९७४ | यापैकी १६.५ चौ.मी.क्षेत्र नभूक्र.५१९/३ मध्ये सामील झालेले क्षेत्रदुरुस्तही. | | | सही - १/८/७४ न.भु.अ.क्र.५ मु.उ.सही XXX |
| १७/०७/१९८१ | डिडप्रमाणे असाईनमेंट र.रू.३६१८ न.भु.अ.यांचा आदेश दि.१७/७/७९ चा पैकी क्षेत्र ५५.० चौ.मी. सामील नभूक्र.५२०/५२१/५/१०/७९ | सब.रजि.सूची एस. २४५२/१८/४/८ | H श्री.जवाबअल्ली कुरेसी पैकी क्षेत्र ५५.० चौ.मी. | सही - १६/८/७९ न.भु.अ.क्र.५ मु.उ.सही XXX |
| १२/११/१९८२ | न.भू.क्र.५८१अ/२ वरील नोंदीप्रमाणे पोटाहिससे पडलेले ५५.० चौ.मी. क्षेत्र नवीन न.भू.क्र.५८१अ/३/३५ मध्ये सामील व १७/७/७९ ची नोंद कमी केली. | | | सही - ३०/११/८२ न.भु.अ.क्र.५ मु.उ.सही XXX |



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| वरिल - २/ | | |
| ८६७ | ६६७० | |
| २०१७ | | |

मालमत्ता पत्रक

विभाग/मॉर्जे -- मालाड (पु)

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

जिल्हा -- मुंबई उपनगर डि

| | | | | | |
|---------------------------------|----------|------------|----------------|------------|---|
| नगर भूमापन क्रमांक/फा. एफॉ. नं. | शिट नंबर | प्लॉट नंबर | क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या अकरणांचा किंवा भा. तपशील आणि त्याच्या फेर तपासणीची नि. |
| ५२७ | | | | | |

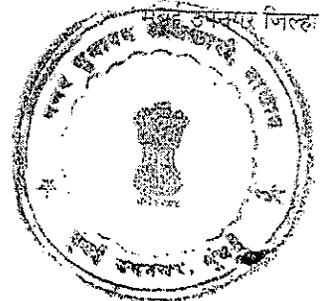
| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक (धा) पट्टेदार (घ) किंवा भार (भा) | साक्षात्कर् |
|------------|---|-------------|--|---|
| ०८/०४/२००२ | महाराष्ट्र झोपडपट्टी सुधारणा निर्मुलतन व पुनर्विकास अधिनियम १९७९ कलम १४ (२) अन्वये महाराष्ट्र शासन राजपत्र (असाधारण) भाग चार व दि. २८/७/९७ व शुध्दीपत्रक दि. २६/६/९८ मा. उपजिल्हाधिकारी (अति) व सक्षम प्राधिकारी बोरोवली यांचेकडील दि. ६/७/९९ ची नोटीस व १०/४/२००१ चे पत्र दृकडील मॉ. र. नं. ७२४/९४ चा नकाशा, ताबेपावती दि. १५/१/२००२ अन्वये सदरची मिळकत शासनाकडे निहोत असल्याने धारक सदरी महाराष्ट्र सरकार नाव दाखल करेने व सत्ताप्रकार G दाखल केला. | | (H) महाराष्ट्र सरकार | व्हा - २/४/०२ नगर भूमापन |
| १८/२२/२००८ | खोल डोंगरी को. ऑ. हॉसिंग सोसायटी लि. व विकासक मे. शाह हाऊसकॉन प्रा. लि. यांना सदरची जमीन मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांनी त्यांचेकडील आदेश क्र. सी./ काया - ३३० / का. वि. २५४/०८ दि. ६/१२/२००८ नुसार अटी व शर्तीवर झोपडपट्टी पुनर्वसन योजनेतील झोपडपट्टी पुनर्वसन घटक व खुल्या विक्रीसाठी करावयाच्या घटकांसाठी भाडेपट्ट्याने मंजूर करणेत आलेबाबतची नोंद घेतली. | | पट्टेदार - खोल डोंगरी को. ऑ. हॉसिंग सोसायटी लि. भाडेपट्टी मुदत ३० वर्ष | के. रमेश ३६.२४ व्हा - २४/१२/०८ न. भू. अ. मालाड |

तपासणी करणारा -

खरी नकल -

न. भू. अ. मालाड

अर्ज क्रमांक १३३० एकूण नोंदी/एकूण नकाशे ०८
 अर्ज दाखल तारीख २८/११/११ नकलेचे शुल्क १६० = ००
 अर्ज तयार तारीख २८/११/११
 अर्ज निष्काणी तारीख २१/१२/११ कामद शुल्क २ = ००
 अर्ज तयार करणारा: (अ. म. म. म.)
 अर्ज तपासणी करणारा: (अ. म. म. म.) एकूण शुल्क १६२ = ००



सत्य प्रतिलिपी

नगर भूमापन अधिकारी
मालाड



| | | |
|----------|----|-----|
| बरक - २/ | | |
| ८६५ | ०० | १४० |
| १०१७ | | |

दिनांक:

मालमत्ता पत्रक

विभाग मौजे -- मालाड (पू)

तालुका/न.भू.मा.का. -- न.भू.अ.मालाड

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन प्लॉट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या आकाराचा किंवा माझ्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)

५२८

२७४.७

र(क)

र.रू.५.४६ ता.२/८/६९

सुविधाधिकार

दस्तावेजाचा मुल्य धारक वर्ष १९६८

नॅशनल अँड ग्रिन्डलेज बँक लि.
एफ.ई. दिनशा मिळकतीचे विश्वस्थ

पट्टेदार

इतर भार

इतर शेंरे

[मेहरोनिसा महंमद इसा युसूफ.]

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक (धा) पट्टेदार (प) किंवा भार (भा) | साक्षात्करण |
|------------|---|-------------|--|---|
| ०८/०४/२००२ | महाराष्ट्र झोपडपट्टी सुधारणा निर्मुलन व पुनर्विकास - अधिनियम १९७९ कलम १४ (२) अन्वये महाराष्ट्र शासन राजपत्र (असाधारण) भाग चार व दि. २८/७/९७ व शुद्धीपत्रक दि. २६/६/९८ मा उपजिल्हाधिकारी (अति) व सक्षम प्राधिकारी योरीवली यांचेकडील दि. ६/७/९९ ची नोटीस व १०/४/२००१चे पत्र इकडील मो.र.नं. ७२४/९४ चा नकाशा, ताबेपावती दि. १५/१/२००२ अन्वये सदरची मिळकत शासनाकडे मिहोत झाल्याने धारक सदरी " महाराष्ट्र सरकार " नाव दाखल केले. व सततप्रकार ' G ' दाखल केला. | |  | सही - ८/४/०२ नगर भूमापन अधिकारी मालाड |
| १८/१२/२००८ | खोत डोंगरी को.ऑ.हौसिंग सोसायटी लि. व विकासक मे.शाह हाऊसकॉन प्रा.लि.यांना सदरची जमीन मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांनी त्यांचेकडील आदेश क्र.सी./कार्या - ३डी/का.वि.२५४/०८ दि.६/१२/२००८ नुसार अटी व शर्तीवर झोपडपट्टी पुनर्वसन योजनेतील झोपडपट्टी पुनर्वसन घटक व खुल्या विक्रीसाठी करावयाच्या घटकांसाठी भाडेपट्ट्याने मंजूर करणेत आलेबाबतची नोंद घेतली. | | पट्टेदार - खोत डोंगरी को.ऑ.हौसिंग सोसायटी लि.भाडेपट्टी मुल्य रकम - २/ | फेरफार क्र.११४ प्रमाणे सही - २९/१२/०८ न.भू.अ.मालाड |

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| ८६५ | ७१ | २५० |
|-----|----|-----|

तपासणी करणारा -

खरी नक्कल -

अर्जा क्रमांक १३३८ एकूण नोंदी/एकूण नकाशे ०३
अर्ज दाखल तारीख २८/११/११ संपादन शुल्क ६०००
अर्ज तयार तारीख २८/११/११ संपादन शुल्क २०००
अर्ज विक्रमी तारीख ३१/१२/११ संपादन शुल्क २०००
अर्ज तयार करणारा (४१/११/११) संपादन शुल्क ६२००



सत्य प्रतिलिपी

नगर भूमापन अधिकारी
मालाड

मालमत्ता पत्रक

विभाग/मौजे -- मालाड (पू) तालुका/न.भू.मा.का. -- न.भू.अ.मालाड जिल्हा -- मुंबई उपनगर जिल्हा
 नगर भूमापन शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या आकाराचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक (धा) पट्टेदार (प) किंवा भार (भा) | साक्षात्कन |
|------------|---|-------------|---|---|
| ०८/०४/२००२ | महाराष्ट्र झोपडपट्टी सुधारणा व निर्मूलन व पुनर्विकास -अधिनियम १९७१ कलम १४(२) अन्वये महाराष्ट्र शासन राजामन (असाधारण) भाग चार व दि.२८/७/९७ व शुध्दीपत्रक दि.२६/६/९८ मा.उपजिल्हाधिकारी अति व सक्रम प्राधिकारी बोरीवली यांचेकडील दि.६/७/९९ ची नोंदीस व १०/४/२००२ चे पत्र इकडील मो.र.नं.७२४/९४ चा नकारा, ताबेपावती दि.१५/१/२००२ अन्वये सदरची निळकत शासनाकडे निर्गत झाल्याने धारक सदरी " महाराष्ट्र सरकार " नाव दाखल केले व सत्ताप्रकार G दाखल केला. | | (H) महाराष्ट्र सरकार | सही - ८/४/०२ न.भू.अ.मालाड |
| १८/१२/२००८ | खोल डोंगरी को.ओ.होसिंग सोसायटी लि.व विकासक मे.शाह हाऊसकॉन प्रा.लि.यांना सदरची जमीन मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांनी त्यांचेकडील आदेश क्र.सी./कार्या -२३/का.वि.२५४/०८ दि.६/१२/२००८ नुसार अटी व शर्तीवर झोपडपट्टी पुनर्वसन योजनेतील झोपडपट्टी पुनर्वसन घटक व खुल्या विद्दीसाठी करावयाच्या घटकांसाठी भाडेपट्ट्याने मंजूर करणेत आलेबाबतची नोंद घेतली. | | पट्टेदार - खोल डोंगरी को.ओ.होसिंग सोसायटी लि.भाडेपट्टा मुदत ३० वर्ष | रफतार क्र.११४ प्रमाणे सही - २४/१२/०८ न.भू.अ.मालाड |



तपासणी करणारा - खरी नक्कल - न.भू.अ.मालाड मुंबई उपनगर जिल्हा

अर्ज क्रमांक १३३८ एकूण नोंदी/एकूण रकमेची १०
 अर्ज दाखल तारीख २८/११/११ नकलेचे शुल्क २००=००
 अर्ज तयार तारीख २८/११/११
 अर्ज निकाली तारीख २१/१२/११ कायद शुल्क २=००
 अर्ज तयार करणारा (आयुष्य) ३.वि.
 अर्ज तपासणी करणारा ३.वि. एकूण शुल्क २०२=००



सत्य प्रतिलिपी

नगर भूमापन अधिकारी मालाड

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| बरेल - २/ | | |
| ८६५५ | ७३ | १५० |
| २०१७ | | |

मालमत्ता पत्रक

विभाग/मौजे -- मालाड (पू)

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

जिल्हा -- मुंबई उपनगर

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|------------------------------------|----------|------------|-----------------|------------|---|
| नगर भूमापन क्रमांक / फा. प्लॉ. नं. | शाट नंबर | प्लॉट नंबर | क्षेत्र चौ. मी. | धारणाधिकार | शासनाला दिलेल्या आकाराचा इतर तपशील आणि त्याच्या फेर तपसणी |
| ५३० | | | | | |

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[क-१]

सुविधाधिकार

धरणाचा मुळ धारक वर्ष १९६७

नॅशनल अँड प्रिडलेशन बँक लि.
एफ.ई.दिनशा मिळकतीचे विव्यवस्थ.

पट्टेदार

इतर भार

इतर शरें

[नुर महंमद मोहोउद्दीन सारंग.]

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक (धा) पट्टेदार (प) किंवा भार (भा) | साक्षा |
|--------|---------|-------------|--|--------|
|--------|---------|-------------|--|--------|

०८/०४/२००२

महाराष्ट्र झोपडपट्टी सुधारणा व निर्मुलन व पुनर्विकास -अधिनियम १९७१ कलम १४(२) अन्वये महाराष्ट्र शासन राजपत्र (असाधारण) भाग चार व दि.२८/७/९७ व शुद्धीपत्रक दि.२६/६/९८मा.उपजिल्हाधिकारी अति व सक्षम प्राधिकारी चोरीवली यांचेकडील दि.६/७/९९ चौ नोटिस व १०/४/२००१ चे पत्र इकडील मो.र.नं.७२४/९४ चा नकाशा, ताबेपावती दि.१५/१/२००२ अन्वये सदरची मिळकत शासनाकडे निगंत झाल्याने धारक सदरी "महाराष्ट्र सरकार" नाव दाखल केले व सत्ताप्रकार G दाखल केला.

(H)
महाराष्ट्र सरकार

सक्षो -
०४/०४/०२
नगर भूमा

१८/१२/२००८

खोत डॉंगरी को.ऑ.होसिंग सोसायटी लि.व विकासक मे.शाह हाऊसकोन प्र.लि.यांना सदरची जमीन मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांनी त्यांचेकडील आर्ज क्र.सी/क्यां -३डी/का.वि.२५४/०८ दि.६/१२/२००८ मधील अटी व शर्तीवर झोपडपट्टी पुनर्वसन योजनेतील झोपडपट्टी पुनर्वसन घटक व खुल्या विक्रीसाठी कसबाच्या घटकासाठी भाडेपट्ट्याने मंजूर करणेत विक्रीवतची नोंद घेतली.

पट्टेदार - खोत डॉंगरी को.ऑ.होसिंग सोसायटी लि.भाडेपट्टी मुदत ३० वर्ष

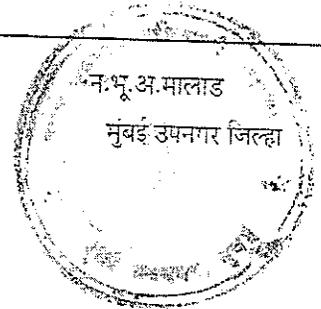
के रफार का.१
सक्षो -
२९/१२/०८
न.भू.अ.मा



तपासणी

खरी नक्कल -

अर्ज क्रमांक अर्ज दाखल तारीख २८/११/११ लकलेचे शुल्क ६०००
अर्ज तयार तारीख २८/११/११ जागद शुल्क २०००
अर्ज दिक्काली तारीख ३१/१२/११ रक्कण शुल्क ६२००
अर्ज तयार करणार (६१११/११)
अर्ज तपासना करणार (६१११/११)



सत्य प्रतिलिपी

नगर भूमापन अधिकारी
मालाड

| | | |
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| बरेल - २/ | | |
| ८६५५ | ७५ | १५० |
| २०११९ | | |

मालमत्ता पत्रक

विभाग, मौजे -- मालाड (पू)

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

जिल्हा -- मुंबई उपनगर जिल्हा

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|---------------------------|----------|------------|---------|------------|--|
| नगर भूखण | शिट नंबर | प्लॉट नंबर | क्षेत्र | धारणाधिकार | शासनाला दिलेल्या आकाराचा किंवा आदेशानुसार तपशील आणि त्याच्या फेर तपासणीची नियत वेळ |
| क्रमांक / पत्र. श्लो. नं. | | | चौ.मी. | | |

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४२५.०

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[क] [-१]

वि. शेती आकार
[रु. १९.७० पे. मुदत १/३/५२ ते ३१/७/७१]
३९.४० १/८/७१ पासून
वि. सारा ४३६.३० सन १/८/७१ ते ३१/७/८०
४९.० चे मिटर क्षेत्रावर

सुविधाधिकार

हक्काचा मुळ धारक
वर्ष १९६७

[नॅशनल अॅन्ड ग्रिन्डलेज बँक लि.]
[एफ.ई.दिनशा मिळकतीचे विश्वस्थ.]

पट्टेदार

उत्तर थार

इतर शोरे

[हरी जीवनदास पिताबरदास पटेल.]

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक (किंवा) धोरिली व पट्टेदार (किंवा) थार (थार) | साक्षात्कन |
|------------|---|-------------|---|---|
| ३०/०४/१९७१ | मा.अपर उपजिल्हाधिकारी अंधेरी चांचेकडील क्र.ADC/LNDC-४२४६ दि. २६/५/७० प्रमाणे बिनशेती आकार रु.१९.७० पे.मुदत १/३/५२ ते ३१/७/७० ची नोंद घेतली व सत्ताप्रकार दुरुस्त केला. सा.नं.५३१ | | | सही - न.भू.क्र.५ मु.उ.सही XXX |
| १३/०३/१९८० | बिनशेतीकडे वर्ग. | SI | मा.अपर तहसीलदार वॉरीवली NAAD -D/ मालाड पूर्व ७२१ दि. २८/११/७९ अन्वये न.भू.क्र. ५३१ पैकी ४९ चौ.मि.क्षेत्र औद्योगिक उपयोगासाठी सन १९७९ ते १९८० पर्यंतचे मुदतीने | सही - सही XXX न.भू.अ.क्र.५, मु.उ.जि. |
| ०८/०४/२००२ | महाराष्ट्र झोपडपट्टी सुधारणा व निर्मुलन व पुर्नविकास -अधिनियम १९७९ कलम १४(२) अन्वये महाराष्ट्र शासन राजपत्र (असाधारण) भाग चार व दि. २८/७/९७ व शुध्दीपत्रक दि. २६/६/९८ मा.उपजिल्हाधिकारी आर्ति व सक्षम प्राधिकारी वॉरीवली चांचेकडील दि. ६/७/९९ ची नोटीस व १०/४/२००१ चे पत्र इकडील मो.र.नं.७२४/९४ चा नकाशा, ताबेपावती दि. १५/१/२००२ अन्वये सदरची मिळकत शासनाकडे निर्गत झाल्याने धारक सदरी "महाराष्ट्र सरकार" नाव दाखल केले व सत्ताप्रकार G दाखल केला. | | (H) महाराष्ट्र सरकार | सही - ०८/०४/०२ न.भू.अ.मालाड |
| १८/१२/२००८ | खोत डोंगरी को.ऑ.हौसिंग सोसायटी लि. व विकासक मे.शाह हाऊसकोन प्रा.लि. यांना सदरची जमीन मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांनी त्यांचेकडील आदेश क्र.सी/कार्या -३डी/का.वि.२५४/०८ दि. ६/१२/२००८ नुसार अटी व शर्तीवर झोपडपट्टी पुर्नवसन योजनेतील झोपडपट्टी पुर्नवसन घटक व खुल्या विक्रीसाठी करावयाच्या घटकासाठी भाडेपट्ट्याने मंजूर करणेत आलेबाबतची नोंद घेतली. | | पट्टेदार - खोत डोंगरी को.ऑ.हौसिंग सोसायटी लि. भाडेपट्टा मुदत ३० वर्ष | फेरफार क्र.११४ प्रमाणे सही - न.भू.अ.मालाड |

बरक - २/

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| ८६५ | ७५ | १५० |
| २०१७ | | |

मालमत्ता पत्रक

विभाग/मौजे -- मालाड (पू)

तालुका/न.भू.मा.का. -- न.भू.अ.मालाड

जिल्हा -- मुंबई उप-

नगर भूमिपन शिट नंबर प्लॉट नंबर

क्षेत्र चो.मी. चारणाधिकार

शासनाला दिलेल्या आकाराचा तपशील आणि त्याच्या फेर तपशील

५३१

तपासणी करणारा -

खरी नकल -

न.भू.अ.मालाड

मुंबई उपनगर जिल्हा

अर्ज क्रमांक १३३० एकूण नोंदी/एकूण नकाशे ०५
 अर्ज दाखल तारीख २८/११/११ नकलचे शुल्क १०० = ००
 अर्ज तयार तारीख २८/११/११
 अर्ज मिळालेला तारीख ३१/११/११ एकूण शुल्क २ = ००
 अर्ज तयार करणारा (आचार्य)
 अर्ज तपासणी करणारा (४.११.११) एकूण शुल्क १०२ = ००



सत्य प्रतिलिपि

नगर भूमिपन अधिकारी

मालाड



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| बरक - २/ | | |
| ८६५ | ४६ | ३५० |
| २०१७ | | |

मालमत्ता पत्रक

विभाग/मौजे -- मालाड (पू)

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

जिल्हा -- मुंबई उपनगर जिल्हा

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|------------------------------------|----------|------------|----------------|-------------|--|
| नगर भूमापन क्रमांक / धा. प्लॉ. नं. | शिट नंबर | प्लॉट नंबर | क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या आकाराचा किंवा मूळकाचा तपशील आणि त्याच्या फेर तपासणीची प्रिन्ट वेळ |
| ५३२ | | | २३५.० | ग (क-१) (क) | बिनशेती आकार मुदत रू.पे.१/८/७९ पासून [१६.६० १/१/६३] [३३.२० ३१/७/७०] ६६.४० १/८/७९ पासून. |

सुविधाधिकार

हक्काचा मुळ धारक वर्ष १९६७ [नॅशनल अॅन्ड प्रिन्डलेज बँक लि.]
[एफ.ई.दिनशा मिळकतीचे विश्वस्थ.]

पट्टेदार

इतर भार

इतर शेरें [हरीजीवनदास पिताबरदास पटेल.]

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक (धा) पट्टेदार (प) किंवा भार (भा) | साक्षात्कन |
|------------|---|-------------|---|--|
| ३०/०४/१९७१ | मा.अपर उपजिल्हाधिकारी अंधेरी यांचेकडील आदेश क्र.ADC/LNDC-५९६७ दि.२५/५/७० प्रमाणे बिनशेती आकार रू.१६.६० पे. मुदत १/३/५२ ते ३१/७/७० ची नोंद घेतली. सा.नं. ५३२, ५३२/१ ते २३ | | | सही - न. भू. अ. क्र. ५ मु. उ. सही XXX |
| २४/०७/१९७३ | उ.जि.अधि.मु.उ.अंधेरी यांचेकडील क्र. ए.डी.सी./एल.एन.डी.सी./५९६७ दि.१७/३/७२ प्रमाणे सुधारीत वि.शे. सारा नोंद घेतली. सारा र.रू.३३.२० दि.१/८/७९ पासून. सा.नं. ५३२/१ ते २३ | | | सही - न. भू. अ. क्र. ५ मु. उ. सही XXX |
| ०९/०८/१९८२ | मा.अ.उप.जि.मुंबई उप.अंधेरी यांचेकडील सुधारीत बिनशेती आदेश क्रमांक ए.डी.सी./एल.एन.डी.सी./५९६७ दि.२५/१२/१९८१ अन्वये र.रू.६६.४० क्षेत्र ४६३.५ चौ.मी. दि.१/८/७९ पासून सुधारीत बिनशेती सारा नोंद घेतली. यांत सामील नमूक्र. ५३२/१ ते २३ सामील. | | | सही - १४/८/८२ जि.नि.भू.अ. तथा न. भू. अ. क्र. ५ |
| ०८/०४/२००२ | महाराष्ट्र झोपडपट्टी सुधारणा निर्मुलन व पुनर्विकास अधिनियम १९७१ कलाम १४ (२) अन्वये महाराष्ट्र शासन राजपत्र (असाधारण) भाग चार व दि.२८/७/९७ व शुद्धीपत्रक दि.२६/६/९८ मा.उपजिल्हाधिकारी (अति) व सक्षम प्राधिकारी बोरीवली यांचेकडील दि.६/७/९९ ची नोटीस व १०/४/२००१ चे पत्र इकडील मो.र.नं. ७२४/९४ चा नकाशा, ताब्यावती दि.१५/१/२००२ अन्वये सधरी मिळकत शासनाकडे निहीत झाल्याने धारक सधरी महाराष्ट्र सरकार नाव दाखल केले व सत्ताप्रकार G दाखल केला. | | (H) महाराष्ट्र सरकार | सही - नगर भूमापन अधिकारी मालाड |



वरक - २/

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| २०१७ | | |

मालप्रता पत्रक

विभाग/मोजे -- मालाड (पू)

तालुका/न.भू.मा.का. -- न.भू.अ.मालाड

जिल्हा -- मुंबई उपनगर फ

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| नगर भूमापन क्रमांक/फा. खो. नं. | शिफ्ट नंबर | प्लॉट नंबर | क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या आकाराच्या सिद्धा भू तपशील आणि त्याच्या फेर तपासणीची नि |
| ५३२ | | | | | |

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक (धा) पट्टेदार (प) किंवा भार (भा) | साक्षात्क |
|------------|--|-------------|---|---------------------------------------|
| २८/१२/२००८ | खोत डोंगरी को.ऑ.होसिंग सोसायटी लि.व विकासक मे.शाह हाऊसकॉन प्रा.लि.यांना सदरची जमीन मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांनी त्यांचेकडील आदेश क्र.सी./कामां -३३/फा.वि.२५४/०८ दि.६/१२/२००८ नुसार अटी व शर्तीवर झोपडपट्टी पुनर्वसन योजनेतील झोपडपट्टी पुनर्वसन घटक व खुल्या विक्रीसाठी करावयाच्या घटकांसाठी भाडेपट्ट्याने मंजूर करणेत आलेबाबतची नोंद घेतली. | | पट्टेदार - खोत डोंगरी को.ऑ.होसिंग सोसायटी लि.भाडेपट्टा मुदत ३० वर्ष | के रफार क्र.१ सी - २४/१२/०८ न.भू.अ.मा |

तपासणी करणारा -

खरी नकल -

न.भू.अ.मालाड

मुंबई उपनगर जिल्हा

अर्ज क्रमांक १३३८ एकूण नोंदी/एकूण नकाशे ०६
 अर्ज दाखल तारीख २८/११/११ नकलेचे शुल्क १२०=००
 अर्ज तयार तारीख २८/११/११
 अर्ज मिळवणी तारीख ११/११/११ शुल्क २=००
 अर्ज तयार करणारा (सोमिया) ४०.००
 अर्ज तपासणी करणारा ४०.०० एकूण शुल्क १२२=००



सत्य प्रतिलिपि

नगर भूमापन अधिकारी
मालाड



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| बरत - २/ | | |
| ८६५ | ७८५० | |
| २०१७ | | |

मालमत्ता पत्रक

विभाग/मौजे - मालाड (पू)

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

जिल्हा -- मुंबई उपनगर जिल्हा

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|-----------------------------------|----------|------------|---|------------|---|
| नगर भूमापन क्रमांक / ज. प्लॉ. नं. | शिट नंबर | प्लॉट नंबर | अंत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या आकारपेशा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ |
| ५३३ | | | २७४३१.९ -१३१५१.४ ----- १४२८०.५ | क | रु.२०.० ता.१/८/७९ पासून र.रु. (३.६३) १५.४० (ता.१/८/६४) १/८/७९ र.रु.५५.२० |

सुविधाधिकार

हवकाचा मुळ धारक वर्ष १९६७

[निशनल अॅन्ड ग्रिन्डलेज बँक लि.]
[एफ.ई.दिनशा मिळकतीचे विश्वस्व.]

