

PAVATI

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/-

REGISTERED ORIGINAL DOCUMENT  
DELIVERED ON.....

सह दु. नि. का-बोरीवली - २.

मुंबई अपनगर जिल्हा

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु. 30000/-

डीडी/धनादेश/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:सुंबई मनपा इतर वर्णन :सदनिका नं: प्रिमायसेस नं 1003, माळा नं: 10,विंग सी, इमारतीचे नाव: लेबल्स, ब्लॉक नं: मालाड पूर्व,सुंबई 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 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 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 सीये 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:-



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

खरी प्रत

सह दुय्यम निबंधक बोरीवली - २.  
सुंबई न्यायनगर-जिल्हा

1  
2  
3  
4

5

6

7  
8  
9  
10

11

12

13

14

15

16

17

18

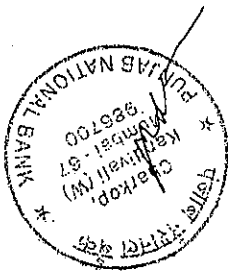
19



पंजाब नैशनल बैंक Punjab National Bank			
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

बाल - २/		
LECY	9	240
२०१७		





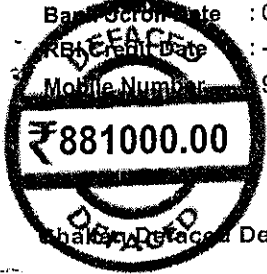
बरल - २/		
८६५	९	१५०
२०१७		

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

Bank/Branch :  
Pmt Txn id : 010917M712694  
Pmt DtTime : 01/09/2017 14:52:58  
ChallanIdNo : 03006172017090150005  
District : 7101 / MUMBAI  
Simple Receipt  
Print DtTime :  
GRAS GRN : MH004973932201718R  
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 :

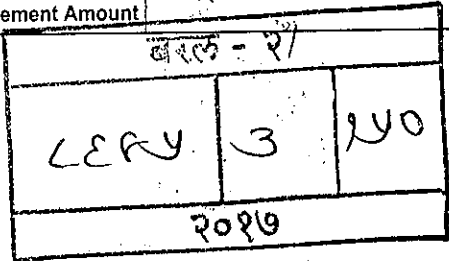
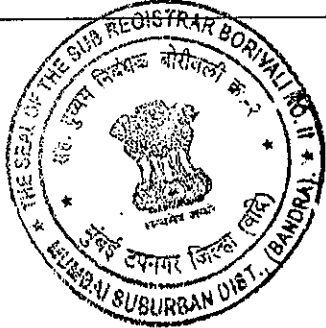
Article : B25  
Prop Mvblty : Immovable  
Prop Descr : FLAT NO 1003,10TH FLOOR,WING C,LEVELS , RANI SATI MARG  
MALAD EAST,MUMBAI,Maharashtra  
400097  
Duty Payer : PAN-APIPK7921D MR ANIL KOTHARI AND OTHERS  
Other Party : PAN-AAECK1950C KANAKIA RESIDENTIAL PVT LTD  
Consideration : 1,76,16,000.00/-

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	Userld	Defacement Amount
1	(IS)-367-8645	0002836860201718	06/09/2017-11:09:42	IGR191	881000.00
Total Defacement Amount					8,81,000.00





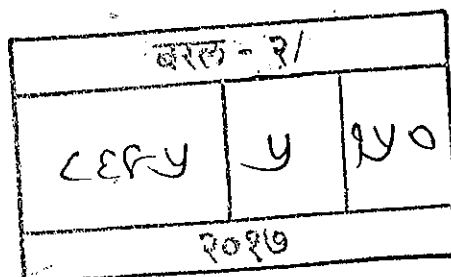
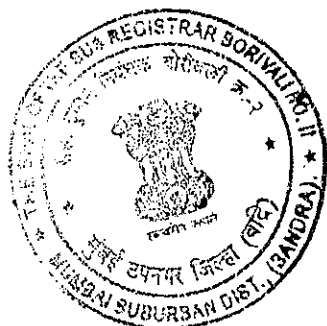
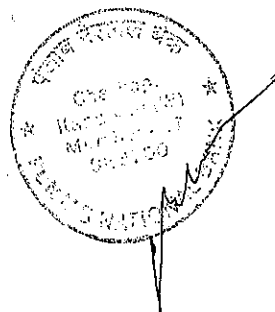
बोरिवली - २/		
८६८५	५	१५०
२०१७		

:: MUMBAI STAMP DUTY PAYMENT ::