पट्टेदार

इतर भार

इतर शीरे

| दिनांक | व्यवहार | खंड क्रमांक | निविदाधारक (धो) | साक्षात्कृत |
|------------|--|---|---|---|
| | | करल | पट्टेदार (ग) किंवा भार (भा) | |
| १५/०२/१९७३ | उ.जि.अधि.मुं.उ.अंधेरी यांचेकडील क्र.ए.डी.सी. प्लॉ.एन.डी.सी./VI ९० दि.२९/४/७२ प्रमाणे सुधारीत/वि.शे.सारा नोंद घेतली. सारा र.रु. १५.४० दि.१/८/७९ पासून सा.नं.५३३/४६ ते ५५ पे. क्षेत्र ७४ चौ.मीटरवर | २/ | पट्टेदार (ग) किंवा भार (भा) | सही - १५/२/७३ न. भू. अ. क्र. ५ मुं. उ. |
| २४/०७/१९७३ | उ.जि.अधि.मुं.उ.अंधेरी यांचेकडील क्र.ए.डी.सी. प्लॉ.एन./एल.एन.डी.सी./VI १३०४ दि.२५/३/७२ प्रमाणे सुधारीत/वि.शे.सारा नोंद घेतली. सारा र.रु. ३०.० दि.१/८/७९ पासून वे.क्षे. २९९ चौ.वारावर | | | सही - न. भू. अ. क्र. ५ मुं. उ. |
| १३/०८/१९७४ | मा.अप्पर उ. जि. अ.अंधेरी यांचेकडील विनशेती आदेश क्र. ADC/LND-३०५ दि.२९/५/७० अन्वये सारा ८.३५ दि.३१/७/७० पर्यंत ता.१/८/७९ पासून सुधारीत विनशेती सारा १६.५० चरील आदेश दिनांक १२/५/७३ अन्वये क्षेत्र २७८ चौ.वार | | | सही - २०/८/७४ न. भू. अ. क्र. ५ मुं. उ. जि. मुं. |
| १२/०५/१९७९ | श्रीमती सांताबाई मो.शाह यांचा दि. ८/३/७९ चा अर्ज व दि.१६/४/७९ चा जबाब व मा.न.भू.अ.यांचा आदेश ११/५/७९ चे आदेश इ.मा.हे नांव दाखल क्षेत्र २०२.० चौ.मीटर | | E इ. मा - श्रीमती सांताबाई मोहनलाल शाह | सही - २०/५/७९ न. भू. अ. क्र. ५ मुं. उ. सही XXX |
| १६/०८/१९७९ | ख.खत र.रु १३२००.० देणगर ज.वे. हरम दुभाष पेकी क्षेत्र ५५३.० चौ.मी. | S.I. सूची २ क्र.२२७७/७२ ता २४/५/७२ दुरुस्त सूची क्र. १०००/७९ ता. ८/६/७९ | H १) महंमद नानुभाई चव्हाण २) अखतार हुसेन महंमद चौव्हाण ३) अनवर हुसेन महंमद चौव्हाण क्षेत्र ५५२.० चौ.मी. करीता | सही - न. भू. अ. क्र. ५ मुं. उ. |



मालमत्ता पत्रक

विभाग/मोजे -- मालाड (पु)

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

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या आकाराचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत के

क्रमांक / का. प्लॉ. नं. चौ.मी.

५३३

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक (धा) पट्टेदार (प) किंवा भर (भा) | साक्षात्करण |
|------------|--|-------------|---|---|
| ०५/०२/१९८० | मा.ऑडिशनल तहासीलदार क्र.१ अ.न.अ. बोरीवली यांचे कडील विनशेती आदेश नं. NAADD/मालाड (पु) सि.स.नं. ५३३ पैकी दि.३०/११/७९ अन्वये चौ.मी. २७६.० विनशेती आकार विनशेती सारा दरसाल र. रू. ५५.२० सुधारित. | | | सही - ५/२/८० न. भु. अ. क्र. ५ |
| ०६/०५/१९८० | मा.अप्पर उप.जि.अंधेरी यांचेकडील आदेश क्रमांक ADC/LND/D ७७०८/१७/४/८०ने पैकी क्षेत्र ५५२.० चौ.मी.विनशेतीकडे घर्ग. | | | सही - ११/५/८० न. भु. अ. क्र. ५ XXX |
| १२/१२/१९८२ | न.भु.क्र.५८१ अ/२ वरील नोंदी आधार पोटहिस्से पडलेने क्षेत्र दुरूस्त केले. | | | सही - २०/१२/८२ जि. नि. भु. अ. अ. क्र. ७ |
| ०९/०८/१९८३ | श्रीमती के.जी.मरफो यांचा दि.२२/६/८३ चा अर्ज व न.भु.अ.क्र.५/प.भु.५ यांचा दि. ९/८/८३ चा आदेश व श्री.अ.फ.ई.दिनशा यांचे दि.१७/८/८३ चे समंतीकरणे ४२३.० चौ.मी. क्षेत्रास इतर हक्कात नाव दाखल ५०९.० चौ.मी. वार | S.I. | OR श्रीमती कॅथेलिन ग्लाडिस मर्फी | सही - १७/८/८३ जि. नि. भु. अ. अ. क्र. ७ |
| ०८/०४/२००२ | महाराष्ट्र झोपडपट्टी सुधारणा व निर्मुलन व पुर्नविकास अधिनियम १९७१ कलम १४(२) अन्वये महाराष्ट्र शासन राजपत्र (असाधारण) भाग चार व दि.२८/७/९७ व शुध्दीपत्रक दि.२६/६/९८ मा.उपजिल्हाधिकारी अति. व सक्षम प्राधिकारी बोरीवली यांचेकडील दि.६/७/९९चा नोटीस व १०/४/२००१ चे पत्र इकडील मो.र.नं.७२४/९४ चा नकाशा, ताबेपावती दि.१५/१/२००२ अन्वये सदरची मिळकत शासनाकडे निर्गत झाल्याने धारक सदरी " महाराष्ट्र सरकार " नाव दाखल केले व सत्ताप्रकार G दाखल केला. | | (H) महाराष्ट्र सरकार | सही - ८/४/०२ न.भु.अ.मालाड |
| १८/१२/२००८ | खोत डोंगरी को.ऑ.होसिंग सोसायटी लि.च विकासक मे.शाह हाऊसकॉन प्रा.लि.यांना सदरची जमीन मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांनी त्यांचेकडील आदेश क्र.सौ/कार्या-३डी/का.वि.२५४/०८ दि.६/१२/२००८ नुसार अटी व शर्तीवर झोपडपट्टी पुर्नवसन योजनेतील झोपडपट्टी पुर्नवसन घटक व खुल्या करारवयाच्या घटकांसाठी भाडेपट्ट्याने मंजूर करावयाचे आलेबाबतची नोंद घेतली. | | पट्टेदार - खोत डोंगरी को.ऑ.होसिंग सोसायटी लि.भाडेपट्टा मुदत ३० वर्षे १३५२६.५ चौ.मी. | न.भु.अ.मालाड २१/१२/०८ |

तपासणी करणारा -

खरी नक्कल -

अर्ज क्रमांक १३३८ एकूण माली/दफ्तार नकाशे १२
 अर्ज दाखल तारीख २८/११/११ नकलेचे शुल्क २४००=००
 अर्ज तयार तारीख २८/११/११
 अर्ज मिळाली तारीख २८/११/११ कागद शुल्क ०३२=००
 अर्ज तयार करणारा (आपा) ३२२=००
 अर्ज तपासणी करणारा ३२२=००
 बरतले - २/

| | | |
|------|----|-----|
| ८६५ | ८० | १५० |
| २०१७ | | |

नगर भूमापन अधिकारी मालाड



मालमत्ता पत्रक

विभाग/मौजे - मालाड (पू)

तालुका/न.भू.मा.का. - न.भू.अ.मालाड

जिल्हा - मुंबई उपनगर जिल्हा

नगर भूमापन शीट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या आकाराचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)

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४८.०

ग (क)

[रु.४.२० ता.१८/६४]

र.रूपये १४.६० १/८/७० पासून

सुविधाधिकार

हक्काचा मुळ धारक

वर्ष १९६८

[नॅशनल अँड ग्रिन्डलेज बँक लिमिटेड.]

[एफ.ई.दिनशा मिळकर्ताचे विष्वकस्थ.]

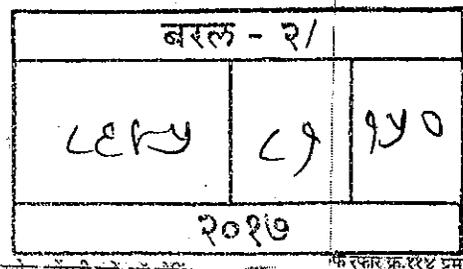
पट्टेदार

इतर भाग

इतर शरें

[मिठाभाई भुलाभाई इमला मालक.]

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक (धा) पट्टेदार (प) | साक्षात्कृत |
|------------|---|-------------|--|--|
| ३०/०६/१९८० | मा.अप्पर तहशिलदार वि.शं.बोरोवली १ यांचेकडील आदेश क्र. AADD/Village/Malad (E) ७६/७ दि. १०/४/८० अन्वये सुधारीत दराने बिनशेती साऱ्याची नोंद | | नविन धारक (धा) पट्टेदार (प) वि.शं.बोरोवली १ | सही - न.भू.अ.क्र.५ मु.ठ.सही XXX |
| ०८/०४/२००२ | महाराष्ट्र झोपडपट्टी सुधारणा निमूलन व पुर्नविकास अधिनियम १९७९ कलम १४ (२) अन्वये महाराष्ट्र शासन राजपत्र (असाधारण) भाग चार व दि.२८/७/९७ व शुद्धीपत्रक दि.२६/६/९८ मा.उपजिल्हाधिकारी (अति) व सक्षम प्राधिकारी बोरोवली यांचेकडील दि.६/७/९९ ची नोटीस व १०/४/२००१ चे पत्र इकडील मो.र.नं. ७२४/९४ चा नकाशा, ताबेपावती दि.१५/१/२००२ अन्वये सदरची मिळकत शासनाकडे निहित झाल्याने धारक सदरी महाराष्ट्र सरकार नाव दाखल केले व सत्ताप्रकार G दाखल केला. | | (H) महाराष्ट्र सरकार | सही - ८/४/०२ नगर भूमापन अधिकारी मालाड |
| १८/१२/२००८ | खोत डोंगरी को.ऑ.डॉसिंग सोसायटी लि. व विकासक मे.शाह हाऊसकॉन प्रा.लि. यांना सदरची जमीन मा.जिल्हाधिकारी मुंबई उपनगर, जिल्हा यांनी त्यांचेकडील आदेश क्र.सी./कार्या-३डी/का.वि.२५४/०८ दि.६/१२/२००८ नुसार अटी व शर्तीवर झोपडपट्टी पुर्नवसन योजनेतील झोपडपट्टी पुर्नवसन घटक व खुल्या विक्रीसाठी करावयाच्या घटकासाठी भाडेपट्ट्याने मंजूर करणेत आलेबाबतची नोंद घेतली. | | पट्टेदार - खोत डोंगरी को.ऑ.डॉसिंग सोसायटी लि. भाडेपट्टी मुदत ३० वर्ष | फरकार क्र.११४ प्रमाण सही - २९/१२/०८ न.भू.अ.मालाड |



तपासणी करणारा -

खरी नक्कल -

- अर्ज क्रमांक १३३९ एकूण नोंदी/एकूण नकाशे ०४
- अर्ज दाखल तारीख २८/११/११ नकलसोबत शुल्क ८०=००
- अर्ज तयार तारीख २८/११/११
- अर्ज विकली तारीख ३/१२/११ कायदा शुल्क २=००
- अर्ज तयार करणारा (७/११/११)
- अर्ज तपासणी करणारा (३/११) एकूण शुल्क ८२=००

सत्य प्रतिलिपी

नगर भूमापन अधिकारी

मालाड

मालमत्ता पत्रक

विभाग/मोजे -- मालाड (पू)

तालुका/न.भू.मा.का. -- न.भू.अ.मालाड

जिल्हा -- मुंबई उपनगर 1

| | | | | | |
|--------------------------------|----------|------------|----------------|------------|--|
| शहर भूमापन क्रमांक/फा.प्लॉ.नं. | शिट नंबर | प्लॉट नंबर | क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या आकाराचा किंवा तपशील आणि त्याच्या फेर तपासणीची |
|--------------------------------|----------|------------|----------------|------------|--|

५३७

१७०.४

ग (क-१)

र.रू.२१०.९०दि.१/८/१९७२ पासून.

सुविधाधिकार

हक्काचा मुळ धारक वर्ष १९६७ [नॅशनल अँड ग्रिन्डलेज बँक लिमिटेड.] [एफ.ई.दिनशा मिलकतीचे विश्वस्य.]

पट्टेदार

इतर भार

इतर शीरे [भिमजी सोनी इमला मालक.]

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक (धा) पट्टेदार (प) किंवा भार (भा) | साक्षात् |
|------------|---|-------------|--|---|
| १३/०३/१९८० | विनशेती नोंदप्रमाणे | SI | मा.अप्पर उपतहसिलदार NA बोरीवली यांचा आदेश क्र. NAADD/मालाड पूर्व ७६८/३०/१९/७९ ने विनशेतीकडे क्षेत्र ३१९.१ चौ.मी. यात सामील न.भू.क्र. ५३७/१ ते ७ सत्ताप्रकार पुरस्त केला. | सही - न. भू. अ. XXX |
| ०८/०४/२००२ | महाराष्ट्र झोपडपट्टी सुधारणा निर्मुलन व सुनिर्धिकास अधिनियम १९७२ कलम १४ (२) अन्वये महाराष्ट्र शासन राजपत्र (असाधारण) भाग चार व दि. २८/७/९७ व शुध्दीपत्रक दि. २६/६/९८ मा. उपजिल्हाधिकारी (अति) व सक्षम प्राधिकारी बोरीवली यांचेकडील दि. ६/७/९९ ची नोंदीस व १०/४/२००१ चे पत्र इकडील मो. र. नं. ७२४/९४ चा नकाशा, तांबेपावती दि. १५/१/२००२ अन्वये सदरची मिलकत शासनाकडे निहित झाल्याने धारक सदरी महाराष्ट्र सरकार नाव दाखल केले व सत्ताप्रकार G दाखल केला. | | (H) महाराष्ट्र सरकार | सही - नगर भूमाप सही XXX |
| २८/१२/२००८ | खोत डोंगरी को. ऑ. होंसिंग सोसायटी लि. व विकासक मे. शाह हाऊसकोन प्रा. लि. यांना सदरची जमीन मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांनी त्यांचेकडील आदेश क्र. सी. कायां - ३डी/का. वि. २५४/०८ दि. ६/१२/२००८ नुसार अटो व शर्तीवर झोपडपट्टी पुनर्वसन योजनातील झोपडपट्टी पुनर्वसन घटक व खुल्या विक्रीसाठी करावयाच्या घटकासाठी भाडेपट्ट्याने मंजूर करणेत आलेबाबतची नोंद घेतली. | | खोत डोंगरी को. ऑ. होंसिंग सोसायटी लि. भाडेपट्टा मुदत ३० वर्ष | फेरफार क्र. १ सही - १०/१२/०८ न. भू. अ. मा |



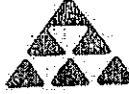
तपासणी करणारा - अर्ज क्रमांक 933e एकूण नोंदी/एकूण मजगती ०४
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 अर्ज तयार तारीख २८/११/१७ अर्ज शुल्क २=००
 अर्ज तयार करणारा [Signature]
 अर्ज तपासणी करणारा [Signature] शुल्क ८२=००

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नगर भूमापन अधिकारी मालाड

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ANNEXURE "D"



Slum Rehabilitation Authority
Administrative Building,
Anant Kanekar Marg,
Bandra (East), Mumbai-51.
Email: info@sra.gov.in

No.: SRA/ENG/1152/PN/STGL/LOI
Date:

20 SEP 2010

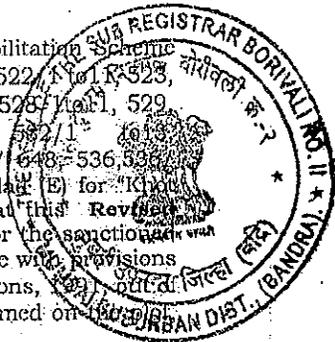
To,
1. Architect : Shri Vishwas Satodia
A/203, Shah Arcade,
Rani Sati Marg, Malad (E), Mumbai-97.
2. Developers : M/s Shah Houscon Pvt. Ltd.
A-wing, 1st Floor, Shah Arcade,
Rani Sati Marg, Malad(E), Mumbai-97
3. Society : "Khot Dongri CHS Ltd."
Rani Sati Marg, Malad(E), Mumbai-97.

Sub: Proposed slum Rehabilitation Scheme on plot bearing CTS No. 521,521/1to8, 521/10 to 17, 522, 522/1 to11, 523, 524, 524/1 to12, 525,525/1to4, 527, 527/1 to 26, 528, 528/1to11, 529, 529/1to15, 530, 530/1 to16, 531, 532, 532/1 to13, 533(pt),533/1to100,533/ 107to484,533/ 486 to 643,533/ 648, 536,536/ 1to5, 537,537/1to7 of village Malad, Rani Sati marg, Malad (E) for Khot Dongri CHS Ltd.

Ref.: SRA/ENG/1152/PN/STGL/LOI

Sir,

With reference to the above mentioned Slum Rehabilitation Scheme on plot bearing CTS No. 521,521/1to8, 521/10 to 17, 522, 522/1 to11, 523, 524, 524/1 to12, 525,525/1to4, 527, 527/1 to 26, 528, 528/1to11, 529, 529/1to15, 530, 530/1 to16, 531, 532, 532/1 to13, 533(pt),533/1to100,533/ 107to484,533/ 486 to 643,533/ 648, 536,536/ 1to5, 537,537/1to7 of village Malad, Rani Sati marg, Malad (E) for "Khot Dongri CHS Ltd" this office is pleased to inform you that this **Letter of Intent** is considered and principally approved for the sanction of FSI of 3.193 (Three point One Nine Three) in accordance with provisions of Appendix - IV of Reg. 33 (10) of amended D. C. Regulations, which maximum FSI of 3.00 shall be allowed to be consumed on subject to the following conditions.



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That you shall hand over 609 number of tenements to the Slum Rehabilitation Authority/M.C.G.M. for Project Affected Persons, each of carpet area 25.00 sq.m. free of cost.

The PAP tenements shall be marked as a PAP tenement on doors prominently. After completion of the building, PAP tenements shall be protected by the developer till handing over to the concerned authority by providing security guards etc.

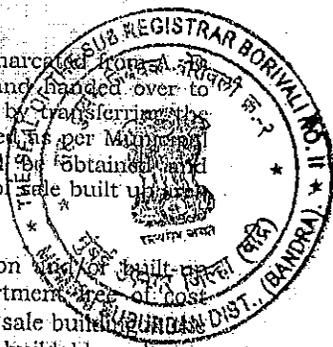
2. That the carpet area of rehabilitation tenements and PAP tenements shall be certified by the Licensed Surveyor/ Architect.
3. That the Amenity Tenements i.e. 13 Balwadi, 13 Welfare Centre & 12 Society Office shall be handed over to the slum dwellers society to use for specific purpose only.
4. That you shall rehouse the eligible slum dwellers as per the list certified by the Additional Collector (Enc & Rem) W.S. by allotting them residential tenements of carpet area of 25 sq.mt. and / or residential-cum-commercial of carpet area of 25 sq.mt. and /or commercial tenements as per the area mentioned in certified Annexure-II issued by Competent Authority or the carpet area of 20.90 sq.mt., whichever is less, free of cost and constructing the same as per building specifications/ norms/building bye-laws.
5. That you shall register society of all slum dwellers to be rehoused under Slum Rehabilitation Scheme and Project Affected Persons (PAP) nominated for allotment of tenements by the Slum Rehabilitation Authority or any other Competent Authority before issue of IOA.
6. That if required along with the other societies, you shall form a federation of societies so as to maintain common amenities such as internal road, recreation ground, street lights etc.
7. That you shall incorporate the clause in the registered agreement with slum dwellers and project affected persons that they shall not sell or transfer tenements allotted under Slum Rehabilitation to anyone else except the legal heirs for a period of 10 (ten) years from the date of taking over possession, without prior permission of the CEO (SRA).
8. That you shall provide transit accommodation to the slum dwellers with requisite amenities, if required to be shifted for construction of proposed building, till the permanent tenements are allotted and possession is given complying all formalities and existing amenities shall be maintained in sound working condition till slum dwellers are re-housed in the proposed rehabilitation tenements.



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9. That you shall obtain the permission for construction of the temporary transit accommodation from Slum Rehabilitation Authority along with the phased development program and the list of the eligible slum dwellers shifted in the transit camp, with date of their displacement from their existing huts shall be submitted before asking C.C. for Rehab bldg.
10. That you shall bear the cost of carrying out infrastructure works right upto the plot, and shall strengthen the existing infrastructure facility and / or provide services of adequate size and capacity as per the directives of the Slum Rehabilitation Authority, issued during execution period.
11. That you shall submit layout and get the same approved before asking IOA / Approval to 2nd Building in S.R. Scheme.
12. That you shall submit phasewise programme for development of infrastructural works, reservation, amenities etc. in the layout while approving the layout and same shall be developed accordingly. A registered undertaking to that effect shall be submitted. This shall be submitted alongwith layout plan or before issue of C.C. for 1st Rehab Bldg.
13. That you shall not block existing access leading to adjoining structures/users and shall make provision of adequate access to the adjoining land locked plot, if any, free of cost and the same shall be shown on layout plan to be submitted for approval on terms and conditions as may be decided by Slum Rehabilitation Authority.
14. That you shall submit the P.R. Card with area mentioned in words duly certified by Superintendent of Land Records for amalgamated/sub-divided plots before obtaining C.C. for last 25% of built up area.
15. That you shall get D. P. Road/set back land demarcated by Survey (Survey)/D.P./ T & C department of M.C.G.M. and handed over to M.C.G.M. free of cost and free of encumbrances by transferring the ownership in the name of M.C.G.M. duly developed as per Municipal specification and certificate to that effect shall be obtained and submitted before obtaining C.C. for the last 25% of sale built up area approved in the scheme.
16. That you shall handover the buildable reservation for built up amenity structure to MCGM and/or user department free of cost before granting CC to the last 25% for Sale BUA of sale built up area in the scheme and separate P.R. Card with words for the buildable and non-



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Buildable reservation in name of M.C.G.M. / user Deptt. shall be submitted before obtaining Occupation Certificate for Sale Bldg.

17. That necessary concurrence from concerned department of MCGM and/or other user department shall be obtained for planning of buildable reservation and/or amenity open space before asking for approval of IOA of the respective building.
18. 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:

| Sr. No. | Description | Area in Sq. mtr. |
|---------|--|--|
| 1 | Area of slum plot (As per Annexure-II) | 27000.20 |
| 2 | Deductions: | |
| | a) Area under D.P. Road | 1622.83 |
| | b) Area under reservation /land component (Dispensary) | 48.17 |
| | c) Area under sanctioned R.L. | 1010.82 |
| 3 | Net plot area | 24318.38 |
| 4 | Addition for FSI purpose | 2681.82 |
| 5 | Plot area for FSI purpose | 27000.20 |
| 6 | Max. FSI permissible on plot | 3.00 |
| 7 | Max. BUA permissible on plot | 81000.60 |
| 8 | Rehab FSI | 36008.72 |
| 9 | Passage area & Amenity structure area | 14185.45 |
| 10 | Rehabilitation component | 50194.17 |
| 11 | Sale component permissible | 50194.17 |
| 12 | Total BUA sanctioned for project | 86202.89 |
| 13 | FSI sanctioned for Project | 3.193 |
| 14 | Sale in situ BUA permissible | 44991.88 |
| 15 | Nos. of slum dwellers to be re-accommodated | Res = 577 nos. Comm = 016 nos. R/C = 021 nos. PAP = 609 nos. Total = 1223 nos. |
| 16 | Nos. of PAP generated in the scheme | 609 nos. |



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| 18 | Area of unbuildable reservation/road to be surrendered a) Under D.P. Road b) Under sanctioned R.L. | 1622.83 1010.82 |
| 19 | Area of buildable reservation to be handed to MCGM free of cost (Dispensary) | 139.84 |

19. That you shall get the plot boundaries demarcated from City Survey Officer (SRA) before starting the work as per D.C. Regulation No. 38 (27), prior to commencing the building work and the compound wall shall be constructed on all sides of the plot clear of the road side drain without obstructing flow of rain water from adjoining holding, to prove possession of holding in phase programme as per removal/cleaning of structures on plot before requesting C.C of sale building.
20. That you shall accommodate the huts getting cut along the boundary of the plot demarcated by the staff of the City Survey office.
21. That you shall get the plans approved for each building separately with due mention of the scheme of Rehabilitation of plot under D.C.Regulation No. 33(10) and with specific mention on plan of the rehabilitation building / tenements for slum dwellers and project affected persons that the same are for re-housing of slum dwellers and project affected persons. Tenements to be allotted to the PAP shall be hatched with due mention that they are for allotment of PAP nominated by the Concerned Authority.
22. That you shall submit the NOCs as applicable from the following concerned authority in the office of Slum Rehabilitation Authority before requesting of approval of plans or at a stage at which it is in force by the concerned Executive Engineer (SRA)
 - (1) A.A.& C P/N Ward
 - (2) H.E.
 - (3) C.F.O. for proposed High Rise bldgs. for allowing more than the distance than specified in DCR-1991.
 - (4) Tree Authority,
 - (5) Dy. Ch. Eng.(SWD) W.S.
 - (6) Dy. Ch.E.(S.P.) (P & D)
 - (7) Dy.Ch.Eng. (Roads) W.S.
 - (8) P.C.O.
 - (9) B.S.E.S./Reliance Energy/Electrical Co. for electrical Meter room, Sub Station/ Receiving Station.
 - (10) M.T.N.L. - Mumbai
 - (11) E.E.(T&C) of MCGM before asking further CC to respective bldgs.



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- (12) NOC from Ch.Eng. (M&E), MCGM, for proposed DG Set & its satisfactory completion certificate from PWD.
23. That you shall submit the Indemnity Bond indemnifying the Slum Rehabilitation Authority and its officers against any damage or claim arising out of any sort of litigation with the slum dwellers / property owners or otherwise.
24. That you shall submit the Agreements of at least 70% of eligible slum dwellers with the photographs of wife and husband on each of the agreements before requesting for Commencement Certificate and the name of the wife of the eligible occupier of hut shall be incorporated with joint holder of the tenement to be allotted in the rehabilitation building.
25. That you as Architect / Developer / Society / PMC shall strictly observe that the work is carried out as per phased programme approved by the Slum Rehabilitation Authority and you shall submit regularly progress report to the Slum Rehabilitation Authority along with photographs and certificate showing the progress of the construction work on site achieved as per approved phased programme. Even if the progress is nil, report shall be submitted by the Architect stating reasons for delay.
26. That the tenements proposed for rehabilitation and for PAP shall be shown distinctly on the plan to be submitted and should be forwarded to A.A.& C. of P/N Ward to assess the property tax.
27. That the possession of the residential tenements and shops shall not be handed over to the eligible hutment dwellers before the society is registered and transit accommodation given is surrendered and all the dues to the M.C.G.M./MHADA/Govt. have been cleared.
Demolition of the Transit Camp shall be carried out before obtaining the Occupation Certificate to the Sale Bldg.
28. In case of S.R. Scheme on State Govt. land, lease deed for rehab component and sale component shall be executed before obtaining approval of building plans for last 25% of permissible BUA in the scheme.
29. That the rehabilitation component of scheme shall include.
- a) 577 Numbers of Residential tenements
 - b) 016 Numbers of Commercial tenements
 - c) 021 Numbers of R/c.
 - e) 013 Numbers of Balwadi
 - j) 013 Numbers of Welfare Centre
 - g) 012 Numbers of Society office



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i) 609 Numbers of PAP

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

30. That you shall provide Physical Recreation Ground of at least 8% of net plot area under the scheme i.e. minimum 1945.47 sq.mtr. of R.G. in layout.
31. That the quality and workmanship of construction work of each building in the layout shall be strictly monitored by concerned Architect / Site supervisor / Structural Engineer and report on quality of work carried out shall be submitted by Architect with test results as and when required by Executive Engineer (SRA) and at the stages of obtaining plinth C.C., further C.C., occupation to the buildings in the scheme.
32. That separate P.R. Cards in words duly certified by Superintendent of Land Records for D.P. road / set back / D.P. reservation/net plot shall be obtained and submitted before obtaining C.C. to last 25% of Built-up Area in the scheme.
33. That this Revised Letter of Intent is issued on the basis of plot area certified by the Architect and the Annexure - II issued by competent Authority and other relevant documents. In the event of any deviation from the above parameters, during actual site survey by the City Survey Officer (SRA) then sale area consumed on the plot will be adjusted accordingly so as to keep total consumption of F.S.I. on the plot within 3.00.
34. This Revised Letter of Intent gives no right to avail of extra FSI under D.C.Regulation 33 (10) upon land, which is not your property.
35. That the Arithmetical error if any revealed at any time shall be corrected on either side.
36. That this letter of intent shall be deemed to be cancelled in case any of the document submitted by the Architect / Developer or Owner are found to be fraudulent / misappropriated.
37. That you shall pay total amount of Rs. 2,49,80,000/- towards deposit to be kept with Slum Rehabilitation Authority at the rate of 20,000/- per tenement as decided by the authority and total amount of Rs. 3,31,53,600/- (i.e. @ Rs. 560/- (Suburb) per sq.mt.) towards Infrastructural Development charges.



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38. That you shall pay development charges as per clause 124 E of M.R. & T.P. Act separately for sale built up area as per provisions of M.R.& T.P. Act.
39. That you shall re-house all the additional hutment dwellers if declared eligible in future by the competent Authority, by amending plans wherever necessary.
40. That you shall comply with the following conditions as per the circular issued by Asstt. Registrar (SRA) dtd. 08/02/2010 at the time of allotment of Rehab Tenements/Galas.
 - a) After completion of rehab building; the rehab tenements/galas shall be allotted as per the policy circular of Slum Rehabilitation Authority in this regards.
 - b) As per Circular No.102, as all the eligible slum dwellers in the S.R. Scheme are issued identity cards at the time of allotment of rehab tenements/galas, the expenditure towards the preparation of Identity Cards shall be borne by developer.
 - c) At the time of allotment of rehab tenement/gala, along with the identity card, the individual eligible slum dweller shall also be handed over the POSSESSION LETTER of the rehab tenement/gala.
41. That the allotment of rehabilitation tenements to the eligible slum dwellers in the scheme, shall be made by drawing lots in presence of the representative of the Assistant Registrar of Societies (SRA) and statement of rehab tenements allotted to the eligible slum families in the rehabilitation building with corresponding tenements no. in rehab / composite building and Sr. No. in Annexure - II etc. duly certified by the concerned society of slum dwellers and Assistant Registrar (SRA) shall be submitted before requesting for occupation permission of respective rehab tenements.
42. That you shall bear the cost towards displaying the details such as Annexure - II, date of issue of important document like LOI, Layout, C.C., O.C.C. on SRA website.
43. The owner/Developer shall display the name at site before starting of the work giving the details such name, address and contact no. of owner/Developer, Architect, Structural Engineer, Approval No. & Date of LOI, Layout & IOA.



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44. That you shall display bilingual sign boards on site and painting of SRA Logo on rehab buildings as per Circular No. SRA/Admn/Circular No. 64/569/2004 dtd. 14/10/2004.
45. That the rain water harvesting system should be installed/provided as per the direction of U.D.D., Govt. of Maharashtra under No. TPB/432001/2133/CR-230/01/UD-11DTD.10/03/2005 and the same shall be maintained in good working conditions all the time, failing which penalty of Rs.1000/- per annum for every 100 sq.mt. of built-up area shall be levied.
46. a) The Society/Developer/Architect shall display the copy of approved LOI and list of Annexure-II with prior permission from Dy. Collector (SRA). That copy of Annexure-II shall be displayed by the developer/society of slum dwellers on the notice board of society for the period of 30 days and shall be easily accessible to the staff of SRA for inspection.
- b) That Developer shall ensure that any slum dwellers held not eligible by the Competent Authority or desire to make any changes shall apply within three months of issue of the Letter of Intent to the appellate authority with supporting documents.
- c) That developer/society shall give wide publicity for the approval of S. R. scheme in atleast one local Marathi in Marathi script & English newspaper in English script and proof thereof shall be submitted to Dy. Collector (SRA).
- e) That society/developer shall submit NOC from Dy. Collector (SRA) stating that the appeals for eligibility of non-eligible 552 nos. of slum dwellers are received by the Appellate Authority before requesting any further approvals to the S.R. Scheme.

OR

That the developer shall submit NOC from Dy. Collector (SRA) stating that all non-eligible slum dwellers are intimated in writing within 30 days from display of LOI and Annexure-II on site that they have to file appeal before the Appellate Authority regarding their non-eligibility within 90 days from receipt of such intimation from the developer and copy of the receipt letter shall be submitted to Dy. Collector (SRA) for record.



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47. High Rise Rehab Building :

- a. That you shall appoint Project Management Consultant with prior approval of Dy.Ch.Eng. (S.R.A.)/E.E. (S:R.A.) for implementation / supervision / completion of S.R. Scheme.
- b. The Project Management Consultant appointed for the scheme shall submit quarterly progress report to Slum Rehabilitation Authority after issue of LOI.
- c. That the developer shall execute tri-partite Registered agreement between Developer, Society & Lift Supplying Co. or maintenance firm for comprehensive maintenance of the electro mechanical systems such as water pumps, lifts, etc. for a period of ten years from the date of issue of Occupation Certificate to the Rehabilitation / Composite building.
Entire cost shall be borne by the developer and copy of the registered agreement shall be submitted to S.R.A for record before applying for Occupation Certificate including part O.C.
- d. The third party quality auditor shall be appointed for the scheme with prior approval of Dy. Ch. Eng. (S.R.A.) / E.E. (S.R.A.) for quality audit of the building work at various stages of the S.R. Scheme & shall submit the progress / quality audit report to that effect to SRA.
- e. That the developer shall install fire fighting system as per requirements of C.F.O. and to the satisfaction of this department. The developer shall execute tri-partite Registered agreement between Developer, Society & Fire Fighting equipment supplying Co. and/or maintenance firms for comprehensive maintenance for a period of ten years from the date of issue of occupation certificate to the building.
Entire cost shall be borne by the developer and copy of the Registered Agreement shall be submitted to S.R.A for record before applying for Occupation Certificate including part O.C.
- f. That the structural design of buildings having height more than 24m shall be got peer reviewed from another registered structural engineer / educational institute viz; S.P.C.E./V.J.T.I./I.I.T.



48. (a) As the Revision of LOI exceeds the earlier sanctioned BUA of 82000 sq.mtr. the developer shall submit Revised environmental clearance from Ministry of Environment & Forest (MOEF) as per the

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notification no. SO-1533 (E) dtd. 14-9-2006 before asking development permission / C.C. beyond in-situ BUA of 82000 sq.mtr.

(b) That you shall comply with all the conditions of MOE&F NOC/Clearance u/no. SEAC-2010/CR-96/TC-2 dt. 24/05/2010.

- 49. The High Rise Committee's approval shall be obtained before asking approvals/IOA for the building having height more than 70 mtr. from average ground level.
- 50. That the conditions mentioned in certified Annexure II issued u/no. Zopupara / vji / khot dongri tenants / kavi-100 /2005 / 53 dtd. 14/07/2005 of shall be complied and compliances thereof shall be submitted to this office.
- 51. That you shall appoint Project Management Consultant with prior approval of Dy.Ch.Eng. (SRA)/CEO (SRA) for supervision/completion of rehab and sale bldg. in S.R. Scheme.
- 52. That you shall appoint Third Party Quality Auditor with prior approval of Dy.Ch.Eng. (S.R.A.) / E.E. (S.R.A.) for implementation / supervision of S.R. Scheme.
- 53. That the existing stand post water connections in the scheme shall be disconnected after demolition of respective hutment and all the dues shall be paid and cleared.
- 54. That you shall provide right of way to the land locked portion of the land under S.R. Scheme.
- 55. That you shall submit the F.C. (SRA)'s NOC as per Circular No. 87 dtd. 19/06/2008 before issue of IOA of 1st building.
- 56. That IOA for first rehab building will be granted after compliance of Condition No. 46.
- 57. That the developer shall ensure that water connection to the rehab building is obtained within one month from date of occupation. Certificate of the water connection granted shall be submitted to this office before asking any further approvals in the SRA thereafter.
- 58. That the defect liability period for rehab building will be 3 years and any repairs/rectification required during this period will be done by



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the developer. The bank guarantee and deposits of the developer will be withheld till the completion of the defect liability period.

59. That you shall construct the additional buildable amenity / facility adm. 166.57 sq.mtr. with respect to net land component adm. 666.31 sq.mtr. in order to have total additional amenity/reservation space of 5% of entire net holding subject to compliance of (a) & (b) mentioned below;
- a) That you shall submit the necessary remarks from Asst. Commissioner P/N Ward specifying the buildable amenity required by MCGM in their jurisdiction in lieu of 5% additional amenity / facility.
- b) That you shall obtain the concurrence from Development Plan Department and/or Municipal Architect of MCGM for the proposed buildable amenity in terms of its use, design, plans, specification, etc. before release of last 5% of sale FSI and/or before grant of CC to last 25% of sale BUA whichever is earlier.
60. That you shall construct the buildable reservation of Dispensary at changed location subject to submission of necessary concurrence from Municipal Architect of MCGM before IOA of Sale bldg. no. 6.
61. That you shall construct proposed General Hospital in a separate building, subject to compliance of (a), (b) & (c) mentioned below;
- a) That you shall obtain NOC from CFO before approval of plans /IOA.
- b) That you shall obtain NOC / Clearance from the Director of Health Services of Government of Maharashtra before asking CC.
- c) That you shall obtain NOC / Approval for parking layout from EE(T&C) of MCGM before asking CC.
62. That you shall submit registered undertaking stating that the swimming pool & fitness centre shall be exclusively used by the members / occupants of the sale bldg. & it shall not be used for any commercial exploitation by outsiders & fitness centre shall not be used for any other purpose.
63. That you shall submit NOC from Medical Officer of Health, Pest Control Officer & NOC from HE department of MCGM before grant of CC beyond 2nd level podium for proposed swimming pool.



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SRA/ENG/1152/PN/STGL/LOI

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64. That you shall submit the GBR from society for amalgamation of Amenity Structures.
65. That the developer shall submit Registered undertaking before asking OCC to Rehab Bldg stating that they will not sell the parking spaces in the part stilt/open parking spaces to anybody or society members or whomsoever and it will be the common amenity for society and developer has no right, interest on common amenities/open spaces.
66. That you shall install Air Handling Units on each floors of proposed Hospital Bldg., subject to compliance of following conditions :
 - a. That you shall obtain the remarks from the authorized dealer/agency/ company giving the minimum size requirement for the Air Handling units before asking further C.C.
 - b. That you shall submit the NOC from Chief Engineer (M & E) of MCGM for the size of Air Handling units before asking further C.C.
 - c. That you shall submit Registered undertaking for not misusing the AHU area.
67. That you shall provide the refuse chutes for disposal of wet & dry waste/ Garbage & shall also install incinerator for disposal of waste for Hospital.
68. That you shall submit registered undertaking for payment of difference in premium paid and calculated as per the revised land rate.
69. This LOI supersedes the earlier LOI issued under even no. dated 12/06/2009.

If you are agreeable to all these above conditions, you may submit proposal for approval of plans, consuming full sanctioned F.S.I. separately for each building, in conformity with the Regulation No. 33 (10) of 1991 amended upto date in the office of the undersigned.

Yours faithfully,


Deputy Chief Engineer
Slum Rehabilitation Authority



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ANNEXURE "E"



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/2593/PN/STGL/AP

Date :- 1 APR 2015

To,
Shri. Vishwas Satodia (Architect)
01/A-Wing, Upper Ground Floor,
Shah Arcade-II, Rani Sati Marg,
Malad (E), Mumbai-400097.

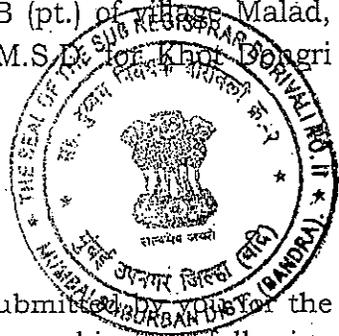
Sub: Amended plans of Sale Building no.6 in S.R. Scheme on Plot bearing CTS No. 521,521/1 to 8, 521/10 to 17, 522, 522/1 to 11, 523, 524, 524/1 to 12, 525, 525/1 to 4, 527, 527/1 to 26, 528, 528/1 to 11, 529, 529/1 to 15, 530, 530/1 to 16, 531, 532, 532/1 to 13, 533(pt), 533/1 to 100, 533/ 107 to 484, 533/486 to 643, 533/648, 536, 536/1 to 5, 537, 537/1 to 7, 580, 580/1 to 13, 581A/3B (pt.) of village Malad, Rani Sati marg, Malad (E), Taluka Borivali, M.S.D. for Khori Dongri CHS Ltd.

Ref: Your letter dtd. 01/09/2014

Gentleman,

With reference to above, the amended plans submitted for the Sale Bldg. no.6 are hereby approved by this office subject to following conditions.

1. That all the conditions mentioned in Revised LOI under No. SRA/ENG/1152/PN/PL/LOI dated 20/09/2010 & 25/09/2014 shall be complied with.
2. That all the conditions mentioned in IOA under No. SRA/ENG/2593/PN/STGL/AP dated 20/07/2011 shall be complied with.
3. Proposed changes shall be shown on canvas mounted plan 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

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5. That the revised R.C.C. design & calculation as per present amended plans shall be submitted before asking C.C./endorsement of C.C. as per plans.
6. That you shall submit the NOC from E.E. (M & E) of MCGM for Light & Ventilation before further C.C. to sale bldg.
7. That you shall submit the NOC from E.E. (M & E) of MCGM for stack parking and NOC from E.E. (T & C) of MCGM for parking layout before asking further C.C. to Sale bldg.
8. That you shall submit Registered Undertaking for;
 - a) Not to misuse the Entrance Lobby/Foyer.
 - b) Not to misuse stilt.
 - c) Not to misuse the Service/Fire Check floor.
 - d) Not to misuse Part/Pocket Terrace.
9. That you shall submit the NOC from Reliance Energy/Electrical Co. before further C.C. to the sale bldg.
10. That you shall submit the Revised NOC from CFO before asking further C.C.
11. That you shall submit the NOC/Clearance from High Rise Committee before asking C.C. to the bldg. beyond 70.00 mtr.



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

Yours faithfully

[Signature]

Executive Engineer -W.S.
Slum Rehabilitation Authority

Copy to :

- ✓ 1. M/s. Shah Housecon Pvt. Ltd. (Developer)
2. Asst. Municipal Commissioner, "P/N" Ward, M.C.G.M.
3. A.E.W.W. (P/N) Ward.
4. A.A. & C. (P/N) Ward.

[Signature]
14/15
Executive Engineer-W.S.
Slum Rehabilitation Authority

TRUE COPY

VISHWAS SATODIA

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ANNEXURE "F"

SLUM REHABILITATION AUTHORITY

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

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

No. SRA/ENG/2593/PN/STGL/AP

8 AUG 2010

COMMENCEMENT CERTIFICATE

SALE BLDG. NO. 6

To,

M/s. Shah Housecon Pvt. Ltd.
 'A' Wing, 1st floor, Shah Arcade,
 Rani Sati Marg, Malad (E),
 Mumbai - 400 097.

TRUE COPY

VISHWAS SATODIA

Sir,

With reference to your application No. 6135 dated 31/05/2010 for Development Permission and grant of Commencement Certificate under section 44 & 49 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 46 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. _____ C.T.S. No. 521 * of village Malad T.P.S. No. _____ ward P/H situated at Rani Sati Marg, Malad (E), Mumbai.

The Commencement Certificate/Building Permission granted subject to compliance of mentioned in LOU/UR No. SRA/ENG/1152/PN/STGL/LOE (Rev. dt. 29/11/2005) and on following conditions. IDA/UR No. SRA/ENG/2593/PN/STGL/AP (Rev. dt. 20/09/2005) (Rev. dt. 20/07/2005)



1. The land vacated in consequence of endorsement of the road widening line shall form part of the Public Street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. This Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management plan.
5. If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the C.E.O. (SRA) if :
 - (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - (b) Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - (c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 48 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 DEEPAK V. RAWAR

Executive Engineer to exercise his powers and functions of the Planning Authority under section 48 of the said Act.

This C.C. is granted for work up to plinth level ee 200

* 521/1 to 3, 521/10 to 17, 522, 522/1 to 11 For and on behalf of Local Authority
 523, 524, 524/1 to 12, 525, 525/1 to 4, The Slum Rehabilitation Authority
 527, 527/1 to 26, 528, 528/1 to 11, 529,
 529/1 to 15, 530, 530/1 to 16, 531, 532,
 532/1 to 13, 533(pt.), 533/1 to 100,
 533/107 to 484, 533/486 to 643, 533/648,
 536, 536/1 to 5, 537, 537/1 to 7

Executive Engineer (SRA) II
 FOR CHIEF EXECUTIVE OFFICER

SRA/ENG/2593/PN/STGL/AP 15 SEP 12

This C.C. is valid and re-endorsed for 2 level Basement + Top of upper ground floor for bldg. No. 6 as per approved amended plans dated 08/09/2012

[Signature]
Executive Engineer
Slum Rehabilitation Authority

- NO. SRA/ENG/2593/PN/STGL/AP 31 DEC 12

This C.C. is further extended from 4th floor to 15th upper floor for Wing A, B & C for sale bldg No. 6 as per approved amended plans dt 01/09/2012

[Signature]
Executive Engineer
Slum Rehabilitation Authority



SRA/ENG/2593/PN/STGL/AP 8 APR 2015

This C.C. is re-endorsed upto 15th upper floors for wing-A, B & C for sale bldg. No. 6 as per approved amended plans dated 01/09/2012.

[Signature]
Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/2593/PN/STGL/AP 15 MAY 2015

This C.C. is further extended upto 25th upper floor for wing-A, B & C for sale Bldg. No. 6 as per approved amended plans dated 01/09/2012.

[Signature]
Executive Engineer
Slum Rehabilitation Authority

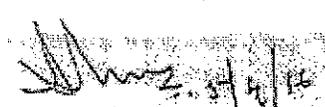
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SRA/E/26/2593/PN/STCL/AP

5 APR 2016

This C.C. is further extended for full height of the
Sole Bldg. (i.e. Sole Building no. 6. Consisting of wing 'A'
'B' & 'C' comprising of 2 level common Basement + down
ground + upper ground floor + 1st + 37th + 38th (Pr.) to
41st (Pr.) upper floors including L.M.R & O.H.W.T as per
approved amended plans dated 01/04/2015.