Page 1 of 1

पंजाब नैशनल बैंक पंजाब नैशनल बैंक 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	: IGR191-BRL2_JT SUB REGISTRAR
District	: 7101-MUMBAI		: BORIVALI 2
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 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





बसक - २/		
LEKY	E	940
२०१७		

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 Scroll Date : 01/09/2017  
Mobile Number : 9892357179

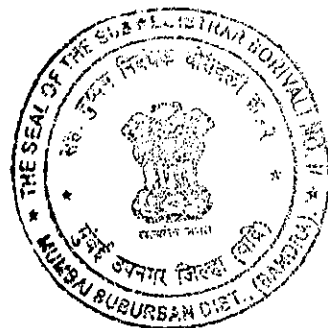


₹30000.00

Challan Defaced 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

बल - २/		
CERY	U	240
२०१७		



बसल - २/		
८६५	८	१५०
२०१७		





बरेल - २/		
८६५५	६	१५०
२०१७		

**AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE ("this Agreement") is made at Mumbai on this 04<sup>th</sup> day of SEP, 2017

BETWEEN

**KANAKIA RESIDENTIAL PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 215 - Atrium, 10<sup>th</sup> 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", 1<sup>st</sup> 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

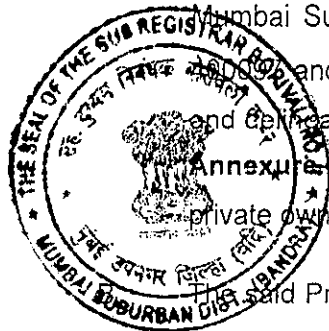
*Special Agent*

Mr. Anil Kothari, Mrs. Manju Kothari And Anil Kothari (HUF), having their address : 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 - 400 006 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 18<sup>th</sup> March, 1978 published on 6<sup>th</sup> April, 1978 in the Maharashtra Government Gazette;

बसल - 37	90	140
CE&Y	2016	

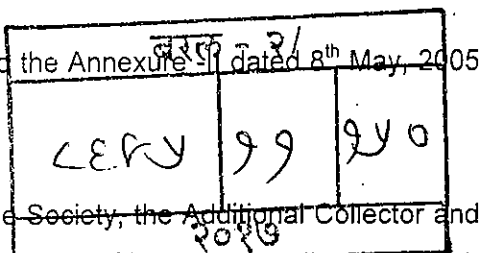
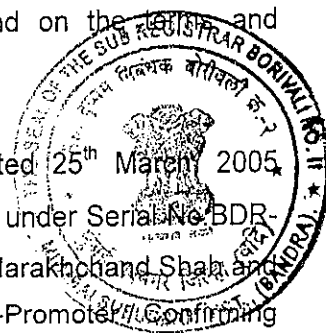
The said Property was fully encroached upon and was occupied by about 1166 slum dwellers/occupants, out of which about 135 slum dwellers were occupying commercial tenements, about 993 slum dwellers were occupying residential tenements, about 35 slum dwellers were occupying residential cum commercial 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]*

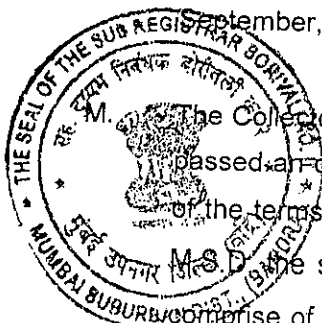
*[Handwritten signature]*

*[Handwritten signature]*

- 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 25<sup>th</sup> July, 2005 registered with the Sub-Registrar of Assurances at Bandra under Serial No.BDR-2/04059 of 2005 on 25<sup>th</sup> July, 2005 read with Deed of Rectification dated 2<sup>nd</sup> May, 2012 registered with the Sub-Registrar of Assurances at Borivali under Serial No.BDR-11/03847 of 2012 on 9<sup>th</sup> 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 25<sup>th</sup> March 2005 registered with the Sub-Registrar of Assurances at Bandra under Serial No.BDR-2/04060 of 2005 on 25<sup>th</sup> 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 11 dated 8<sup>th</sup> May, 2005 which has been revised on 13<sup>th</sup> 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 28<sup>th</sup> July,1997 read with Notification No.DLA/2095 DR-3786/Slum-I published in the State Government Gazette dated 26<sup>th</sup> June, 1998 declared that the said Property vested in the State Government under the provisions of the Slum Act;



- 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 5<sup>th</sup> 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 15<sup>th</sup> 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 28<sup>th</sup> 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.SRA/ENG/1152/PN/ STGL/LOI dated 24<sup>th</sup> October, 2007 which has been superseded by the Letter of Intent dated 12<sup>th</sup> 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 20<sup>th</sup> September, 2010;



The Collector, Mumbai Suburban District vide its Order dated 6<sup>th</sup> 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, M.S.D. 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;

बल - २/	
८६५	१२ १५०
N.	