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Executive Engineer
VISHWAS SATODIA Slum Rehabilitation Authority



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ANNEXURE "G"

LAW POINT
ADVOCATES & SOLICITORS

301, Vaibhav Chambers, 3rd Floor,
Opp. Income Tax Office, Bandra Kurla Complex,
Bandra (E), Mumbai - 400 051.
Tel.: 3062 3919 Fax: 2659 1865
Email: lawpoint@lawpointindia.com

Ref. No. _____

TO WHOMSOEVER IT MAY CONCERN

Re: All that piece and parcel of land admeasuring not less than 11,647.00 sq. mtrs. abutting Rani Sati Marg and being a part of land or ground admeasuring 27,000.20 sq. mtrs., and bearing C.T.S. Nos., 521, 521/1 to 8, 521/10 to 17, 522, 522/1 to 11, 523, 524, 524/1 to 12, 525, 525/1 to 4, 527, 527/1 to 26, 528, 528/1 to 11, 529, 529/1 to 15, 530, 530/1 to 16, 531, 532, 532/1 to 13, 533 (part), 533/1 to 100 and 533/107 to 484, 533/486 to 643, 533/648, 536, 536/1 to 5 and 537, 537/1 to 7 of Village Malad, Taluka Borivali, Mumbai Suburban District situated at Rani Sati Marg, Malad (East), Mumbai 400 097.

...the Free Sale Portion

1. Under instructions from our client Kanakia Residential Private Limited, a company incorporated under provisions of the Companies Act, 1956 and having registered office at 215 Atrium, 10th Floor, Andheri Kurla Road, Andheri (East), Mumbai 400 059 to investigate title to develop the Free Sale Portion.



2. We have caused searches to be taken in respect of the said property in the Offices of the Sub-Registrar of Assurances at Mumbai, Bandra and Andheri Divisions from the year 1970 to November, 2012. The search is subject to the availability of records and the state and condition of certain records being torn and mutilated. We shall not be held responsible for any consequence arising on account of non-availability of records and/or on account of records being torn and mutilated.

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3. We have, in the course of our investigation assumed the authenticity and completeness of all documents furnished to us and the authenticity of the signatures of all the executing parties to such documents.
4. On perusal of the Search Report, Property Register Cards, Title Certificate issued dated 31st August, 2012 by Shri M. U. Pandey, Advocate, Development Agreement dated 26th September, 2012 executed between Shah Housecon Pvt. Ltd. and our client and other documents furnished to us and relying on the statements contained therein it appears that:
 - a. Originally all that piece and parcel of land or ground admeasuring 27,000.20 sq. mtrs., and bearing Survey No.288(part), 503(part) corresponding to C.T.S. Nos., 521, 521/1 to 8, 521/10 to 17, 522, 522/1 to 11, 523, 524, 524/1 to 12, 525, 525/1 to 4, 527, 527/1 to 26, 528, 528/1 to 11, 529, 529/1 to 15, 530, 530/1 to 16, 531, 532, 532/1 to 13, 533 (part), 533/1 to 100 and 533/107 to 484, 533/486 to 643, 533/648, 536, 536/1 to 5 and 537, 537/1 to 7 of Village Malad, Taluka Borivali, Mumbai Suburban District situated at Rani Sati Marg, Malad (East), Mumbai 400 097 (hereinafter referred to as "the said Property") was owned by many private owners;



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- b. The said Property has been declared/notified as "slum area" under the provisions of Maharashtra Slum Area (Improvement, Clearance & Rehabilitation) Act, 1971 (hereinafter referred to as "the Slum Act") by the Deputy Collector, (ENC) vide Notification dated 18th March, 1978 published on 6th April, 1978 in Maharashtra Government Gazette;
- c. The slum dwellers and the occupants have formed themselves into a society known as Khot Dongri Co-operative Housing Society Ltd., (hereinafter referred to as "the Society") for the redevelopment of the said Property in accordance with the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 and Development Control Regulations No.33 (10) for Greater Mumbai and amendments made in respect thereof;
- d. By an Agreement dated 25th July, 2005 registered with the Sub-Registrar of Assurances at Bandra under Serial No.BDR-2/04059 of 2005 on 25th July, 2005 and made between the Society herein, therein referred to as "the Society" of the One Part and Shah Housecon Pvt. Ltd., therein and hereinafter referred to as "the Developer" of the Other Part, the Society granted, conferred and entrusted development rights in respect of the said Property at or for the consideration and on the terms and conditions as set out therein;



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- e. The Society has also granted a Power of Attorney dated 25th March, 2005 registered with the Sub-Registrar of Assurances at Bandra under Serial No.BDR-2/04060 of 2005 on 25th July, 2005, in favour of Mr. Ramji Harakhchand Shah and Mr. Himmatlal Ganeshlal Kachhara, the Directors of the Developer authorizing them to do all acts, deeds, matters and things for the development of the said Property;
- f. The Developer has also obtained the consents of more than 80% of the individual slum dwellers of the Society and have executed individual consent Letters and Individual Agreement from them.;
- g. The Additional Collector, M.S.D. has issued the Annexure -II dated 8th May, 2005 which has been revised on 13th July 2007;
- h. In pursuance of the application made by the Society, the Additional Collector and Competent Authority under the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 ("the Act") and/or Government of Maharashtra initiated proceedings for acquisition of the said Property under the provisions of the Act and accordingly the Government of Maharashtra vide its Notification No.DLA/1095 DR-3786/Slum-I published in the State Government Gazette dated 28th July, 1997 read with Notification No.DLA/2095 DR-3786/Slum-I published in the State Government Gazette dated 26th June, 1998 declared



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that the said Property vested in the State Government under the provisions of the Act;

- i. The name of the State of Maharashtra is recorded as the Holder of the said Property in the Property Register Cards.
- j. The Government of Maharashtra vide its Letter bearing No.C/KARYA-7K/Vashi-724/2007 dated 28th November, 2007 being the land owning authority has granted its No Objection Certificate to develop the said Property in accordance with the provisions of the Development Control Regulations No.33 (10) read with Appendix IV of Development Control Regulations for Greater Mumbai, 1991 and amendments made from time to time in respect thereof.
- k. The Slum Rehabilitation Authority ("the SRA") has granted its approval for the redevelopment of the said Property by the Developer and issued its Letter of Intent bearing No. SRA/ENG/1152/PN/STGL/LOI dated 24th October 2007 which has been superseded by the Letter of Intent dated 12th June 2009 due to Government Policy revision providing tenements to residential slum dwellers of 269 square feet carpet area instead of 225 square feet and which has further been revised on 20th September, 2010;
- l. The Collector, Mumbai Suburban District vide its Order dated 6th December, 2008 passed an order for



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grant of lease of the said Property subject to the compliance of the terms and conditions as set out therein. As per the Order of the Collector, M.S.D., the said Property was to be sub-divided into two separate portions one to comprise of the free sale plot admeasuring 16,441.32 sq. mtrs., to be utilized for construction of free sale building and another portion admeasuring about 10960.88 square meters approximately to be utilized for construction of rehabilitation component to rehabilitate slum dwellers;

- m. By an Indenture of Lease dated 15th March, 2009 registered with the concerned office Sub-Registrar of Assurances under Serial No.BDR-12/03982 of 2009 on 20th May, 2009 and made between the Government of Maharashtra, therein referred to as "the Lessor" of the One Part and the Society, therein referred to as "the Lessee" of the Other Part, the Lessor therein has demised/leased unto the Society, a portion of the said Property admeasuring 10960.88 square meters or thereabouts which is more particularly described in the Second Schedule thereunder written as shown delineated on the Plan annexed thereto as **ANNEXURE "A"** and thereon shown by blue colour hatched line (hereinafter referred to as "the said Rehab Plot") for a term of 30 years commencing from 6th December, 2008 at the yearly rent reserved therein and on the other terms, conditions and covenants on the part of the Society to be observed and performed as setout therein;

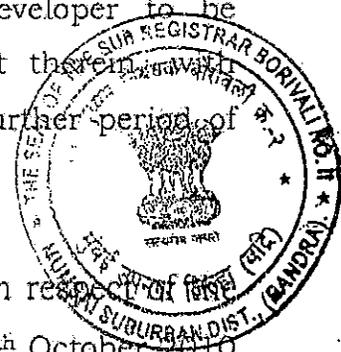


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n. By an Indenture of Lease dated 15th March, 2009 registered with the concerned office Sub-Registrar of Assurances under Serial No.BDR-12/03981 of 2009 on 20th May, 2009 and made between the Government of Maharashtra, therein referred to as "the Lessor" of the One Part and the Developer herein, therein referred to as "the Lessee" of the Other Part, the Lessor therein has demised/leased unto the Developer, a portion of the said property admeasuring 16,441.32 square meters or thereabouts which is more particularly described in the Third Schedule there under written as shown delineated on the Plan annexed thereto as **ANNEXURE "A"** and thereon shown by yellow colour wash (hereinafter referred to as "**the said Free Sale Plot**") for a term of 30 years commencing from 6th December, 2008 at the yearly rent reserved therein and on the other terms, conditions and covenants on the part of the Developer to be observed and performed as set out therein, with a provision for renewal of lease for further period of 30 years.

o. The SRA has sanctioned a Layout in respect of said Property vide its Letter dated 6th October 2010 bearing No.SRA/ENG/443/PN/STGL/LAY and as per the aforesaid Layout 5 (five) Rehab Buildings, 2 (two) free sale Buildings No.6 and 7, an amenity building and a Balwadi are to be constructed on the said Property.



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p. By a Development Agreement dated 26th September, 2012 duly registered with the Sub-Registrar of Assurances at Borivali-7 under Serial No.BDR-16/8735 of 2012 on 27th September, 2012 and made between the Developer therein also referred to as the "Developer" of the One Part and Kanakia Residential Private Limited therein and hereinafter referred to as the "Sub-Developer" of the Other Part, (hereinabove and hereinafter referred to as "**the Development Agreement**") the said Developer empowered, authorized, granted and conferred upon the Sub-Developer, the development rights for construction of Free Sale Building No.6 (hereinafter referred to as "**the said Free Sale Building**") comprising of one or more wings to be constructed on a portion of the said Free Sale Plot admeasuring 11,647.00 sq.mtrs. (hereinafter referred to as "**the said Free Sale Portion**"), for consideration and on terms and conditions contained therein;



In pursuance of the Development Agreement the Developer has also executed an Irrevocable Power of Attorney dated 27th September, 2012 duly registered with the Sub-Registrar of Assurances at Borivali-7 under Serial No.BDR-16/8739 of 2012 on 27th September, 2012 in favour of the directors of the Sub-Developer, authorizing them to do various, acts and deeds in respect of the development of the said Free Sale Building on the said Free Sale Portion;

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r. As per the terms of the Development Agreement, the Developer and the Sub-developer have agreed to the following:

i. The Sub-Developer shall be entitled to utilize the entire free sale FSI of 44,991.88 sq.mtrs. and applicable fungible FSI as per Letter of Intent dated 20th September, 2010 bearing No. SRA/ENG/1152/PN/ STGL/LOI by construction of the said Free Sale Building on the said Free Sale Plot comprising of one or more wings.

ii. In terms of the clause 17(ii) of the Development Agreement, the Developer is entitled to retain 40% of the constructed area in the Free Sale Building (hereinafter referred to as "**the Developer's Allocation**") and the Sub-Developer is entitled to retain with themselves the balance 60% constructed area in the Free Sale Building (hereinafter referred to as "**the Sub-Developer's Allocation**"). In terms of the clause 17(viii) the Sub-Developer is entitled to independently transfer, allot mortgage and/or otherwise create third party rights in respect of the Sub-Developer's Allocation in such manner that the Developer deems fit and¹ to receive and appropriate the sale proceeds thereof to themselves. The clauses 17 (ii) & 17 (viii) of the Development Agreement read as under:

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"17(ii) The parties hereto shall identify 40% flats / offices / shops / row houses / premises / pent house / car parking coming to the share of developers and 60% flats / offices/ shops/ row houses /premises / car parking coming to the share of Sub-developers within 30 days of issuance of Work Commencement Certificate and the parties hereto shall execute the Supplemental Agreement to these presents in respect thereof defining and specifying the 40% flats/ offices/ shops / row houses / premises / pent house / car parking of the Developers and 60% of the Sub-developers. The premises shall be distributed between the Developer and the Sub-Developer on equitable basis viz., each party shall be entitled to alternate floor in the said free sale building. For example for the first thirty levels above the podium level, the Developer shall be entitled to 1st, 3rd, 5th and 7th, 11th, 13th, 15th, 17th, 21st, 23rd, 25th 27th, floors and the Sub-Developer shall be entitled to 2nd, 4th, 6th, 8th, 9th, 10th, 12th, 14th, 16th, 18th, 19th, 20th, 22nd, 24th, 26th, 28th, 29th and 30th floors and the parties hereto



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shall ear-mark and demarcate the constructed premises on the balance further floors in the same manner. In the event it is not possible or feasible to do an equal distribution or earmarking as aforesaid of the share / entitlement coming to the share of the Developers and Sub-Developers respectively shall be further adjusted in favour of the party whose area may be deficit / short, above the 30th floor and the further distribution / earmarking of the shares shall be done after adjustment / allotment as aforesaid of the shortage / deficiency of the area. Provided further in the event it is not possible/feasible to distribute flats on the balance floor between the Developers and the Sub-Developers in the ratio of 40% as aforesaid, then in such event the balance floor/s shall be divided/ distributed flat wise and area wise and flats which are incapable of being divisible in the aforesaid manner shall belong to the Developers and the Sub-Developers jointly and the parties hereto shall jointly sell and/or transfer such flats and the sale proceeds in respect thereof shall be distributed



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in the ratio 40% : 60% viz. the Developers shall be entitled to 40% of the sales proceeds and the Sub-Developers shall be entitled to the balance 60% of the sales proceeds;"

"17(viii) It is agreed that both the parties hereto shall be entitled to book, allot, sell, transfer or otherwise create third party rights in respect of the constructed premises in their respective allocations in the said Free Sale Building only after the issuance of IOA and Work Commencement Certificate in respect of their respective allocations from time to time and execution of the Supplemental Agreement recording the distribution / allotment of constructed areas forming part of the Developer's Allocation and the Sub-Developer's Allocation....."



s. By and under Irrevocable Power of Attorney dated 27th September, 2012, duly registered with the Sub-Registrar of Assurances at Borivali-5 under Serial No.BRL-5/8475 of 2012 on 27th September, 2012 the Developers have granted in favour of the directors of the Sub-Developer the power to sign, execute and register the Agreement for Sale as confirming parties on behalf of the Developers in

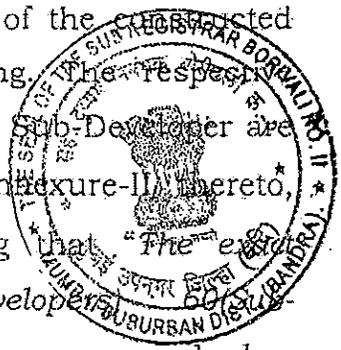
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respect of Sub-Developer's Allocation viz. 60% of the constructed area in the Free Sale Building. The respective allocations of the Developer and Sub-Developer are set out in Annexure-I and annexure-II thereto, respectively, however qualifying that "The exact allocation in the ration 40(Developers) : 60(Sub-Developers) will be done in due course as and when the further approvals are granted."

t. By and under Irrevocable Power of Attorney dated 27th September, 2012, duly registered with the Sub-Registrar of Assurances at Borivali-5 under Serial No.BRL-5/8475 of 2012 on 27th September, 2012 the Sub-Developers have granted in favour of the directors of the Developer the power to sign, execute and register the Agreement for Sale as confirming parties on behalf of the Sub-Developers in respect of Developer's Allocation viz. 40% of the constructed area in the Free Sale Building. The respective allocations of the Developer and Sub-Developer are set out in Annexure-I and annexure-II thereto, respectively, however qualifying that "The exact allocation in the ration 40(Developers) : 60(Sub-Developers) will be done in due course as and when the further approvals are granted."



u. In pursuance of the Development Agreement the Sub-Developers have got the sanctioned plans, specifications, elevations, sections and details amended from the Slum Rehabilitation Authority ("SRA"), vide Intimation of Approval (I.O.A.) bearing No. SRA/ENG/2593/PN/STGL/AP dated 03rd September, 2012 for construction of the said Free

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Sale Building which now comprises of 5 (five) wings being Wing 'A', 'B', 'C', 'D' and 'E' for commercial cum residential purposes having basement-1, basement-2, lower ground floor, upper ground floor and 27 upper floors. On 05th September, 2012, the SRA has also re-endorsed the Commencement Certificate (C.C.) bearing No. SRA/ENG/2593/PN/STGL/AP previously issued by them on 08th August, 2011. As per the approved amended plans for the Free Sale Building, there are 11 (eleven) Rehab Shops admeasuring 151.43 sq. mtrs on the Lower Ground Floor and 5 (five) Rehab Shops admeasuring 65.34 sq. mtrs. on the Baement-2 thereof.

- v. The Developer has furnished to us a Title Certificate dated 31st August, 2012 issued by Shri M.U. Pandey, Advocate in respect of the title to the said Property including the right of the Developer as the lessee of the State of Maharashtra in respect of the said Free Sale Plot and their right to develop the said Property under the Letter of Intent No. SRA/ENG/1152/PN/STGL/LOI dated 20th September, 2010 (4th LOI) and approved plans mentioned therein for the Rehab component and the Sale component of the SRA scheme under the Slum Act. We have relied on the aforesaid Title Certificate and all the statements contained therein, inter alia, as regards the ownership of the State of Maharashtra to the said Property and the right of the Developer to develop the said Property under the SRA scheme under the Slum Act.



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5. We have also perused the Declaration made by the Sub-Developer on 28th December, 2012 whereby the Sub-Developer has inter alia declared, represented and confirmed that (i) all permissions and approvals obtained from SRA and other concerned authorities for implementation of the SRA Scheme on the said Property are valid and subsisting and have not been revoked and/or cancelled (ii) the Development Agreement and other writings executed between the Developer and the Sub-Developer are valid and subsisting and have not been revoked and/or cancelled (iii) there is no subsisting charge or encumbrance in respect of the said Free Sale Plot or any part thereof and (ii) the said Free Sale Plot is not subject to any litigation or attachment before or after judgement or injunction or lis pendense notice or any decree or order and no judicial or quasi-judicial proceedings are pending in respect of the said Free Sale Plot or any part thereof or the SRA Scheme, on the said Property before any Court or authority.



6. Relying on the aforesaid Title Certificate dated 15 August, 2012 issued by Shri. M. U. Pandey, Advocate, searches caused to be taken by us at the offices of the concerned Sub-Registrar of Assurances, and documents furnished to us by our client, the Sub-Developer including the aforesaid Declaration made by them and the statements contained therein we are of the opinion that, by virtue of the Development Agreement Kanakia Residential Private Limited are entitled to construct the said Free Sale Building on the Said Free Sale Plot of the sanctioned layout on the said Property by consuming FSI of 44991.88 sq. mtrs. in accordance with the letter of

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Intent No. SRA/ENG/1152/PN/STGL/ LOI dated 20th September, 2010 (4th LOI), Intimation of Approval bearing No. SRA/ENG/2593/PN/STGL/ AP dated 20th July, 2011 amended on 03rd September, 2012 and Commencement Certificate (CC) dated 08th August, 2011 re-endorsed on 05th September, 2012 as per approved amended plans dated 03rd September, 2012 and subject to execution of the Supplemental Agreement as mentioned in Clause 17(viii) of the Development Agreement, also be entitled to transfer, allot, mortgage and/or otherwise create third party rights in the premises forming part of the Sub-Developer's Allocation in the said Free Sale Building as they may deem fit and proper.

Dated this 28th day of December, 2012.



LAW POINT
Advocates & Solicitors

[Handwritten Signature]
Partner

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ANNEXURE "G-1"

LAW POINT
ADVOCATES & SOLICITORS

301, Vaibhav Chambers, 3rd Floor,
Opp. Income Tax Office, Bandra Kurla Complex,
Bandra (E), Mumbai - 400 051.
Tel.: 3062 3919 Fax: 2659 1865
Email: lawpoint@lawpointindia.com

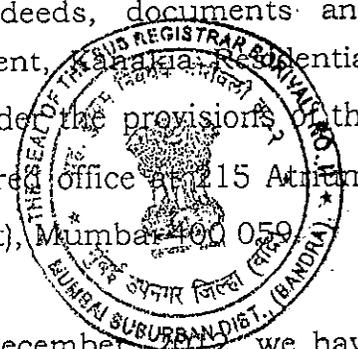
Ref. No. _____

TO WHOMSOEVER IT MAY CONCERN

Re: All that piece and parcel of land admeasuring not less than 11,647.00 sq. mtrs. abutting Rani Sati Marg and being a part of land or ground admeasuring 27,000.20 sq. mtrs., and bearing C.T.S. Nos., 521, 521/1 to 8, 521/10 to 17, 522, 522/1 to 11, 523, 524, 524/1 to 12, 525, 525/1 to 4, 527, 527/1 to 26, 528, 528/1 to 11, 529, 529/1 to 15, 530, 530/1 to 16, 531, 532, 532/1 to 13, 533 (part), 533/1 to 100 and 533/107 to 484, 533/486 to 643, 533/648, 536, 536/1 to 5 and 537, 537/1 to 7 of Village Malad, Taluka Borivali, Mumbai Suburban District situated at Rani Sati Marg, Malad (East), Mumbai 400 097.

...the Free Sale Portion

1. On 28th December, 2012, we had given our report on the title in respect of the captioned property (hereinafter referred to as "the said Free Sale Portion") based on the title deeds, documents and declarations produced before us by our client, Kanakia Residential Private Limited, a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 115 Atrium, 10th Floor, Andheri Kurla Road, Andheri (East), Mumbai - 400 059.



2. Subsequent to our title report dated 28th December, 2012, we have been provided by our client, Kanakia Residential Private Limited a Supplemental Agreement dated 6th March, 2013 registered with the Sub-Registrar of Assurances at Borivali under serial no. BRL-5 / 2079 of 2013 on 6th March, 2013 made between Shah Housecon Private Limited as the Developer of the One Part and Kanakia Residential Private Limited as the Sub-Developer of the Other Part wherein the parties thereto have earmarked and demarcated the flats/ offices/ shops/ row houses / premises/ pent house / car parking in the Free Sale Building to be constructed on the Free Sale Portion in the following manner:

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- a. Shah Housecon Private Limited's entitlement of 40% of the total constructed area in the Free Sale Building shall now comprise of flats/ offices/ shops/ row houses / premises/ pent house / car parking more particularly setout in ANNEXURE "B-1" annexed thereto;
 - b. Kanakia Residential Private Limited's entitlement of 60% of the total constructed area in the Free Sale Building shall now comprise of flats/ offices/ shops/ row houses/ premises / pent house / car parking more particularly setout in ANNEXURE "B-2" annexed thereto.
3. Further to our title report dated 28th December, 2012 and based on the aforesaid Supplemental Agreement dated 6th March, 2013 we are of the opinion that the Kanakia Residential Private Limited are entitled to book, sell, transfer or otherwise create third party rights in their allocation as more particularly setout in and pursuant to Supplemental Agreement dated 6th March, 2013 and to receive and appropriate the sale proceeds thereof in terms of the Development Agreement dated 26th September, 2012.

Dated this 26th day of March, 2013.



Yours faithfully,
LAW POINT

Jadhav
Partner

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ANNEXURE "G-2"

LAW POINT
ADVOCATES & SOLICITORS

301, Vaibhav Chambers, 3rd Floor,
Opp. Income Tax Office, Bandra Kurla Complex,
Bandra (E), Mumbai - 400 051.
Tel.: 3062 3919 Fax: 2659 1865
Email: lawpoint@lawpointindia.com

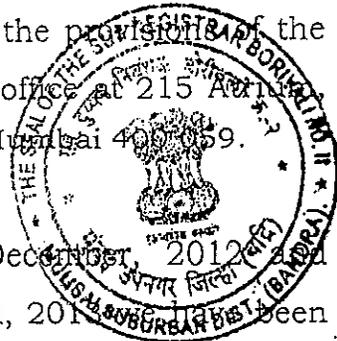
Ref. No. _____

TO WHOMSOEVER IT MAY CONCERN

Re: All that piece and parcel of land admeasuring not less than 11,647.00 sq. mtrs. abutting Rani Sati Marg and being a part of land or ground admeasuring 27,000.20 sq. mtrs., and bearing C.T.S. Nos., 521, 521/1 to 8, 521/10 to 17, 522, 522/1 to 11, 523, 524, 524/1 to 12, 525, 525/1 to 4, 527, 527/1 to 26, 528, 528/1 to 11, 529, 529/1 to 15, 530, 530/1 to 16, 531, 532, 532/1 to 13, 533 (part), 533/1 to 100 and 533/107 to 484, 533/486 to 643, 533/648, 536, 536/1 to 5 and 537, 537/1 to 7 of Village Malad, Taluka Borivali, Mumbai Suburban District situated at Rani Sati Marg, Malad (East), Mumbai 400 097.