By an Indenture of Lease dated 15<sup>th</sup> May, 2009 registered with the Sub-Registrar of Assurances at Bandra/Borivali under Serial No.BDR-12/03982 of 2009 on 20<sup>th</sup> 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

*[Handwritten signature]*

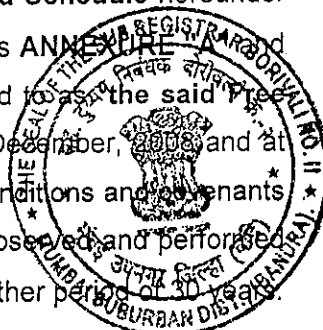
*[Handwritten signature]*

*[Handwritten signature]*

referred to as "the said Rehab Plot") for a term of 30 years commencing from 6<sup>th</sup> 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 15<sup>th</sup> May, 2009 ("the said Lease") registered with the concerned Sub-Registrar of Assurances under Serial No.BDR-12/03981 of 2009 on 20<sup>th</sup> 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 6<sup>th</sup> 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"**;



ANNEXURE		
CERY	93	200
2009		

- 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 24<sup>th</sup> May 2010 for the redevelopment of the said Property, including the said Free Sale Plot;

May

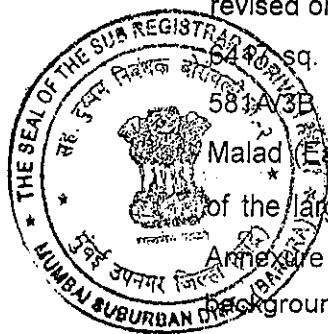
At

14

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 26<sup>th</sup> 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 27<sup>th</sup> 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 20<sup>th</sup> September, 2010 and revised on 25<sup>th</sup> 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



बालम	
21	21
CEKY	96 990
U.	29 919

their sole discretion and the Allottee hereby consents for the aforesaid proposed development.

U. In pursuance of the aforesaid Development Agreement dated 26<sup>th</sup> September, 2012 the Co-Promoter / Confirming Party has also executed a Irrevocable Power of Attorney dated 27<sup>th</sup> September, 2012 duly registered with the Sub-Registrar of Assurances at Borivali-7 under Serial No.BDR-16/8739 of 2012 on 27<sup>th</sup> 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 26<sup>th</sup> 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

A

H

M

sq.mtrs. and applicable fungible FSI as per Letter of Intent dated 20<sup>th</sup> 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;

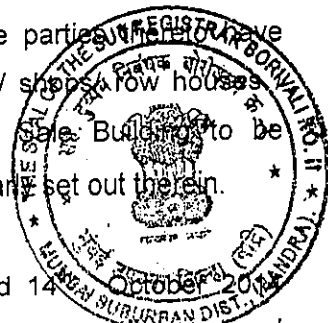
W. In terms of the said Development Agreement dated 26<sup>th</sup> September, 2012 and in lieu of the FSI retained by the Co-Promoter / Confirming Party thereunder, the Co-Promoter / Confirming Party are entitled to 40% of the area in the said Free Sale Building (hereinafter referred to as "**the Confirming 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 6<sup>th</sup> 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 6<sup>th</sup> 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 14<sup>th</sup> 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 14<sup>th</sup> , 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:

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;



Flats 2/		
60%	20%	20%

Handwritten signatures and initials at the bottom left of the page.

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 20 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 3<sup>rd</sup> 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 8<sup>th</sup> 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 1<sup>st</sup> April, 2015 bearing No.SRA/ENG/2593/PN/STGL/AP for construction of 2 level Basement Lower Ground Floor, Upper Ground Floor and 1<sup>st</sup> to 37<sup>th</sup> Upper floors & 38<sup>th</sup> to 41<sup>st</sup> (Part) upper floors.

28/04/15	
DD.	98/200

The development / redevelopment of the said residential Building to be known as "LEVELS" which being constructed on the said Free Sale Portion 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

AM

Mani



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 1<sup>st</sup> to 37<sup>th</sup> Upper floors & 38<sup>th</sup> to 41<sup>st</sup> (Part) upper floors, Entrances/lobby and Lift Lobby and 1 to 37<sup>th</sup> (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.