...the Free Sale Portion

1. We had issued our report on the title dated 28th December, 2012 and Addendum dated 26th March, 2013 to the aforesaid title report in respect of the captioned property (hereinafter referred to as "the said Free Sale Portion") based on the title deeds, documents and declarations produced before us by our client, Kanakia Residential Private Limited, a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 215 Andheri, 10th Floor, Andheri Kurla Road, Andheri (East), Mumbai 400 059.
2. Subsequent to our title report dated 28th December, 2012 and Addendum dated 26th March, 2013, on 8th April, 2013, a Deed has been provided by our client, Kanakia Residential Private Limited a Debenture Trustee Agreement dated 17th January, 2013 and an Indenture of Mortgage dated 31st January, 2013 registered with the Sub-Registrar of Assurances at Borivali under serial no. BRL-9 / 471 of 2013 on 31st January, 2013 made between Kanakia Residential Private Limited as the Mortgagor of the First Part, Kanakia Bhumi Construction Private Limited as the KBPL of the Second Part and IL&FS Trust Company Limited as the Debenture Trustee / Mortgagee

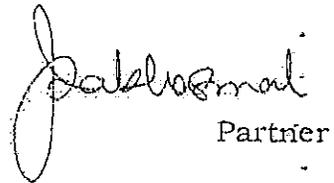


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3. of the Third Part, wherein Kanakia Residential Private Limited has availed of a mortgage debt of Rs.70,00,00,000/- (Rupees Seventy Crores only) by issuing non convertible debentures to IL&FS Trust Company Limited and as a security for repayment of the aforesaid mortgage debt the Kanakia Residential Private Limited has created the mortgage over its rights in the said Free Sale Portion to and in favour of IL&FS Trust Company Limited on terms and conditions contained therein.
4. In the above Premises, the rights of Kanakia Residential Private Limited to the said Free Sale Portion is subject to the above mentioned mortgage.

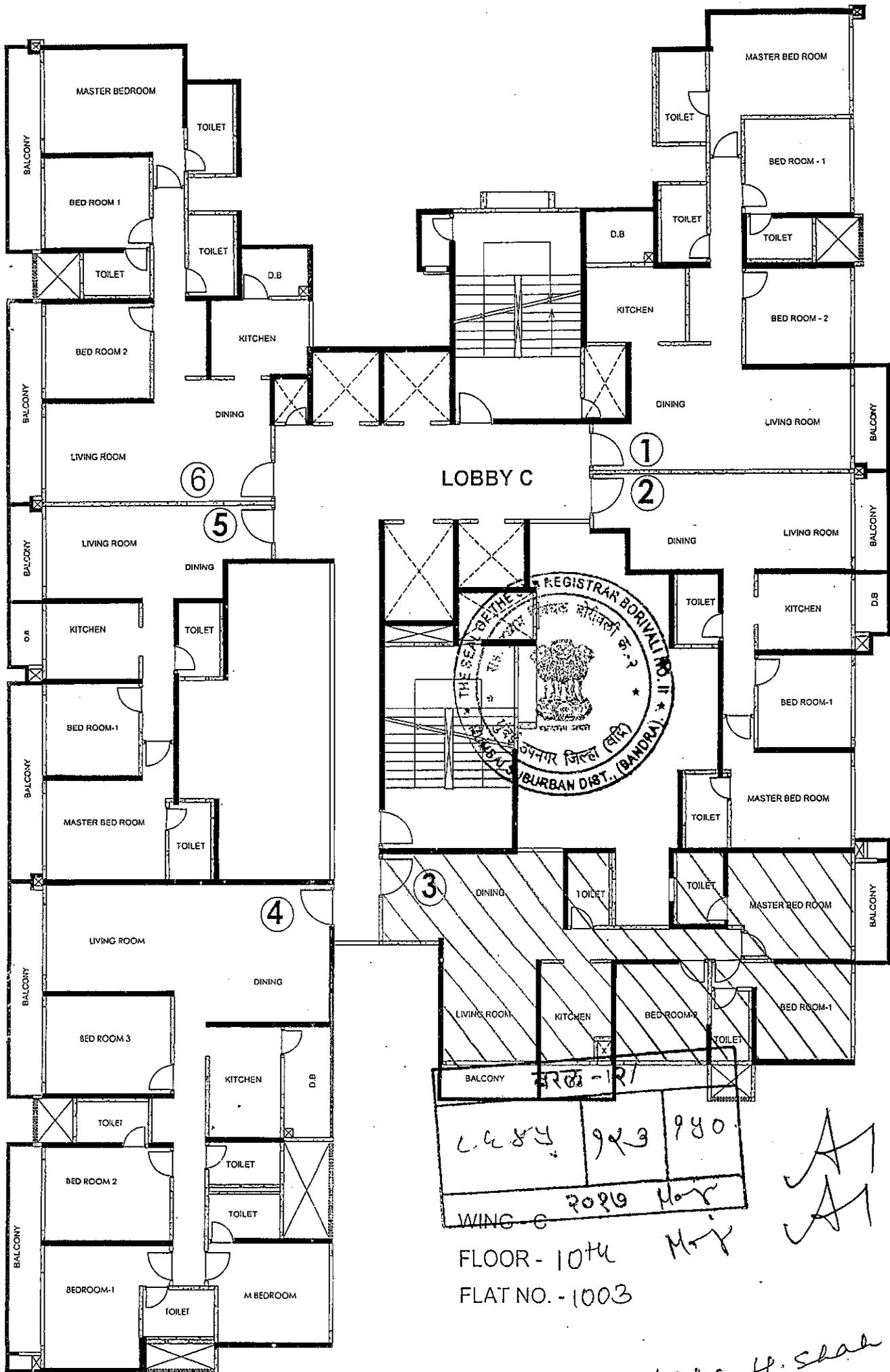
Dated this 10th day of April, 2013.

Yours faithfully,
LAW POINT


Partner



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 FLAT NO. - 1003

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 Asha H. Shah



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Kanakia Residential Private Limited

215 Atrium, 10th Floor, Opp. Divine School, J.B. Nagar, Andheri Kurla Road, Andheri-East, Mumbai-400059.
 Tel : 26845665/66937777 Fax : 26845444 Email : kanakia@vsnl.com Web : www.kanakia.com

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF KANAKIA RESIDENTIAL PRIVATE LIMITED HELD AT THE REGISTERED OFFICE AT "215-ATRIUM", 10th FLOOR, OPP. DIVINE SCHOOL, ANDHERI KURLA ROAD, ANDHERI (EAST), MUMBAI - 400093 ON 4TH APRIL, 2013.

The Chairman referred to the registered Development Agreement dated 26th September, 2012 and the registered Irrevocable Power of Attorney dated 27th September, 2012, both executed by Shri. Housecon Private Limited (hereinafter referred to as "the Developer") in favour of the Company, under which the Company is jointly developing the Project known as "Levels" on "the said Free Sale Plot" defined therein. The Project is situated at Rani Sati Marg, Malad (East), Mumbai-400097.

(a) The Developer has executed the aforesaid Irrevocable Power of Attorney appointing two Directors of the Company i.e. Shri. Rakesh Kanakia and Shri. Himanshu Kanakia and/or authorized signatory of the Company authorized by resolution passed by the Board of Directors of the Company from time to time as the Developer's constituted Attorneys to sign, execute and register the Agreements for Sale in respect of Flats for the Developer and on their behalf and in their name styling the Developer as the Confirming Parties in respect of the Company's 60% allocation of Plots described in the Annexure - II thereto.

(b) In the light of the aforesaid, it has become necessary for the Company to authorize some responsible persons as the Developer's constituted Attorneys for the Developer and on their behalf and in their name styling the Developer as the Confirming Parties in respect of 60% allocation of Plots described in the Annexure - II thereto for the purpose of signing and executing for and on behalf of the Developer, the agreement/s for sale, deeds of rectification, deeds of modification, deeds of cancellation, and other required documents, in respect of the sale/transfer of flats, apartments, terraces, open spaces, parking spaces and other areas in the aforesaid Project and to appear before the concerned Registrar / Sub-Registrar of Assurances at Mumbai to get the same registered.

After discussion following resolutions were unanimously passed:-
"RESOLVED THAT the Company do, in pursuance and in exercise of the said powers and authorities reserved to and conferred upon itself under the aforesaid Irrevocable Power of Attorney, nominate, constitute and appoint Mrs. Asha H. Shah, director of the Company, to be the true and lawful Attorneys of the Developer, namely, Shah Housecon Private Limited, to act for the Developer and/or on behalf of the Developer, as styling the Developer as the Confirming Party, to sign any deeds, documents, undertakings, agreement/s for sale, agreement/s of leave and license, agreement/s to lease, lease deeds, deed of rectification, deed of modification, deed of cancellation, deeds of adherence, declarations, agreement/s and any other documents, instruments and writings (hereinafter referred to as "the said documents") concerning transactions relating to the sale, grant of leave and license or lease of flats, premises, garages, hoarding sites and car parking spaces of the Project "LEVELS" being constructed by the Company on the said Free Sale Plot, situated at Rani Sati Marg, Malad (East), Mumbai-400097 and to appear before the Office of the concerned Registrar/Sub-Registrar of Assurances at Mumbai and to present the said documents for registration and admit execution thereof and get the same effectively registered, which the Company has been authorized and empowered to do, execute and perform under the said Power of Attorney.

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FURTHER RESOLVED THAT, Mrs. Asha H. Shah, the aforesaid Director may appoint and authorize any person/s severally to appear for her, in her name and on her behalf, in respect of the said documents, where, Mrs. Asha H. Shah has signed for and on behalf of the Developer, as the Confirming Party, be for the Office of the concerned Registrar of Assurances/Sub-Registrar of Assurances at Mumbai and lodge/present for registration/admit execution of any of the said documents, which are required to be registered under applicable provision of law and to do all acts, deeds, matters and things necessary for effectively registering and receiving back any of the said documents in respect of the Project "LEVELS".

FURTHER RESOLVED THAT any Director of the Company be and is hereby authorized on behalf of the Board to furnish the certified true copy of the foregoing resolution to all concerned as may be required from time to time.

Certified True Copy
 For Kanakia Residential Private Limited
 Director



घोषणापत्र

मी SOOJATA PANT / SANGEETA VIJAYKUMAR

या द्वारे घोषित करतो की, दुय

निबंधक Soojata-2 यांच्या कार्यालयात AGREEMENT FOR SALE या शिर्षका

दस्त नोंदणीसाठी सादर करण्यात आला आहे. ASHA SHAH / MANISHA VORA व इ. यां

दि. 07/09/2016 रोजी मला दिलेल्या मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दे

नोंदणीस सादर केला आहे/निष्पादीत करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिह

देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीत

मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोव

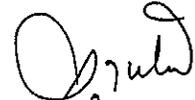
कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून अल्यास नोंदणी अधिनिय

१९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र नाहीन याची मला जाणीव आहे.



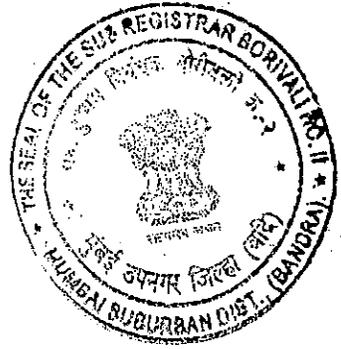
दिनांक:

6/9/2017


कुलमुखत्यारपत्रधारकाच नाव
व सही

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| GRN | 1402245301517E | BARCODE | 1402245301517E | Form ID | 480 |
| Department | Inspector General Of Registration | | | Date | 31/05/2016-16:54:19 |
| Type of Payment | Stamp Duty | Tax ID (If Any) | | Payer Details | |
| Stamp Duty | | PAN No. (If Applicable) | ALU9PS978S | | |
| Office Name | 6281 JT SUB REGISTRAR ADOHERNAND I | Fed Name | ADHOK SHAH | | |
| Location | MADHUBI | Flatbook No. | | Power Of Attorney | |
| Year | 2014-2017 One Time | Premises/Building | | | |
| Amount Head Details | | Amount In Rs. | 5000 | | |
| Site of Notedical Stamp | | Head/Street | | | |
| | | Municipality | | Number | |
| | | Town/City/District | | 4 0 0 9 3 | |
| | | PIN | | | |
| | | Remarks (If Any) | PAN/FACE/PV/227L-Successor/Pranawars SANGEETA MANJUNATH AND OTHER-CHD- Manselvero | | |
| Total | | Amount In | Five Hundred Rupees Only | | |
| Payment Details | ICBI BANK | FOR USE IN RECEIVING BANK | | | |
| Cheque/DD No | | Bank CIN | REF No. | 851033320 6083110377 96719373 | |
| Name of Bank | | Date | 31/05/2016-16:54:19 | | |
| Name of Branch | | Bank Branch | ICBI BANK | | |
| Name of Branch | | Serial No. | Date | Not Verified with Source | |
| Mobile No. | 982257179 | | | | |



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Handwritten signature and date: 31.5.16

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| २६६-१ |
| ३१५२०६१२० |
| २०१६ |



Sub-registrar of Assurances at Borivali / Goregaon / Andheri / Bandra /
Chembur / Thane / Bombay or any other authority appointed under the
Registration Act for the time being in force in India having jurisdiction in
respect of the Units / Flat / Shops / Industrial Units / Garages / Parking
Spaces sold by the aforementioned Company / Partnership Firms to the
respective Purchasers for effecting and completing the Registration thereof
in accordance with Law in respect thereof.

AND whatsoever the said Attorneys shall lawfully do or cause to be done in
pursuance hereof, I, as Authorized Signatory / Attorney of the Company, do
hereby agree to ratify and confirm.

IN WITNESS WHEREOF I have subscribed our hands to this document on this
03rd day of SEP 2016.

SIGNED AND DELIVERED BY

MRS. ASHA SHAH
In the presence of:

1. Mayra E.

2.



Asha H. Shah

ACCEPTED BY US

1. MRS. SANGBETA VIJAYKUMAR



2. MS. SOOLATA PARI



Sangbeta



POWER OF ATTORNEY



TO ALL TO WHOM THESE PRESENTS SHALL COME, I, MRS. ASHA SHAH an
Indian Inhabitant of Mumbai having office addressed at 215, Arjun, 10th floor,
Next to Conyard by Marriot Hotel, Opp. Divine Child High School, Andheri - Kurla
Road, Andheri (East), Mumbai 400 059 SEND GREETINGS;

WHEREAS:-

A. I am an Authorized Signatory/ Attorney of various companies such as Kanakia
Spaces Realty Private Limited and Kanakia Residential Private Limited, being
Kanakia Group companies (hereinafter referred to as the said "Companies").

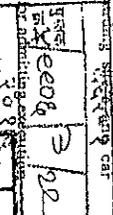
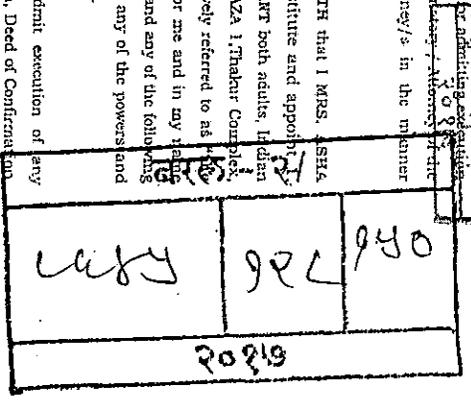
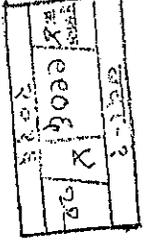
B. I am required to sign various deed/s document/s, agreement /s undertaking/s
declaration/s in the name of and for on behalf of the Company/ies concerning
transaction/s relating to the sale grant of lease and license or lease of any of
the units/ office/s, premises/s, garage/s, store/s, housing society/ car
parking space/s of "the said Companies".

C. Being unable to remain personally present at all times
of such documents so executed by me as Authorized Signatory/ Attorney of the
said Companies I am desirous of appointing Attorney/s in the manner
hereinafter appearing.

NOW KNOW YE ALL THESE PRESENTS WITNESSETH that I MRS. ASHA
SHAH, hereby jointly and severally nominate, constitute and appoint
MRS. SANGBETA VIJAYKUMAR 2, MS. SOOLATA PARI both adults, Indian
inhabitants of Mumbai addressed at C/603, AVON PLAZA 1, Thakar Complex,
Kandivali (East), Mumbai 400 101, hereinafter collectively referred to as
said Attorneys to be my true and lawful Attorneys for me and in my behalf
and on my behalf, without any consideration, to do all and any of the following
acts, deeds, matters and things and to execute all or any of the powers and
authorities hereby jointly and severally that is to say:-

1. To present and lodge for registration and to admit execution of any
Agreement for Sale, Sale Deed, Deed of Rectification, Deed of Confirmation
Deed of Cancellation, Undertaking, Indemnity, Affidavits, Supplementary

COLOUR XEROX





आयकर विभाग
 INCOME TAX DEPARTMENT
 सत्यप्रसाद प्रसाद
 SATYAPRASAD PRASAD
 230211274
 आयकर अधिकारी (सीए)
 ACEPV24271

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| बाल - २ | १० |
| २०१९ | २०१९ |

COLOUR XEROX



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| बाल - २/ | |
| २०१९ | १३९ १५० |
| २०१७ | |

आयकर विभाग
 INCOME TAX DEPARTMENT
 MAYANK HAUTYAL
 GEETARAM
 27/07/1904
 AVAPN73780
 MAYANK

भारत सरकार
GOVT. OF INDIA



| | |
|---------|------|
| बाल - २ | १० |
| २०१९ | २०१९ |



GOVERNMENT OF INDIA
 MINISTRY OF CORPORATE AFFAIRS
 Registrar of Companies, Mumbai
 Everest, 100, Marine Drive, Mumbai - 400002, Maharashtra, INDIA

**Certificate of Incorporation pursuant to change of name
 [Pursuant to rule 29 of the Companies (Incorporation) Rules, 2014]**

Corporate Identification Number (CIN): U45201MH2004PTC145548

I hereby certify that the name of the company has been changed from CENTAUR MERCANTILE PRIVATE LIMITED to KANAKIA SPACES REALTORS PRIVATE LIMITED with effect from the date of this certificate and that the company is limited by shares.

Company was originally incorporated with the name CENTAUR MERCANTILE PRIVATE LIMITED

Given under my hand at Mumbai this Twenty Ninth day of June Two Thousand Fifteen.



Sanjay Mishra
 Registrar of Companies
 Mumbai

Rajender Singh Meena
 Deputy Registrar of Companies
 Registrar of Companies
 Mumbai

Having Address as per record available in Registrar of Companies office.

KANAKIA SPACES REALTORS PRIVATE LIMITED
 21, CAHILLIUM, 10TH FLOOR, OPP. DIVINE SCHOOL, JHANGAR, ANDHERI KURLA ROAD,
 ANDHERI-EAST,
 MUMBAI - 400059,
 Maharashtra, INDIA

AP

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| बदल - १ | |
| दिनांक | २६/०६ |
| क्र.सं. | २०१६ |



GOVERNMENT OF INDIA
 MINISTRY OF CORPORATE AFFAIRS
 Registrar of Companies, Mumbai
 Everest, 100, Marine Drive, Mumbai - 400002, Maharashtra, INDIA

**Certificate of Incorporation pursuant to change of name
 [Pursuant to rule 29 of the Companies (Incorporation) Rules, 2014]**

Corporate Identification Number (CIN): U45201MH2004PTC145548

I hereby certify that the name of the company has been changed from KANAKIA SPACES REALTORS PRIVATE LIMITED to KANAKIA SPACES REALTY PRIVATE LIMITED with effect from the date of this certificate and that the company is limited by shares.

Company was originally incorporated with the name CENTAUR MERCANTILE PRIVATE LIMITED

Given under my hand at Mumbai this Third day of December Two Thousand Fifteen



Sanjay Mishra
 Registrar of Companies
 Mumbai

Rajender Singh Meena
 Deputy Registrar of Companies
 Registrar of Companies
 Mumbai

Having Address as per record available in Registrar of Companies office

KANAKIA SPACES REALTY PRIVATE LIMITED
 21, CAHILLIUM, 10TH FLOOR, OPP. DIVINE SCHOOL, JHANGAR, ANDHERI KURLA ROAD,
 ANDHERI-EAST,
 MUMBAI - 400059,
 Maharashtra, INDIA



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| बदल - २/ | |
| दिनांक | ०३/१२ |
| क्र.सं. | २०१७ |

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|---------|-------|
| बदल - १ | |
| दिनांक | ०५/०६ |
| क्र.सं. | २०१६ |

COLOUR XEROX

FORM 18

(Pursuant to section 146 of the Companies Act, 1956)

Notice of situation or change of situation of registered office

Form Language English हिन्दी
 Note - All fields marked in * are to be mandatorily filled.

1. This form is for New company Existing company

2. (a) * Form 18 reference number (Service request number (SRN) of Form 18) or corporate identity number (CIN) of company [UJ1908MH2004PTC145243]
 (b) Global location number (GLN) of company

3. (a) Name of the company
 CENTAUR MERCANTILE PRIVATE LIMITED
 (b) Address of the registered office of the company
 348, BUSINESS POINT 1ST FLOOR,
 WESTERN EXPRESS HIGHWAY, ANDHERI (E)
 MUMBAI
 Maharashtra
 INDIA
 400059



4. (a) Name of office of existing Registrar of Companies: Registrar of Companies, Mumbai
 (b) Address of the office of the Registrar of Companies: Registrar of Companies, Mumbai

5. Notice is hereby given that
 (a) The address of the registered office of the company will shift from
 20092010 [DD/MM/YYYY]
 The date of incorporation of the company is
 Line I 215, ATRIUM, 10TH FLOOR, OFF DDAINE SCHOOL,
 Line II JB NAGAR, ANDHERI NIPUR ROAD, ANDHERI-EAST
 MUMBAI
 * City
 * District
 * State
 Maharashtra MH
 * Country
 INDIA
 * Pin code
 400059
 * E-mail ID
 resmum@dnm.gov.in

(b) * Name of office of Proposed ROC or new ROC
 Registrar of Companies, Mumbai
 (c) The full address of the police station under whose jurisdiction the registered office of the company is situated
 SAHAR POLICE STATION
 SAHAR ROAD, ANDHERI-EAST
 J.B. NAGAR
 MUMBAI
 Maharashtra MH
 400059

* Name
 * Address
 * City
 * District
 * State
 * Pin code
 * E-mail ID

(b) * Name of office of Proposed ROC or new ROC
 Registrar of Companies, Mumbai
 (c) The full address of the police station under whose jurisdiction the registered office of the company is situated

* Name
 * Address
 * City
 * District
 * State
 * Pin code
 * E-mail ID

(b) * Name of office of Proposed ROC or new ROC
 Registrar of Companies, Mumbai
 (c) The full address of the police station under whose jurisdiction the registered office of the company is situated

* Name
 * Address
 * City
 * District
 * State
 * Pin code
 * E-mail ID

(b) * Name of office of Proposed ROC or new ROC
 Registrar of Companies, Mumbai
 (c) The full address of the police station under whose jurisdiction the registered office of the company is situated

* Name
 * Address
 * City
 * District
 * State
 * Pin code
 * E-mail ID

(b) * Name of office of Proposed ROC or new ROC
 Registrar of Companies, Mumbai
 (c) The full address of the police station under whose jurisdiction the registered office of the company is situated

* Name
 * Address
 * City
 * District
 * State
 * Pin code
 * E-mail ID

(b) * Name of office of Proposed ROC or new ROC
 Registrar of Companies, Mumbai
 (c) The full address of the police station under whose jurisdiction the registered office of the company is situated

6. (a) SRN of Form 23
 (b) SRN of relevant form
 (c) * Date of order of company law board (CLB) or any other competent authority
 (d) Publication number

Attachments
 1. Optional attachment(s) - if any
 Attach

List of attachments
 RESO- CENTAUR.pdf

Remove Attachment
 20092010
 [DD/MM/YYYY]

Verification
 To the best of my knowledge and belief, the information given in this form and its attachments is correct and complete.
 I have been authorized by the Board of directors / resolution number [20092010] dated [20092010] [DD/MM/YYYY] to sign and submit this form
 I am authorized to sign and submit this form
 To be digitally signed by

Managing director or director or manager or secretary of the company
 * Designation
 Director

Chartered accountant (in whole-time practice) or
 Company secretary (in whole-time practice)
 * Whether associate or fellow
 * Membership number or certificate of practice number

Cost accountant (in whole-time practice) or
 Company secretary (in whole-time practice)
 * Whether associate or fellow
 * Membership number or certificate of practice number

Modify
 * Back Form
 * Present Form
 * Submit

For office use only
 eForm. Service request number (SRN)
 Digital signature of the authorizing officer
 This e-Form is hereby registered
 Date of signing

20092010
 20092010
 20092010

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COLOUR XEROX

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(Attention: the SBN of eForm 1AD, 21, if applicable)
 6 (a) Name of e-form department law board (SCL) or any other competent authority
 (b) Petition number

Attachments
 1. Optional attachment(s) - If any Attach Remove Attachment

List of attachments
 EES0-RESIDENTIAL.pdf
 2009/2010
 (DDMMYYYY)

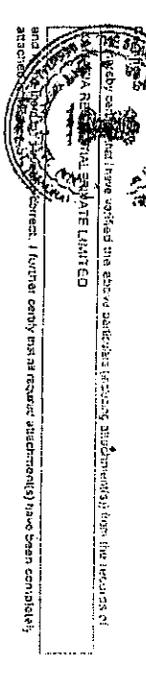
Verification

To the best of my knowledge and belief, the information given in this form and its attachments is correct and complete.
 I have been authorized by the Board of Directors/ resolution number _____ dated _____ (DDMMYYYY) to sign and submit this form.
 I am authorized to sign and submit this form.

To be digitally signed by

Managing director or director or manager or secretary of the company
 Designation _____
 Director _____

Director/ Identification number of the director or Managing Director, or Member of the Board of Directors (Director, Manager, Secretary or Member of the Board of Directors) of the company (to be filled by the director or the member of the Board of Directors) (DDMMYYYY)



Whether associated or not with the practice of a Chartered Accountant (for whole-time practice) or
 Chartered Accountant (for whole-time practice) or
 Company secretary (in whole-time practice)
 Whether associate or fellow
 Associate
 Fellow
 Membership number or certificate of practice number _____ (DDMMYYYY)

For office use only
 Modify Cancel Form Proceeding Submit

eForm Service request number (SRN): _____
 Digital signature of the authorizing officer: _____
 This e-Form is hereby registered
 Date of signing: _____
 (DDMMYYYY)

आवेदन क्र. 2009/2010
 दिनांक 27/08/2009
 2009



बाल - 21
 93E 950
 2009

FORM 1B

Pursuant to section 146 of the Companies Act, 1956

Note - All fields marked in * are to be mandatorily filled.

Form Language English Hindi

1. This form is for New company Existing company

2 (a) * Form 1A reference number (Service request number (SRN) of Form 1A) or corporate identity number (CIN) of company U55000MH200220453 Pre-fill

(b) * Name of the company EES0-RESIDENTIAL PRIVATE LIMITED

(c) * Address of the registered office of the company
 514 1008, 5A3 BUSINESS POINT,
 WESTERN EXPRESS HIGHWAY, ANDHERI - EAST
 ANDHERI
 Maharashtra
 INDIA
 400056

(d) * Name of office of existing Registrar of Companies (Rev)
 Registrar of Companies, Mumbai

(e) * Purpose of the form
 Change within local limits of city, town or village
 Change outside local limits of city, town or village
 Change in address of R.O.C within same state
 Change in name within office of same R.O.C
 Change in state outside office of existing R.O.C

4. Notice is hereby given that
 (a) The address of the registered office of the company with effect from _____ is _____
 The same as in the Memorandum of Association of the company is _____
 The same as in the Memorandum of Association of the company is _____
 215, 4TH FLOOR, 10TH FLOOR, CFP DIVINE SCHOOL,
 JERGADE, ANDHERI (NORTH) ROAD, ANDHERI - EAST
 MUMBAI
 Maharashtra
 INDIA
 400056

(b) * Name of office of proposed R.O.C or new R.O.C
 Registrar of Companies, Mumbai

(c) * The full address of the office of the proposed office of the company is situated
 5A3 BUSINESS POINT,
 WESTERN EXPRESS HIGHWAY,
 ANDHERI - EAST
 ANDHERI
 Maharashtra
 INDIA
 400056

* Address Line 1
 5A3 BUSINESS POINT
 Line 2
 WESTERN EXPRESS HIGHWAY
 * City
 ANDHERI
 * State
 Maharashtra
 * Pin code
 400056

आवेदन क्र. 2009/2010
 दिनांक 27/08/2009
 2009



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| बस - २/ | | |
| ८८५ | १३८ | १५० |
| २०१९ | | |

1003



महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन् 2017

AGREEMENT FOR SALE

१. दस्ताचा प्रकार : _____ अनुच्छेद क्रमांक: _____
२. सादरकर्त्याचे नाव : MR ANIL KOPHARI
३. तालुका: मुंबई / अंधेरी / बोरीवली / कुर्ला
MALAD
४. गावाचे नाव: _____
५. नगर भुमापन क्रमांक/सर्व्हे क्र./अंतिम भुखंड क्रमांक:- 521
६. मूल्य दरविभाग (झोन):- 62 ७. उपविभाग: 291
७. मिळकतीचा प्रकार: खुली जमीन / निवासी / कार्यालय / दुकान / औद्योगिक
प्रति चौ. मी. दर:- 116200
८. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ:- 122.616 क्वाड्रेट बिल्ट अप चौ.मीटर/फूट
९. कारपार्किंग: 01 गच्ची: _____ पोटमाळा:- _____
१०. मजला क्रमांक:- 10th उदवाहन सुविधा अहि/निही २/
११. बांधकाम वर्ष:- _____ घसारा: _____ २३९१५०
१२. बांधकामाचा प्रकार:- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
१३. बाजारमूल्यदर तक्त्यातील मार्गदर्शक सुचना क्रं:- _____ ज्यान्वये दिलेली घट २५%
१४. भाडेकरु व्याप्त मिळकत असल्यास:-
१. त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र)
२. नवीन इमारतीत दिलेले क्षेत्र
३. भाड्याची रक्कम:- _____
१५. लिव्ह अँड लायसन्सचा दस्त :-
निवासी / अनिवासी
१. प्रतिमाह भाडे रक्कम:- _____
२. अनामत रक्कम/आगावू भाडे रक्कम:- _____
३. कार्लोवधी _____
१६. निर्धारित केलेले बाजारमूल्य:- 16155500
१७. दस्तामध्ये दर्शविलेली मोबदला :- 17616000
१८. देय मुद्रांक शुल्क:- 881000 १९. भरलेले मुद्रांक शुल्क: 881000
१९. देय नोंदणी फी :- 30,000/-



लिपीक

सह दुय्यम निबंधक

$$116200 + 5\% = 122010/-$$

$$\begin{aligned}
 & \textcircled{1} \quad 92.73 \text{ Sq.mt Carpet} \\
 & \textcircled{2} \quad 9.45 \text{ —————} \\
 & \textcircled{3} \quad 13.95 \text{ —————} \\
 & \quad \times 122010 + 5\% \times 25\% \\
 & \quad = 447000 \text{ —————} \\
 & \quad 102.18 + 20\% = 122.616 \\
 & \quad \text{Sq.mt b-up} \\
 & \quad \times 122010 + 5\% \\
 & \quad = 15708500 \text{ —————} \\
 & \quad = 16155500 \text{ —————}
 \end{aligned}$$



| | | |
|-----------|-----|-----|
| बरेल - २१ | | |
| ५५५ | ११० | १४० |
| २०१७ | | |

Summary-2(दस्त गोषवारा भाग - २)

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

06 September 2017, 11:18:34 AM

Valuation ID 20170906379

मूल्यांकनाचे वर्ष 2017
जिल्हा मुंबई(उपनगर)
मूल्य विभाग 62-मालाड (पूर्व) (बोरीवली)
उप मूल्य विभाग 62/291 भुभाग: उत्तरेस वॉर्ड सीमा, पूर्वेस द्रुतगती मार्ग, दक्षिणेस गाव हद्द व पश्चिमेस रेल्वे.
सर्व्हे नंबर /न. भू. क्रमांक : सि.टी.एस. नंबर#521

| वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु. | खुली जमीन | निवासी सदनिका | कार्यालय | दुकाने | औद्योगिक | मोजमापनाचे एकक |
|---|-----------|---------------|----------|--------|----------|----------------|
| 62900 | 116200 | 138100 | 166300 | 116200 | | चौरस मीटर |

| बांधीव क्षेत्राची माहिती | मिळकतीचे क्षेत्र- | मिळकतीचे क्षेत्र- | मिळकतीचे क्षेत्र- | मिळकतीचा प्रकार- | बांधीव |
|--------------------------|-------------------|-------------------|-------------------------|-------------------------|-------------|
| मिळकतीचे क्षेत्र- | 122.62 चौरस मीटर | मिळकतीचा वापर- | निवासी सदनिका | मिळकतीचा प्रकार- | बांधीव |
| बांधकामाचे वर्गीकरण- | 1-आर सी सी | मिळकतीचे वय- | 0 TO 2 वर्षे | मूल्यदर/बांधकामाचा दर - | Rs.116200/- |
| उद्ववाहन सुविधा- | आहे | मजला - | 5th floor To 10th floor | | |
| प्रकल्पाचे क्षेत्र- | 2 to 10 hector | | | | |

प्रकल्पाचे क्षेत्रानुसार दर = ((घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर) * 105 %)

प्रकल्पाचे क्षेत्रानुसार निवासी सदनिका करीता प्रती चौ. मीटर दर = Rs.122010/-

मजला निहाय घट/वाढ = 105% apply to rate= Rs.128110/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार नविन मूल्य) + खुल्या जमिनीचा दर)
= (((128110-62900) * (100 / 100)) + 62900)
= Rs.128110/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 128110 * 122.62
= Rs.15708848.2/-
बंदिस्त वाहन तळाचे क्षेत्र = 13.95 चौरस मीटर
बंदिस्त वाहन तळाचे मूल्य = 13.95 * (128110 * 25/100)
= Rs.446783.625/-



एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य
= A + B + C + D + E + F + G + H
= 15708848.2 + 0 + 0 + 0 + 446783.625 + 0 + 0 + 0
= Rs.16155631.825/-

Home Print

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आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 KANAKIA RESIDENTIAL PRIVATE
 LIMITED
 06/09/2010
 Permanent Account Number
 AAEECK1950C

KANAKIA RESIDENTIAL PRIVATE LIMITED
 Plot No. 10, Sector 10, Gurgaon
 Haryana - 122001
 India
 Tel: 0120-2221800, Fax: 0120-2221803
 Email: info@kanakia.com

PERMANENT ACCOUNT NUMBER
 AAFC63390K
 SHANTHOCHECON PVT LTD
 10-03-2007
 प्रमाणित किया गया
 प्रमाणित करने वाले का नाम
 प्रमाणित करने वाले का पता



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भारत सरकार
 Ministry of Identification & Public Relations
 भारत सरकार
 Ministry of Identification & Public Relations
 Government of India

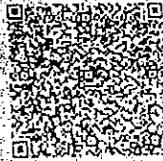
नागरिकाचा क्रमांक / Enrollment No. 121817709/01648

To:
 शांतिलाल मेघजी गोसर
 Shantilal Meghji Gosar
 1 - C - 110, Vrindavan, Plot No. 23 - A, Rajlaja Township
 Ranj Sati Marg
 Near Sai Baba Temple
 Malad East S.O.
 Mumbai
 Maharashtra 400097
 9987255644

Ref: 296/10E/520915/521109/P.



UE436433056IN



आपला आधार क्रमांक / Your Aadhaar No. :

5202 1834 3944

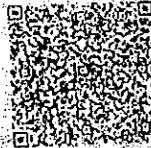
आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA

शांतिलाल मेघजी गोसर
Shantilal Meghji Gosar

जन्म वर्ष / Year of Birth: 1963
पुरुष / Male



5202 1834 3944

आधार - सामान्य माणसाचा अधिकार

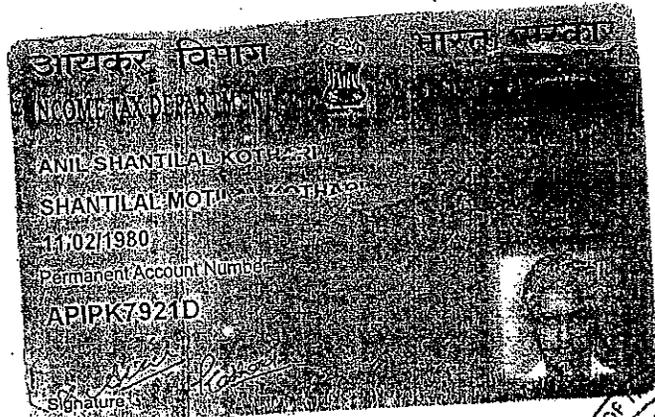


https:

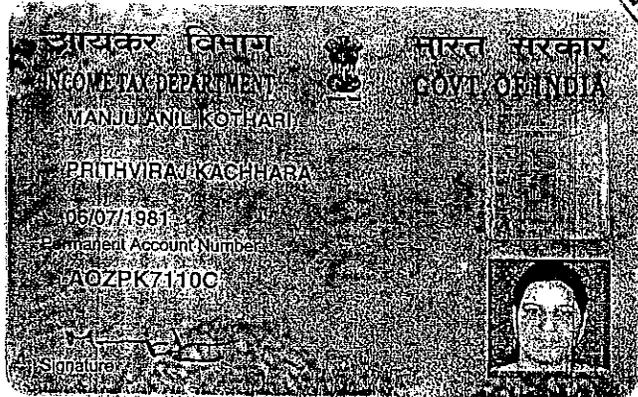
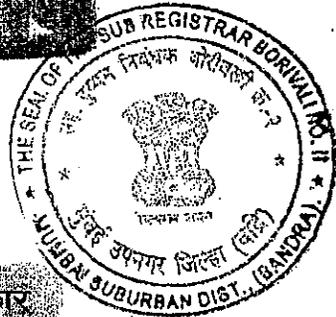
DEPARTMENT
 ADVISINGU GAVAS
 IN/FAKRI GAVAS
 1990
 Account Number
 PG0993Q

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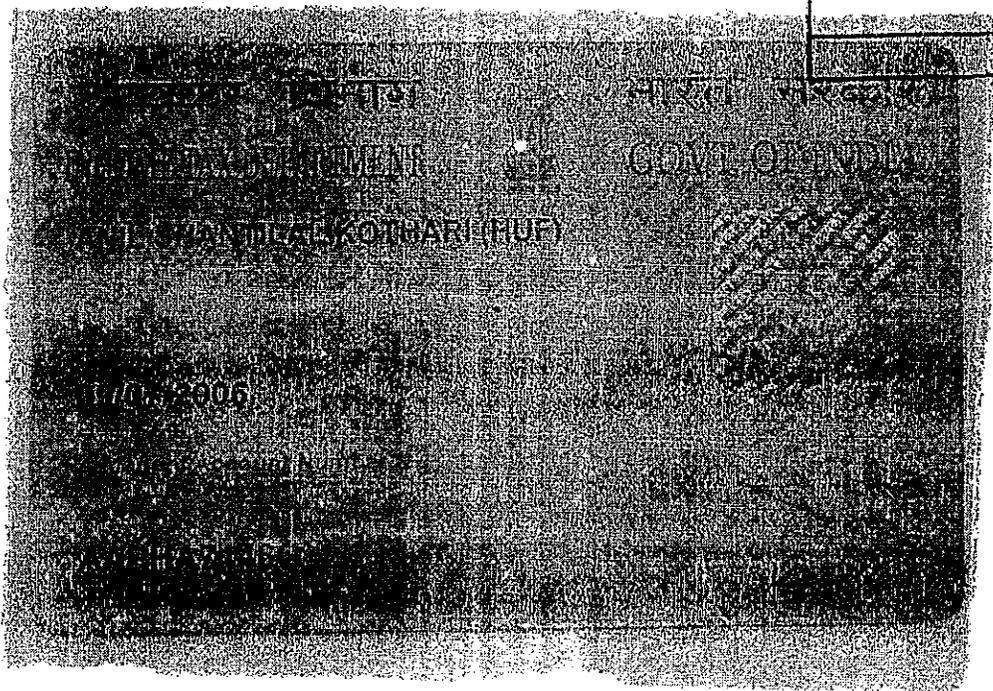


Anil
Kothari



Manjuranil

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Summary1 (GoshwaraBhag-1)

बुधवार, 06 सप्टेंबर 2017 11:13 म.पू.

दस्त गोषवारा भाग-1

बरल-2

दस्त क्रमांक: 8645/2017

9810

दस्त क्रमांक: बरल-2 /8645/2017

बाजार मूल्य: रु. 1,61,55,632/- मोवदला: रु. 1,76,16,000/-

भरलेले मुद्रांक शुल्क: रु.8,81,000/-

दु. नि. सह. दु. नि. बरल-2 यांचे कार्यालयात

पावती:9643

पावती दिनांक: 06/09/2017

अ. क्र. 8645 वर दि.06-09-2017

सादरकरणाराचे नाव: अनिल - कोठारी

रोजी 11:03 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 3000.00

पृष्ठांची संख्या: 150

दस्त हजर करणाऱ्याची सही:

एकूण: 33000.00

सह दु.नि.का-बोरीवली2

सह दु.नि.का-बोरीवली2

दस्ताचा प्रकार: करारनामा

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

शिक्का क्र. 1 06 / 09 / 2017 11 : 03 : 04 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 06 / 09 / 2017 11 : 05 : 10 AM ची वेळ: (फी)

प्रतिज्ञापत्र

* सादर दस्तऐवज हा नोंदणी करणाराच्या हद्दीत असलेल्या तरतुदीनुसारच नोंदणीस दाखल घेतलेला आहे. नोंदणी करणाराच्या विषयवस्तूच्या सत्यता, वैधता कायदेशीर बाबीबाबत कोणत्याही प्रकारचा कलबदार राहतील.

लिहून देणारे :

लिहून घेणारे :





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06/09/2017 11 16:35 AM

दस्त गोषवारा भाग-2

बरल-2

दस्त क्रमांक:8645/2017

JRE

दस्त क्रमांक :बरल-2/8645/2017

दस्ताचा प्रकार :-करारनामा

| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | अंगठ्याचा ठसा |
|----------|--|--|-----------|---------------|
| 1 | नाव:अनिल - कोठारी पत्ता:प्लॉट नं: फ्लॅट नं 204, 2ए, माळा नं: 2,, इमारतीचे नाव: रहेजा टाऊनशिप , ब्लॉक नं: मालाड पूर्व, रोड नं: वृंदावन, महाराष्ट्र, MUMBAI. पॅन नंबर:APIPK7921D | लिहून घेणार वय :-36 स्वाक्षरी:- <i>Anil Kothari</i> | | |
| 2 | नाव:मंजू - कोठारी पत्ता:प्लॉट नं: फ्लॅट नं 204, 2ए, माळा नं: 2,, इमारतीचे नाव: रहेजा टाऊनशिप , ब्लॉक नं: मालाड पूर्व, रोड नं: वृंदावन, महाराष्ट्र, MUMBAI. पॅन नंबर:AOZPK7110C | लिहून घेणार वय :-36 स्वाक्षरी:- <i>M. J. K.</i> | | |
| 3 | नाव:अनिल कोठारी (एच यू एफ) चे कर्ता अनिल - कोठारी पत्ता:प्लॉट नं: फ्लॅट नं 204, 2ए, माळा नं: 2,, इमारतीचे नाव: रहेजा टाऊनशिप , ब्लॉक नं: मालाड पूर्व, रोड नं: वृंदावन, महाराष्ट्र, MUMBAI. पॅन नंबर:AAPHA7146G | लिहून घेणार वय :-36 स्वाक्षरी:- <i>Anil Kothari</i> | | |
| 4 | नाव:मान्यता देणार शाह हाऊसकॉन प्रा लि तर्फे कनाकिया रेसीडेंशीयल प्रा लि तर्फे, ऑर्थोराइज सीप्रे आशा शाह तर्फे मुखत्यार संगीता - विजयकुमार पत्ता:प्लॉट नं: ऑफिस नं 215, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: अंधेरी पूर्व, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:AAFCS3508K | मान्यता देणार वय :-41 स्वाक्षरी:- <i>Manita</i> | | |
| 5 | नाव:कनाकिया रेसीडेंशीयल प्रा लि च्या संचालिका आशा शाह तर्फे मुखत्यार संगीता - विजयकुमार पत्ता:प्लॉट नं: ऑफिस नं 215, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: अंधेरी पूर्व, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:AAECK1950C | लिहून देणार वय :-41 स्वाक्षरी:- <i>Manita</i> | | |

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिक्का क्र.3 ची वेळ:06 / 09 / 2017 11 : 07 : 08 AM

ओळख:-

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

| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | अंगठ्याचा ठसा |
|----------|--|-------------------------------------|-----------|---------------|
| 1 | नाव:शांतीलाल - गोसर वय:54 पत्ता:1- सी, 110 वृंदावन, मालाड पूर्व पिन कोड:400097. | स्वाक्षरी <i>Shantilal Gosar</i> | | |
| 2 | नाव:प्रल्हाद - गवस वय:25 पत्ता:कांदिवली पिन कोड:400101 | स्वाक्षरी <i>Prulhad Gavs</i> | | |



शिक्का क्र.4 ची वेळ:06 / 09 / 2017

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शिका क्र.5 ची नोंद 08/09/2017 11:08:06 AM नोंदणी पुस्तक 1 मध्ये

सह दु.नि.का-बोरीवली 2

EPayment Details.

| sr. | Epayment Number | Defacement Number |
|-----|--------------------|-------------------|
| 1 | MH004933263201718R | 0002836862201718 |
| 2 | MH004973932201718R | 0002836860201718 |

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प्रमाणित करणेत येते की, या दस्तामध्ये एकूण १५० पाने आहेत.

सह. दुय्यम निबंधक, बोरीवली क्र. २ मुंबई उपनगर जिल्हा.

चरल - २/ - ८८४५ / २०१७

पुस्तक क्रमांक - १, क्रमांक..... वर

नोंदला 06 SEP 2017

दिनांक

सह. दुय्यम निबंधक, बोरीवली क्र. २ मुंबई उपनगर जिल्हा.

*Special
Anil Kothari
Kothari
M-jkt*

DEED OF RELEASE

This DEED OF RELEASE is made at Mumbai this 21st day of September on the Christian Year Two Thousand Seventeen.

B E T W E E N

ANIL KOTHARI (HUF) , having address at Raheja Township, Vrindavan, 204,2 A, 2nd Floor, Malad (East), Mumbai 400 097, hereinafter collectively referred to as **"THE RELEASOR/S"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors and administrators) of the One Part:

AND

1) **MR. ANIL KOTHARI** 2) **MRS. MANJU KOTHARI**, having their address at Raheja Township, Vrindavan, 204,2 A, 2nd Floor, Malad (East), Mumbai 400 097, hereinafter called **"THE RELEASEES"** which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the Other Part:

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WHEREAS:

(a) Vide an Agreement dated 04/09/2017 duly stamped and registered under Registration Serial No. BRL/2/8645/2017 dated 06/09/2017 made and executed by between **KANAKIA RESIDENTIAL PRIVATE LIMITED**, therein referred to as the "the Promoter" of the One Part and **SHAH HOUSECON PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 101, A Wing, 1st Floor, Shah Arcade, Rani Sati Marg, Malad (East), Mumbai 400 097 thereafter referred to as "the Co-Promoter/the Confirming Party" and 1) **MR. ANIL KOTHARI** 2) **MRS. MANJU KOTHARI** 3) **ANIL KOTHARI (HUF)** therein referred to as the Purchasers of the Other Part; the Builders therein agreed to sell and sold to the Purchasers therein the residential premises being Flat No. 1003, admeasuring 92.73 sq. meters carpet area as per RERA with exclusive balcony area admeasuring 9.45 sq. meters on the 10th Floor of the Wing C in the said Building "LEVELS" along with 1(One) Mechanical Stack Accommodating 1(One) car parking situated at Rani Sati Marg, Malad (East), Mumbai 400 097 and more particularly described in the Schedule hereunder written (hereinafter collectively Flat and Parking referred to as "the said Premises") for the consideration and on the terms and conditions contained therein.

(b) By virtue of the above stated facts, **ANIL KOTHARI (HUF)** is entitled to the said flat along with 1(One) Mechanical Stack Accommodating 1(One) car parking having 1/3rd undivided share, right, title and interest each (hereinafter referred to as "said Releasor").

(c) The **Releasor** have agreed to release their 33.33% aggregate undivided, right, title and interest in the said Flat along with 1(One) Mechanical



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Handwritten signature and initials.

Stack Accommodating 1(One) car parking (hereinafter referred to as "the said undivided interest") unto and in favour of the Releases'.

(d) The parties hereto are desirous of executing these presents in the manner hereinafter appearing;

NOW THIS DEED WITNESSETH that in consideration of the Flat along with 1(One) Mechanical Stack Accommodating 1(One) car parking hereinbefore recited the Releasor do and each of them doth hereby release, transfer and assure unto the Releases their respective 33.33% undivided right, title and interest in the Premises No. 1003, admeasuring 92.73 sq. meters carpet area as per RERA with exclusive balcony area admeasuring 9.45 sq. meters on the 10th Floor of the Wing C in the said Building "LEVELS" along with 1(One) Mechanical Stack Accommodating 1(One) car parking (hereinafter referred to as "**the said Premises**") and more particularly described in the Schedule hereunder together with all the appurtenances whatsoever of the said premises belonging or appertaining to the same (hereinafter referred to as "the said undivided interest") **AND ALL** the estate, right, title, interest, claim and demand whatsoever of the Releasor unto and upon the said undivided interest in the said premises and every part thereof **TO HAVE AND TO HOLD** the said undivided interest hereby granted and released and assured or intended so to be with its rights and appurtenances **UNTO AND TO THE USE AND BENEFIT** of the Releases absolutely and forever **SUBJECT** to the proportionate payment by the Releases of all rates, taxes, assessments, dues, duties now chargeable upon the same or which may hereafter become payable in respect thereof to the Government of Maharashtra or the Brihanmumbai Municipal Corporation **AND** the Releasor hereby for themselves and their respective heirs, executors and administrators covenants with the Releases that **NOTWITHSTANDING** any act, deed, matter or thing whatsoever by the Releasor or any person or persons lawfully or equitably claiming by, from, through, under or in trust for them made, done, committed, omitted or executed or knowingly or willingly suffered



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to the contrary **THEY** the Releasor now have in themselves good right, full power and absolute authority to release convey and transfer the said undivided interest hereby granted, released, conveyed and transferred or intended so to be unto and to the use of the Releases in the manner aforesaid **AND THAT** the Releases shall and may at all times hereafter peaceably and quietly hold, have, possess and enjoy the said undivided interest and receive the rents, issues and profits thereof and/or every part thereof to and for their own use and benefit without any suit, eviction, interruption, claim or demand whatsoever from or by the Releasor or their respective heirs or any of them or any person or persons lawfully or equitably claiming by, from, under or in trust for him or any of them **AND THAT** free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Releasor well and sufficiently saved, defended and kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatsoever had, made, executed, occasioned or suffered by the Releasor or any other person or persons lawfully or equitably claiming by, from, under or in trust for them.

AND FURTHER that the Releasor and all persons having or lawfully and equitably claiming any estate, right, title or interest in law or equity whatsoever in the said undivided interest from, under or in trust for the Releasor or their respective heirs or any of them shall and will from time to time and at all times hereafter at the request and cost of the Releases do and execute or cause to be done and executed such further and other acts, deeds, things, conveyances and assurances in law whatsoever for the better and more perfectly assuring the said undivided interest unto and to the use of the Releases in the manner aforesaid as by the Releases or their counsel in law shall be reasonably required and the Releasor hereby covenant with the Releases that **THEY** the Releasor have not done, omitted or committed or knowingly or willingly suffered ~~the contrary~~ the contrary or been party or privy to any act, deed or thing whereby they are prevented from granting or conveying the said



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SIGNED AND DELIVERED

By the within named Releasor

ANIL KOTHARI (HUF) through its Karta

MR. ANIL KOTHARI

P.A.N NO. AAPHA7146G

In the presence of

1. 
2. 





SIGNED AND DELIVERED

By the within named Releases

1) MR. ANIL KOTHARI

P.A.N No. APIPK7921D

2) MRS. MANJU KOTHARI

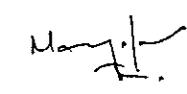
P.A.N No. KOZPK7110C

In the presence of

1. 
2. 







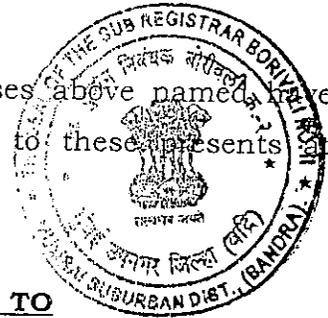


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undivided interest in any manner aforesaid or whereby the same or any part thereof are, is can or may be charged, encumbered or prejudicially affected in state, title or otherwise.

- 1) The Releasor shall and will from time to time and at all times hereinafter at the reasonable request and cost of the Releases do execute all necessary instruments for effectively transferring the said Flat in the exclusive name of the Releases.
- 2) The Releasor have not done any acts, deeds or things, whereby they are prevented from releasing their respective 1/3rd undivided share, right, title and interest in the said Premises in favour of the Releases.
- 3) The Releasor confirms that now the Releases is in possession of 33.33% owner of the said premises and henceforth the said premises shall be the exclusive ownership of the Releases in equal proportion i.e 50% each .
- 4) The applicable stamp duty and registration charges on the present instrument of release shall be borne and paid by the Releasor alone.

IN WITNESS WHEREOF the Releasor and the Releases above named have hereunto set and subscribed their respective hands to these presents Mumbai the day and year first hereinabove written.



THE SCHEDULE ABOVE REFERRED TO

33.33% undivided share, right, title and interest in the Flat No. 1003, admeasuring 92.73 sq. meters carpet area as per RERA with exclusive balcony area admeasuring 9.45 sq. meters on the 10th Floor of the Wing C in the said Building "LEVELS" along with 1(One) Mechanical Stack Accommodating 1(One) car parking situated at Rani Sati Marg, Malad (East), Mumbai 400 097 land bearing CTS No. 521, Village Malad, Taluka Borivali within the Registration District and Sub-District of Mumbai City and Mumbai Suburban . . .

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Handwritten signatures and initials, including a large 'A' and 'A' and some scribbles.

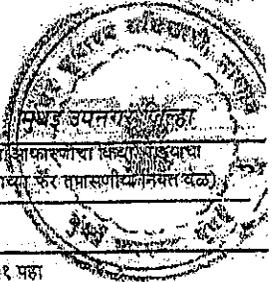
ANNEXURE "C"

मालमत्ता पत्रक

विभाग/प्रमाण - मालाड (पु)

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

जिल्हा -



| | | | | | |
|---------------------------|-----------|-----------|---------|------------|--|
| पत्र क्रमांक/पत्रावली नं. | पत्र नंबर | पत्र नंबर | क्षेत्र | धारणाधिकार | शासनाला दिलेल्या धापरणीचा क्रमांक/पत्रावली नं. |
| ५२२/१ | | | चौ.मी. | | |
| | | १७.७ | [क] | | सि.स.नं. ५२१ मळा |

सुविधाधिकार

हक्काचा मुळ धारक
वर्ष १९६८ [नॅशनल अँड ग्रिन्डलेज बँक लि.]
[एफ ई. दिनाशा मिळवताचीचे विनम्रता.]

पट्टेदार -

इतर भार

इतर शेर [ए.ग.फुरखान सरखान.]



| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक (धा) पट्टेदार (प) किंवा भार (भा) | साक्षात्करण |
|------------|---|-------------|--|--|
| २३/०७/१९७३ | वि.शे: सारा सुधारित न. भू. क्र. ५२१ प्रमाणे. | | | सही - न. भू. अ. क्र. ५ मू. उ. सही XXX |
| १८/१०/१९७७ | BOM/R/४८३६/२८/९६९ अन्वये नॅशनल ग्रिन्डलेज बँकेने विनवस्थाचे हक्क सोडले वारसाने. | | H) १) श्रीमती बच्चुबाई वॉरोन्डोव्हा डारकाव्हा (२) श्री. एदलजी फ्रॉमिनिस्टोर | सही - न. भू. अ. क्र. ५ मू. उ. सही XXX |
| १८/१०/१९७७ | पिटोशन नं. ६७४/१२/१९७९ अन्वये श्री. एदलजी मयत (आविवाहीत) दि. १४/३/७० अॅडमिनिस्ट्रेटोर नेमणूक. | | श्रीमती बच्चुबाई वॉरोन्डोव्हा डारकाव्हा श्री. जे. वी. दुवाश श्री. एदलजी दिनाशा हयांचे अॅडमिनिस्ट्रेटोर | सही - न. भू. अ. क्र. ५ मू. उ. सही XXX |
| १८/१०/१९७९ | पिटोशन नं. २१२४/२३/७९ अन्वये जे. वी. दुवाश हे अॅड व्. कॉ. अॅ. यांचे जबाबदारीतून मुदत व श्री. एन. एन. वाडीया हयांची नेमणूक. | | श्री. बच्चुबाई वॉरोन्डोव्हा डारकाव्हा श्री. नसली नेव्हील वाडीया श्री. एदलजी हयांचे अॅडमिनिस्ट्रेटोर | सही - न. भू. अ. क्र. ५ मू. उ. सही XXX |
| ०९/०८/१९८२ | सुधारित विनशेती सारा न. भू. क्रमांक ५२१ प्रमाणे. | | | सही - वि. नि. भू. अ. तथा न. भू. अ. क्र. ५ |
| ०८/०४/२००२ | महाराष्ट्र झोपडपट्टी सुधारणा व निर्मुलन व पुनर्विकास अधिनियम १९७९ कलम १४(२) अन्वये महाराष्ट्र शासन राजपत्र (असाधारण) भाग-आर. व दि. २८/७/९७ अन्वये शासनाधिकार दि. २६/६/९८ मा. उपजिल्हाधिकारी अति व सक्षम प्राधिकारी बोरीवली यांचेकडील दि. ६/७/९९ चो नोटीस व १०/४/२००१ चे पत्रेकडील मो. र. नं. ७२४/९४ ज्ञानकाशा ताबेपावती दि. १५/१/२००२ अन्वये सदरची मिळकत शासनाकडे निर्गत झाल्याने धारक सदरी "महाराष्ट्र सरकार" नाव दाखल केले व सत्ताप्रकार G दाखल केला. | | बरल - २/ ०९०७ ११ ३६ (११) २०१७ महाराष्ट्र सरकार | सही - ०८/०४/०२ नो. भू. अ. क्र. ५ मू. उ. सही मालाड-मुसपन अहोवगरी मालाड |
| | | | बरल - २/ ८६४५ ५६ १५० २०१७ | |

मालमत्ता पत्रक

विभाग/मौजे -- मालाड (पु)

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

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन शिट नंबर प्लॉट नंबर

क्षेत्र चौ.मी. धारणाधिकार

शासनात्मकदलल्या आकाराचा भव्या भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियतवेळ

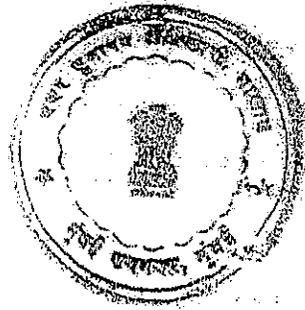
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| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक (भा) पट्टेदार (प) किंवा भार (भा) | साक्षिकेन |
|------------|---|-------------|--|--|
| २८/१२/२००८ | खोत डोंगरी को. ओ. डोंगरी सोसायटी लि. व विकासक मे. शाह, होकरासकॉन ग्रामिण, योना सदरची जमीन मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा योनी त्यांचकडील आवेश क्र. सो. कार्या - रेडी / का. वि. २५४/०८ दि. २/१२/२००८ नुसार अटी व शर्तीवर झोपडपट्टी पुनर्वसन योजनेतील झोपडपट्टी पुनर्वसन घटक व खुल्या विक्रीसाठी करावयाच्या घटकासाठी भाडेपट्ट्याने मंजूर करणेत आलेवाबतची नोंद घेतली. | | पट्टेदार - खोत डोंगरी को. ओ. डोंगरी सोसायटी लि. भाडेपट्टा मुदत ३० वर्ष | मे. शाह अ. २१४ प्रमाणे योनी - २९/१२/०८ न. भू. अ. मालाड |

तपासणी करणारा -



न. भू. अ. मालाड
मुंबई उपनगर जिल्हा



अर्ज क्रमांक १३३६ एकूण गोंदी/परक्या लक्षात ०८
 अर्ज दाखल तारीख २४/११/११ एकूण शुल्क १६० = ००
 अर्ज तयार तारीख २४/११/११
 अर्ज गिफतली तारीख २४/११/११
 अर्ज तयार करणारा २/११/११
 अर्ज तपासणी करणारा २/११/११
 एकूण शुल्क १६२ = ००

सत्य प्रतिलिपी

नगर भूमापन अधिकारी

मालाड



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ANNEXURE "F"

SLUM REHABILITATION AUTHORITY

5th floor, Ganga Niman Bhavan, Bandra (E) Mumbai - 400 051

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

No. SRA/ENG/2593/PN/STGL/AP

COMMENCEMENT CERTIFICATE

STATE FIELD NO. 108

To,
M/s. Shah Housecon Pvt. Ltd.
"A" Wing, 1st floor, Shah Arcade,
Rani Sati Marg, Malad (E),
Mumbai-400 097.

TRUE COPY

VISHWAS SATODIA

With reference to your application No. 5135 dated 31/05/2010 for Development permission and grant of Commencement Certificate under section 44 & 45 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. CTS No. 521 * of village Malad T.P.S. No. ward P/N situated at Rani Sati Marg, Malad (E), Mumbai.

The Commencement Certificate/Building Permission is granted subject to compliance of mentioned in LOU/R No. SRA/ENG/1152/PN/STGL/LY and IOA UR No. SRA/ENG/2593/PN/STGL/AP and on following conditions.

- The land vacated in consequence of endorsement of widening line shall form part of the Public Street.
- That no new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 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.
- This permission does not entitle you to develop land which does not conform to you or in contravention of the provisions of coastal Zone Management plan.
- If construction is not commenced this Commencement Certificate is liable every year. The extension period shall be in no case exceed three years provided further that such extension shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
- 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 plan.
(b) Any of the conditions 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 on the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act, 1966.
- 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 DEEPAK V. PAWAR

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

This C.C. is granted to work up to

plinth level

ee 200

* 521/1 to 8, 521/10 to 17, 522, 522/1 to 524, 524/1 to 525, 525/1 to 4, 527, 527/1 to 26, 528, 528/1 to 11, 529, 529/1 to 15, 530, 530/1 to 16, 531, 532, 532/1 to 13, 533(pl.), 533/1 to 100, 533/107 to 484, 533/485 to 543, 533/648, 536, 536/1 to 5, 537, 537/1 to 7

11 For and on behalf of the Planning Authority
Slum Rehabilitation Authority

Executive Engineer (SRA)

FOR

CHIEF EXECUTIVE OFFICER

SRA/ENG/2593/PN/STGL/AP 15 SEP 2012

This C.C. is valid and re-endorsed for 2 level Basement + Top of upper ground floor for bldg. no. 6 as per approved amended plans dated 03/09/2012

[Signature]
Executive Engineer
Slum Rehabilitation Authority

No. SRA/ENG/2593/PN/STGL/AP 31 DEC 2013

This C.C. is further extended from 5th floor to 15th upper floor for wing A, B & C for sale bldg. no. 6 as per approved amended plans dt 03/09/2012



[Signature]
Executive Engineer
Slum Rehabilitation Authority

PN/STGL/AP 8 APR 2015

C.C. is re-endorsed upto 15th upper floors for wing A, B & C for sale bldg. No. 6 as per approved amended plans dated 01/04/2015.

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| बाल - २/ | | |
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[Signature]
Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/2593/PN/STGL/AP 15 MAY 2015

This C.C. is further extended upto 35th upper floors for wing A, B & C for sale Bldg. No. 6 as per approved amended plans dated 01/04/2015

[Signature]
Executive Engineer
Slum Rehabilitation Authority

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SRA/EM/2543/PN/STEL/AP

5 APR 2016

This c.c. is further extended for full height of #1
Sale Bldg. (i.e. Sale Building no.6. Consisting of wing 'A'
'B' & 'C' comprising of 2 level common Basement + dou
ground + upper ground floor + 1st + 37th + 38th (top) to
41st (pt.) upper floors including L.M.R & O.H.W.T as
approved amended plans dated 01/04/2015.

TRUE COPY

[Signature]

Executive Engineer

VISHWAS SATODIA SIRM Rehabilitation Authority



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| २०१७ | | |

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ANNEXURE "B"



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

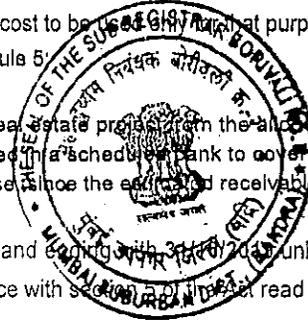
FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P5180000223

Project: *Kanakia Levels, Plot Bearing / CTS / Survey / Final Plot No.:* SURVEY NO 288 PT 503 PT CORRESPONDING
CTS Nos SPECIFIED IN TITLE CERTIFICATE ATTACH TO THIS FORM
Borivli, Borivli, Mumbai Suburban,
400097;

1. Kanakia Residential Private Limited having its registered office / principal place of business at *Tehsil: Andheri, District: Mumbai Suburban, Pin: 400093.*
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose since the actual cost 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 10/07/2017 and shall be 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.



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| करल - २/ | | |
| २९०६ | १० | ३६ |
| Signature valid Digitally signed by Dr. Vasanti Pramanano Prabhu. (Secretary, MahaRERA) Date: 7/10/2017 3:46:05 PM | | |

Dated: 10/07/2017
Place: Mumbai

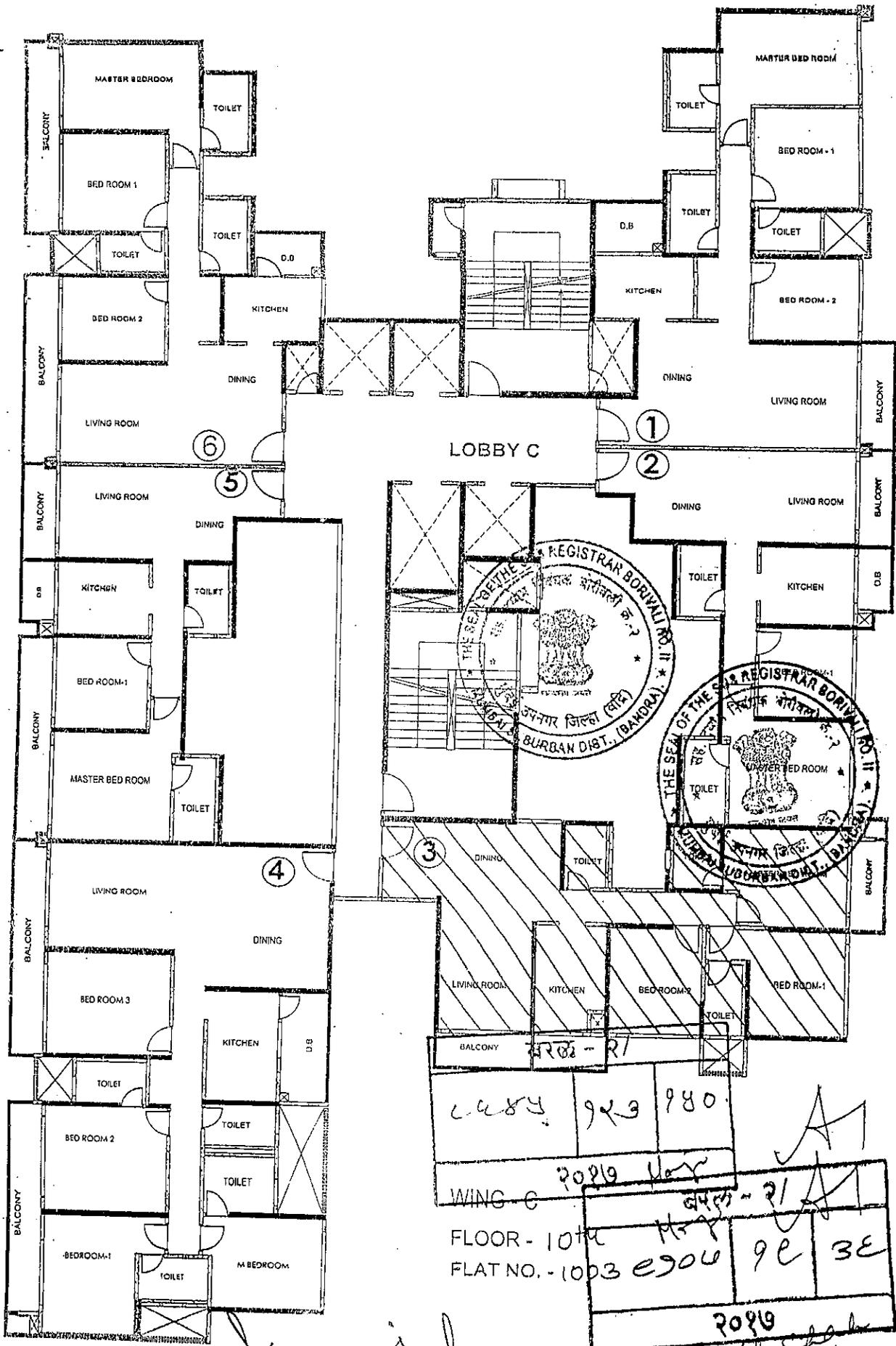
Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

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2084 923 980
 WING C 20219 107
 FLOOR - 10th
 FLAT NO. - 1003 2900 9E 3E
 20219
 Asha H. Shah

Aarav
 Hester
 N. J.
 Aarav
 P. D.



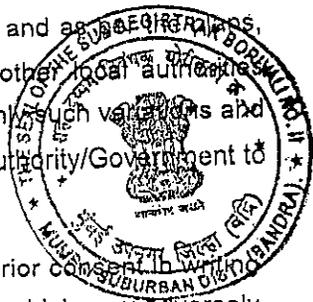
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NOW THEREFORE, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

- The above Recitals shall form an integral part of the operative portion of this Agreement, as if the same are set out herein verbatim. The headings given in the operative section of this Agreement are only for convenience and are not intended in derogation of RERA.
- The Promoter shall construct the Real Estate Project being the said Building known as "LEVELS", consisting of one commercial cum residential building No.6 comprising of 3 (three) wings being Wing 'A', 'B', and 'C' consisting of 2 levels Basement, Lower Ground Floor, Upper Ground Floor and 1st to 37th Upper floors & 38th to 41st (Part) upper floors, by utilizing the entire FSI including but not limited to the T.D.R. F.S.I. available in respect of the said Free Sale Portion in accordance with necessary approvals, permissions and clearances from all Statutory Authorities including Ministry of Environment and Forest Department, Coastal Regulation Zone, Urban Development Department and as per RERA, designs and specifications approved by the MCGM and other local authorities which have been seen and approved by the Allottee with only such variations and modifications as may be required by the concerned local authority/Government to be made in them or any of them.

PROVIDED THAT the Promoter shall have to obtain the prior consent in writing of the Allottee in respect of any variations or modifications which may adversely affect the Premises of the Allottee, except, any alteration or addition required by any Government Authorities, or due to any change in law, or any change as contemplated by any of the disclosures already made to the Allottee. The Promoter also make such minor additions and alterations as may be required by the Allottee.



3. Purchase of the Premises and Sale Consideration:

- The Allottee hereby agrees to purchase and acquire from the Promoter and the Promoter hereby agrees to sell to the Allottee, the Premises No. 1003 admeasuring 92.73 square meters carpet area as per RERA with exclusive balcony area admeasuring 9.45 sq. mtrs on the 10th floor in Wing "C" in the said Building "LEVELS", i.e., the said Premises, as more particularly described in the SIXTH SCHEDULE and as shown hatched with red colour in the floor plan annexed and marked Annexure "H" hereto, at and for the consideration of Rs. 1,76,16,000/- (Rupees One Crore Seventy Six Lakh(s) Sixteen Thousand Only).

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| बाल - २/ | | |
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- In addition to the carpet area of the said Premises mentioned hereinabove, there are certain common areas and facilities in the said Building, (hereinafter referred to as "the Ancillary Area") the usage of the same shall be in common with the other Flat Allottees / occupants/users.

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| २०१९ | | |

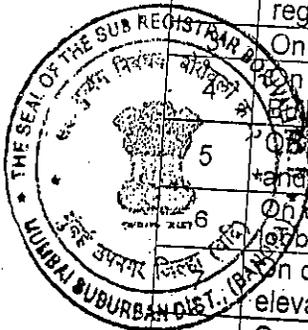
M. AH

AA

(iii) As an amenity provided alongwith the said Premises, the Promoter has earmarked for the exclusive use of the Allottee 1(One) car parking space in Mechanical Stack in any arrangement in the said Building known as "LEVELS" (hereinafter referred to as "said Car Parking/s"). The said Car Parking/s is/are provided as an irrevocable amenity without consideration however the Allottee will be bound to abide with the rules and regulations as may be framed in regard to the said Car Parking/s by the Promoter and/or the said Organisation (as defined hereinafter) and shall pay such outgoings in respect of the said Car Parking/s as may be levied by the said Organisation. Further, the Allottee shall not in the future raise any dispute about the suitability of the said Parking Space as constructed by the Promoter.

(iv) The Allottee hereby agrees to pay to the Promoter the Sale Consideration as per normal terms of payment as under

| Sr. No. | Event | Payment In % |
|---------|---|--------------|
| 1 | On booking / application / earnest Money | |
| 2 | After the execution of Agreement and simultaneous with registration | 10% |
| | On completion of the plinth | 20% |
| | On completion of the slabs including podiums and stilts of the Building; | 15% |
| 5 | On completion of the walls, internal plaster, floorings doors and windows of the said Premises | 25% |
| 6 | On completion of the sanitary fittings, staircases, lift wells, toilets upto the floor level of the Premises | 5% |
| | On completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the Building; | 5% |
| 8 | On completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain of the Building. | 10% |
| | On/After receipt of the Occupation Certificate or Completion Certificate with respect to the Real Estate Project. | 5% |



However, the Allottee hereby agrees to pay to the Promoter on or before 15th September 2017 amount of Rs. 1,49,73,600/- (Rupees One Crore Forty Nine Lakh(s) Seventy Three Thousand Six Hundred Only) towards part of sale consideration and balance amount being Rs. 8,80,800/- (Rupees Eight Lakh(s) Eighty Thousand Eight Hundred Only) on receipt of the Occupation Certificate.

वरत - २/ the case of advance payment received, discount has been deducted from consideration, as mutually agreed and consideration mentioned in the agreement is net consideration.
 (v) २०१७
 It is clarified that the Sale Consideration shall be payable by the Allottee by way of demand drafts/ pay orders/ cheques/ RTGS/ ECS/ NEFT, in

the name of "KANAKIA RESIDENTIAL PRIVATE LIMITED ESCROW A/C" bearing Bank Account No. 123805002889" maintained with ICICI Bank Limited (the said Account").

२०१७ १४ ३३
 २०१७

THE FIFTH SCHEDULE ABOVE REFERRED TO:

(Description of "the said Remaining Free Sale Portion")

All that piece and parcel of land identified as portion of the said Property more particularly described in the Third Schedule hereinabove written and on which the said Free Sale Building No.7 or such additional buildings is proposed to be constructed and which portion is shown delineated on the plan annexed hereto as and marked as ANNEXURE "A" and thereon shown in Green colour cross (with yellow wash in background) bounded as follows:

On or towards the East : By CTS. No.520 and Part Rani Sati Marg;

On or towards the West : By Internal DP Road;

On or towards the North : By part Rehab Plot and part Rani Sati Marg;

On or towards the South : By Rehab Plot and CTS No.5



THE SIXTH SCHEDULE ABOVE REFERRED TO:

(Description of "the said Premises")

The Flat No. 1003 on the 10th floor in Wing "C" having RERA carpet area admeasuring about 92.73 sq. mtrs. with exclusive balcony area admeasuring 9.45 sq. mtrs in the Real Estate Project to be known as "LEVELS" under construction on the said Free Sale Portion more particularly described in the Fourth Schedule.



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| २०१७ | | |

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| बरल - २/ | | |
| ८७०० | २३ | ३६ |
| २०१७ | | |

THE THIRD SCHEDULE ABOVE REFERRED TO:

(Description of "the said Free Sale Plot")

All that piece and parcel of land admeasuring not less than 16,441.32sq.mtrs. abutting Rani Sati Marg, being a part of the said property more particularly described in the First Schedule hereinabove written and delineated on the plan annexed hereto as and marked as ANNEXURE "A" and thereon shown surrounded by yellow colour wash (comprising of free sale portion and remaining free sale portion) and bounded as follows:

On or towards the East : By CTS. No. 520 and Part Rani Sati Marg;

On or towards the West : By Internal Road;

On or towards the North : By Rani Sati Marg;

On or towards the South : By the said Rehab Plot.



THE FOURTH SCHEDULE ABOVE REFERRED TO:

Description of "the said Free Sale Portion")

All that piece and parcel of land admeasuring not less than 11,647.00 sq.mtrs. abutting Rani Sati Marg, being a part of the said property more particularly described in the Third Schedule hereinabove written and delineated on the plan annexed hereto as and marked as ANNEXURE "A" and thereon shown in red colour horizontal lines (with yellow wash in background) and bounded as follows:

On or towards the East : By part Rani Sati Marg and part DP Road;

On or towards the West : By Internal Road;

On or towards the North: By Rani Sati Marg;

On or towards the South: By the said Rehab Plot.

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| बराह - २/ | | |
| २७०६ | २४ | ३६ |
| २०१७ | | |

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| बराह - २/ | | |
| २६१५ | १७ | १५० |
| २०१७ | | |

Handwritten signature/initials.

Handwritten signature/initials.

Index-2(सूची - २)



07/09/2017

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 2

दस्त क्रमांक : 8645/2017

नोदणी :

Regn:63m

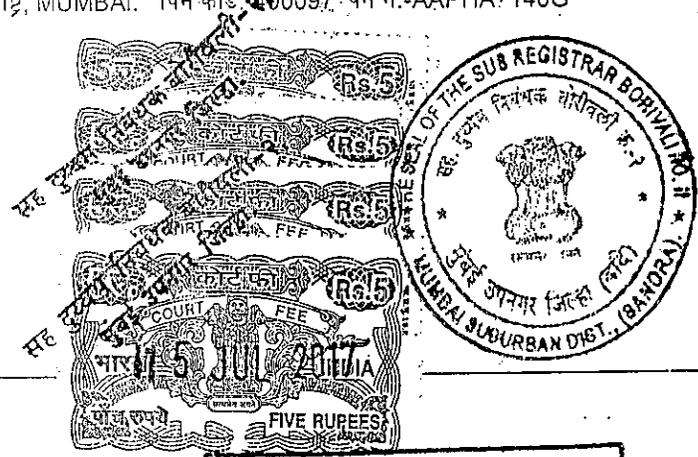
गावाचे नाव : 1) मालाड

| | |
|---|---|
| (1)विलेखाचा प्रकार | करारनामा |
| (2)मोबदला | 17616000 |
| (3) बाजारभावा(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 16155631.825 |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास) | 1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: प्रिमायसेस नं 1003, माळा नं: 10,बिंग सी, इमारतीचे नाव: लेवल्स, ब्लॉक नं: मालाड पूर्व,मुंबई 400097, रोड : राणी सती मार्ग, इतर माहिती: प्रिमायसेस क्षेत्र 92.73 चौ मीटर कार्पेट,वाल्कनी क्षेत्र 9.45 चौ मीटर(रेरा प्रमाणे) दस्तात नमुद केल्याप्रमाणे,सोबत 1 मेकॅनिकल स्टॅक कार पार्किंग 1 कार करिता((C.T.S. Number : 521 ;)) |
| (5) क्षेत्रफळ | 1) 122.616 चौ.मीटर |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-कनाकिया रेसीडेंशीयल प्रा लि च्या संचालिका आशा शाह तर्फे मुखत्यार संगीता - त्रिजयकुमार बय:-41; पत्ता:-प्लॉट नं: ऑफिस नं 215, माळा नं: -, इमारतीचे नाव:-, ब्लॉक नं: अंधेरी पूर्व, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400093 पॅन नं:-AAECK1950C 2): नाव:-मान्यता देणार शाह हाऊसकॉन प्रा.लि तर्फे कनाकिया रेसीडेंशीयल प्रा लि तर्फे ऑथोराइज सीप्रे आशा शाह तर्फे मुखत्यार संगीता - त्रिजयकुमार बय:-41; पत्ता:-प्लॉट नं: ऑफिस नं 215, माळा नं: -, इमारतीचे नाव:-, ब्लॉक नं: अंधेरी पूर्व, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400093 पॅन नं:-AAFCS3508K |
| (8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-अनिल - कोठारी बय:-36; पत्ता:-प्लॉट नं: फ्लॅट नं 204, 2ए, माळा नं: 2,, इमारतीचे नाव: रहेजा टाऊनशिप, ब्लॉक नं: मालाड पूर्व, रोड नं: वृंदावन, महाराष्ट्र, MUMBAI. पिन कोड:-400097 पॅन नं:-APIPK7921D 2): नाव:-मंजू - कोठारी बय:-36; पत्ता:-प्लॉट नं: फ्लॅट नं 204, 2ए, माळा नं: 2,, इमारतीचे नाव: रहेजा टाऊनशिप, ब्लॉक नं: मालाड पूर्व, रोड नं: वृंदावन, महाराष्ट्र, MUMBAI. पिन कोड:-400097 पॅन नं:-AOZPK7110C 3): नाव:-अनिल कोठारी (एच यू एफ) चे कर्ता अनिल - कोठारी बय:-36; पत्ता:-प्लॉट नं: फ्लॅट नं 204, 2ए, माळा नं: 2,, इमारतीचे नाव: रहेजा टाऊनशिप, ब्लॉक नं: मालाड पूर्व, रोड नं: वृंदावन, महाराष्ट्र, MUMBAI. पिन कोड:-400097, पॅन नं:-AAPHA7146G |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 04/09/2017 |
| (10)दस्त नोंदणी केल्याचा दिनांक | 06/09/2017 |
| (11)अनुक्रमांक,खंड व पृष्ठ | 8645/2017 |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 881000 |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14)शेरा | |

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क अनुच्छेद :-

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



दरल - २/
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बोरी प्रभ २०१७

दुय्यम निबंधक बोरीवली-२
महाराष्ट्र शासन



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| बसल - २/ | | |
| ८१०७ | २६ | ३६ |
| २०१७ | | |



महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन् २०१७

१. दस्ताचा प्रकार : DEED OF RELEASE अनुच्छेद क्रमांक: _____
२. सादरकर्त्याचे नाव : ANIL KOTHARI AND MANJU KOTHARI
३. तालुका: मुंबई / अंधेरी / बोरीवली / कुर्ला
४. गावाचे नाव: MALAD
५. नगर भुमापन क्रमांक/सर्व्हे क्र./अंतिम भुखंड क्रमांक:- 521
६. मूल्य दरविभाग (झोन):- 62 ७. उपविभाग: 291
७. मिळकतीचा प्रकार: खुली जमीन / निवासी / कार्यालय / दुकान / औद्योगिक
प्रति चौ. मी. दर:- 116200
८. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ:- 140.87 कम्पेक्ट बिल्ट अप चौ.मीटर/फूट
९. कारपार्किंग: 01 गच्ची: _____ पोटमाळा:- _____
१०. मजला क्रमांक:- 10th उदवाहन सुविधा आहे/नाही
११. बांधकाम वर्ष:- _____ घसारा: _____
१२. बांधकामाचा प्रकार:- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे 200 20 30
१३. बाजारमूल्यदर तक्त्यातील मार्गदर्शक सुचना क्र:- _____ ज्यान्वये दिलेली घट/वाढ
१४. भाडेकरू व्याप्त मिळकत असल्यास:-
१. त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र) २०१७
२. नवीन इमारतीत दिलेले क्षेत्र:-
३. भाड्याची रक्कम:-
१. प्रतिमाह भाडे रक्कम:-
२. अनामत रक्कम/आगावू भाडे
३. कालावधी
१५. लिक्व्ह अँड लायसन्सचा दस्त :-
निवासी / अनिवासी
१६. निर्धारित केलेले बाजारमूल्य:- 5385000
१७. दस्तामध्ये दर्शविलेली मोबदला :-
१८. देय मुद्रांक शुल्क:- 269500 १९. भरलेले मुद्रांक शुल्क: 269500
१९. देय नोंदणी फी :- 30000



लिपीक

116200 + 5% = 122010

① 92.73 Sq.mt Carpet

② 9.45

$102.18 + 20\% = 122.616 \div 3 = 40.87 \text{ Sq.mt b-up}$

$\times 122010 + 5\%$

③ 13.95 Sq.mt

$\div 3 = 4.65 \times 122010 + 5\%$
 $\times 25\%$

= 5236000

149000

= 5385000

सह दुय्यम प्रिबंधक



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| बसल - २/ | | |
| e900 | ११ | ३६ |
| २०१७ | | |

Summary-2(दस्त गोषवारा भाग - २)

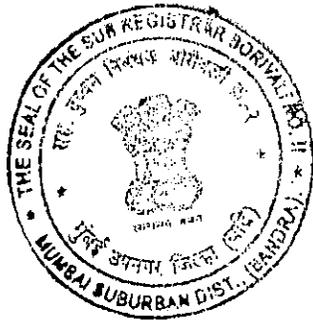
| मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव) | | 21 September 2017, 11:50:27 AM | |
|---|--|--------------------------------|-------------------------|
| Valuation ID | 20170921456 | | |
| मूल्यांकनाचे वर्ष | 2017 | | |
| जिल्हा | मुंबई(उपनगर) | | |
| मूल्य विभाग | 62-मालाड (पूर्व) (बोरीवली) | | |
| उप मूल्य विभाग | 62/291भुभाग: उत्तरेस बॉर्ड सीमा पूर्वेस द्रुतगती मार्ग दक्षिणेस गाव हद्द व पश्चिमेस रेल्वे. | | |
| सर्व्हे नंबर /न. भू. क्रमांक : | सि.टी.एस. नंबर#521 | | |
| वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु. | | | |
| खुली जमीन | निवासी सदनिका | कार्यालय | औद्योगिक |
| 62900 | 116200 | 138100 | 166300 |
| मोजमापनाचे एकक | चौरस मीटर | | |
| बांधीव क्षेत्राची माहिती | | | |
| मिळकतीचे क्षेत्र- | 40.87चौरस मीटर | मिळकतीचा वापर- | निवासी सदनिका |
| बांधकामाचे वर्गीकरण- | 1-आर सी | मिळकतीचे वय- | 0 TO 2वर्षे |
| उदववाहन सुविधा- | आहे | मजला - | 5th floor To 10th floor |
| प्रकल्पाचे क्षेत्र- | 2 to 10 hector | | |
| (सूत्र) प्रकल्पाचे क्षेत्रानुसार दर | = ((घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर) * 105 %). | | |
| प्रकल्पाचे क्षेत्रानुसार | निवासी सदनिका करिता प्रती चौ. मीटर दर = Rs.122010/- | | |
| मजला निहाय घट/वाढ | = 105% apply to rate= Rs.128110/- | | |
| घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर | =(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार नविन दर)+ खुल्या जमिनीचा दर) = (((128110-62900) * (100 / 100))+62900) = Rs.128110/- | | |
| A) मुख्य मिळकतीचे मूल्य | = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 128110 * 40.87 = Rs.5235855.7/- | | |
| E) बंदिस्त वाहन तळाचे क्षेत्र | 4.65चौरस मीटर | | |
| बंदिस्त वाहन तळाचे मूल्य | = 4.65 * (128110 * 25/100) = Rs.148927.875/- | | |
| एकत्रित अंतिम मूल्य | = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + भेड्ढेनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य = A + B + C + D + E + F + G + H = 5235855.7 + 0 + 0 + 0 + 148927.875 + 0 + 0 + 0 = Rs.5384783.575/- | | |



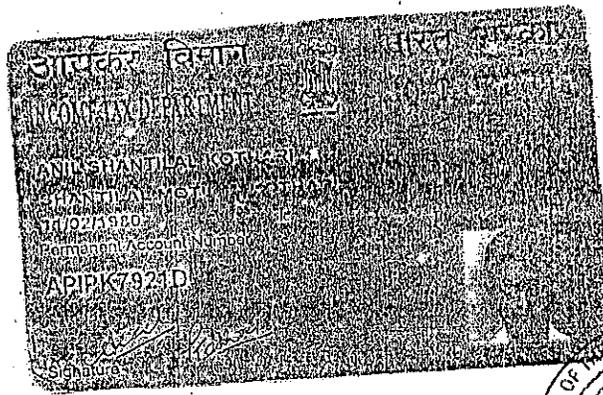
Home

Print

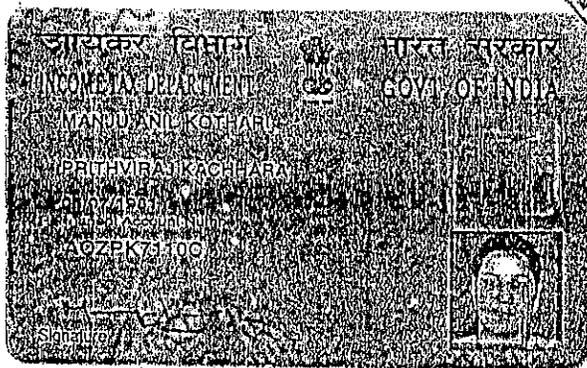
| | | |
|---------------|----|----|
| दस्तावेज - २/ | | |
| २९०० | २६ | ३६ |
| २०१७ | | |



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| खरल - २/ | | |
| २१०० | ३० | ३६ |
| २०१३ | | |

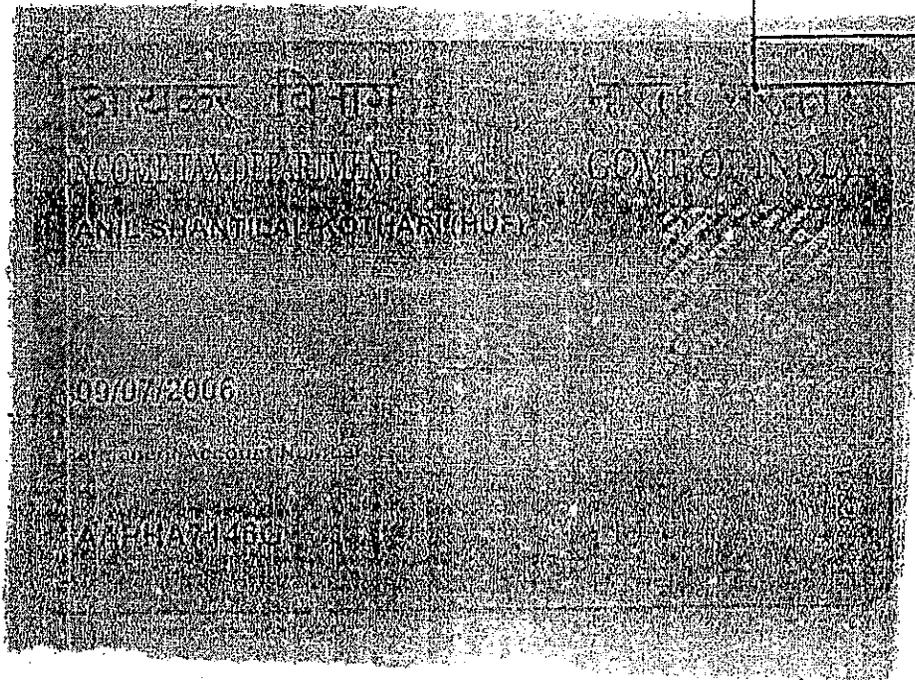


Anil Kothari
Anil Kothari



M. J. K.
M. J. K.

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| बाल - २/ | | |
| ८६४५ | ७५५ | १५० |
| २०१७ | | |



Anil Kothari
Anil Kothari



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| बाल - २/ | | |
| ९९०० | ३९ | ३६ |
| २०१७ | | |

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INCOME TAX DEPARTMENT
PRAEHAD VISHNU GAVAS
VISHNU FAKRIGAVAS
08/11/1990
Permanent Account Number
AQMRG0993Q
[Signature]
Signature

[Handwritten signature]

THE GOVERNMENT OF INDIA
MINISTRY OF TRANSPORT
DR. NO. MH02 20090-24374
Valid till: 18-07-2029 (NT)
DOI: 17-07-2009
FORM 1
RULE 107
AUTHORISATION TO DRIVE FOR ALL VEHICLES CLASS
OF VEHICLES THROUGHOUT INDIA
COV DCN
MCWS 17-07-2009
DOB 13-01-1997 GC
Name: DUSHIL ARDEKAR
S/O: VISHNU ARDEKAR
Apt: G-23, SAKAS CHILLI, ALIVAR JANG,
MARG, BORIVALI (E),
MUMBAI,
PIN: 400086
Signature & ID of
Issuing Authority: MH02 2009235
Signature/Thumb
Impression of Holder



| | | |
|---------|-----|-----|
| बल - २/ | | |
| ८९४५ | १५६ | १५० |
| २०१७ | | |

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| बल - २/ | | |
| ८९०० | ३२ | ३६ |
| २०१७ | | |





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| कारण - २/ | | |
| ६९०७. | ३४ | ३९ |
| २०१७ | | |



21/09/2017 11 40:48 AM

दस्त गोधवारा भाग-2

वरल-2
दस्त क्रमांक:9107/2017 34

दस्त क्रमांक :वरल-2/9107/2017
दस्ताचा प्रकार :-रिलीज डीड

| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | अंगठ्याचा ठसा |
|----------|---|---|-----------|---------------|
| 1 | नाव:अनिल कोठारी (एच यू एफ) चें कर्ता अनिल - कोठारी पत्ता:प्लॉट नं: फ्लॅट नं. 204, 2ए, माळा नं: 2, इमारतीचे नांव: रहेजा टाऊनशिप, ब्लॉक नं: मालाड पूर्व, रोड नं: वृंदावन, महाराष्ट्र, मुम्बई. पॅन नंबर:AAPHA7146G | लिहून देणार वय :-36 स्वाक्षरी:- <i>Aneel Kothari</i> | | |
| 2 | नाव:अनिल - कोठारी पत्ता:प्लॉट नं: फ्लॅट नं. 204, 2 ए, माळा नं: 2, इमारतीचे नाव: रहेजा टाऊनशिप, ब्लॉक नं: मालाड पूर्व, रोड नं: वृंदावन, महाराष्ट्र, MUMBAI. पॅन नंबर:APIPK7921D | लिहून देणार वय :-36 स्वाक्षरी:- <i>Aneel Kothari</i> | | |
| 3 | नाव:मंजू - कोठारी पत्ता:प्लॉट नं: फ्लॅट नं. 204, 2ए, माळा नं: 2, इमारतीचे नाव: रहेजा टाऊनशिप, ब्लॉक नं: मालाड पूर्व, रोड नं: वृंदावन, महाराष्ट्र, मुम्बई. पॅन नंबर:AOZPK7110C | लिहून देणार वय :-36 स्वाक्षरी:- <i>Mangli</i> | | |

वरील दस्तऐवज करून देणार तथाकथीत रिलीज डीड चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:21 / 09 / 2017 11 : 29 : 35 AM

ओळख:-

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

| अनु क्र. | पक्षकाराचे नाव व पत्ता | छायाचित्र | अंगठ्याचा ठसा |
|----------|--|-----------|---------------|
| 1 | नाव:प्रल्हाद - गवस वय:25 पत्ता:कांदिवली पूर्व पिन कोड:400101 | | |
| 2 | नाव:सुशिल - आर्डेकर वय:27 पत्ता:कांदिवली पूर्व पिन कोड:400101 | | |

शिक्का क्र.4 ची वेळ:21 / 09 / 2017 11 : 30 : 11 AM

शिक्का क्र.4 ची वेळ:21 / 09 / 2017 11 : 30 : 31 AM नोंदणी पुस्तक 1 मध्ये सह इ.नि.का-बोरीवली2



EPayment Details.

| sr. | Epayment Number | Defacement Number |
|-----|--------------------|-------------------|
| 1 | MH005573482201718E | 0003118646201718 |

9107 /2017

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| | | |
|----------|----|----|
| बरल - २/ | | |
| २१०७ | ३६ | ३६ |
| २०१७ | | |



प्रमाणित करपोत सेने की, या
दस्तामधे एकूण...३६...पाने आहेत.

सह. दुय्यम निबंधक, बोरीवली क्र. २
मुंबई उपनगर जिल्हा.

बरल - २/ - २१०७ / २०१७

पुस्तक क्रमांक - १, क्रमांक.....वर

नांदला 21 SEP 2017

दिवांक

सह. दुय्यम निबंधक, बोरीवली क्र. २
मुंबई उपनगर जिल्हा.



21/09/2017

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 2

दस्त क्रमांक : 9107/2017

नोंदणी :

Regn:63m

गावाचे नाव : 1) मालाड

| | |
|--|--|
| (1) विलेखाचा प्रकार | रिलीज डीड |
| (2) मोबदला | 0 |
| (3) बाजारभाव(भाडेपट्ट्यांच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 5385000 |
| (4) भू-भापन, पोटहिस्सा व धरक्रमांक (अमल्यास) | 1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: प्रिमायसेस नं 1003, माळा नं: 10, विंग सी, इमारतीचे नाव: लेवल्स, ब्लॉक नं: मालाड पूर्व, मुंबई 400097, रोड नं: राणी सती मार्ग, इतर माहिती: प्रिमायसेस क्षेत्र 92.73 चौ मीटर कार्पेट, बाल्कनी क्षेत्र 9.45 चौ मीटर(रेरा प्रमाणे) दम्नात नमुद केल्याप्रमाणे, सोबत 1 मेकॅनिकॅल स्टॅक कार पार्किंग 1 कार करिता(एकुण क्षेत्रफळा मधुन लिहून देणार यांचा असलेला 33.33% अविभाजीत हिस्सा)((C.T.S. Number : 521 ;)) |
| (5) क्षेत्रफळ | 1) 40.87 चौ मीटर |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करुन घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. | 1): नाव:-अनिल कोठारी (एच यू एफ) चे कर्ता अनिल - कोठारी वय:-36; पत्ता:-प्लॉट नं: फ्लॅट नं. 204, 2ए, माळा नं: 2, इमारतीचे नाव: रहेजा टाऊनशिप, ब्लॉक नं: मालाड पूर्व, रोड नं: वृंदावन, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-AAPHA7146G |
| (8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता | 1): नाव:-अनिल - कोठारी वय:-36; पत्ता:-प्लॉट नं: फ्लॅट नं. 204, 2 ए, माळा नं: 2, इमारतीचे नाव: रहेजा टाऊनशिप, ब्लॉक नं: मालाड पूर्व, रोड नं: वृंदावन, महाराष्ट्र, MUMBAI. पिन कोड:-400097 पॅन नं:-APIPK7921D 2): नाव:-संजू - कोठारी वय:-36; पत्ता:-प्लॉट नं: फ्लॅट नं. 204, 2ए, माळा नं: 2, इमारतीचे नाव: रहेजा टाऊनशिप, ब्लॉक नं: मालाड पूर्व, रोड नं: वृंदावन, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-AOZPK7110C |
| (9) दस्तऐवज करुन दिल्याचा दिनांक | 21/09/2017 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 21/09/2017 |
| (11) अनुक्रमांक, खंड व पृष्ठ | 9107/2017 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 269500 |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14) शेर | |



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



खरी प्रत

सह दुय्यम निबंधक बोरीवली २
मुंबई महानगर जिल्हा