May,

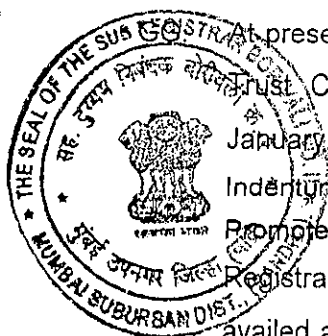
14

A

- (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 31<sup>st</sup> January, 2013 registered under Serial No. BRL9 - 471-2013. By and under Indenture of Mortgage Deed dated 29<sup>th</sup> 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 Schedule thereunder written and on the terms and conditions as more particularly

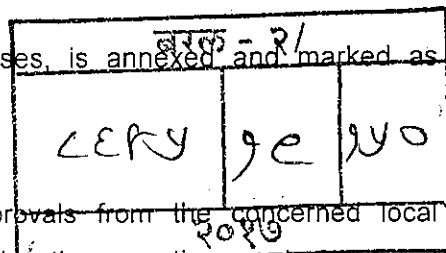
stated therein		
CEP	96	940
HH.		

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.;

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 the 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 20<sup>th</sup> 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 8<sup>th</sup> 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;

Mar.

AP

Handwritten signature or initials.

- 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

बरल Allottee/s, being in fact these presents and also to register this Agreement under the Registration Act, 1908;	
CEKY	20/11/20
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

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 1<sup>st</sup> to 37<sup>th</sup> Upper floors & 38<sup>th</sup> to 41<sup>st</sup> (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 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.

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.

Handwritten signature/initials.

Handwritten signature/initials.

- (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 15<sup>th</sup> 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.

बंदरा - ११/१२/१७	
LEFV	२२/१२/१७
(v) २०१७	

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

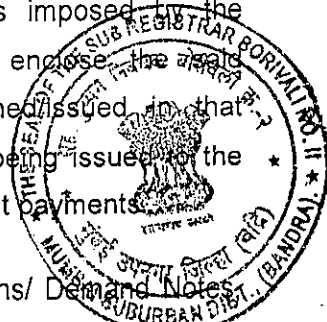
- (v) It is clarified that the Sale Consideration shall be payable by the Allottee by way of demand drafts/ pay orders/ cheques/ RTGS/ ECS/ NEFT, in the name of "**KANAKIA RESIDENTIAL PRIVATE LIMITED ESCROW A/C**" bearing Bank Account No. "**123805002889**" maintained with ICICI Bank Limited ("**the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

(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 said 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.

(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



for making the payment of		
each of the aforesaid installments and all other amounts due and payable		
484	23	940
for		

Net.

AH

AZ

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



बराबरी be made at the		
८६५५ (xi)	above. ५६२५०	२५०
The Allottee auth		
२०१६ made by him/he		

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.



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, nor 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:

बिल्डिंग - 3/		
2884	24	240
30810		

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.

May 2019 AH

AH

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.

बरेल - 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.	
CEPY	२६
9. Possession Date, Delays and Termination:	

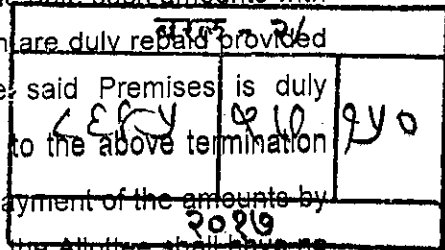
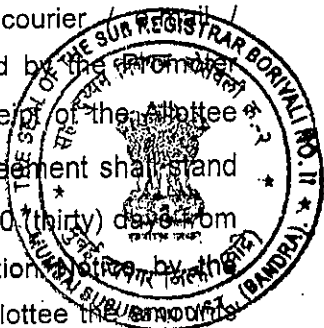
- (i) The Promoter shall give possession of the said Premises to the Allottee on or before the 31<sup>st</sup> day of October, 2018 ("Possession Date"). Provided however, that the Promoter shall be entitled to an extension of

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



107

107

107

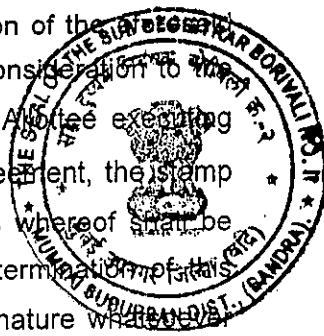
- (b) If the Allottee does not intend to withdraw from the Real Estate Project, then the Promoter shall pay interest at the Interest Rate for every month of delay from the Possession Date, on the Sale Consideration paid by the Allottee. The interest shall be paid by the Promoter to the Allottee till 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



बराह - २/	
28/01/2019	26/01/2019
2019	

*[Handwritten signature]*

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 above said 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/her/its/their claim under this Agreement and/or in or to the said Premises.



27/08/2018		
2000	2000	2000

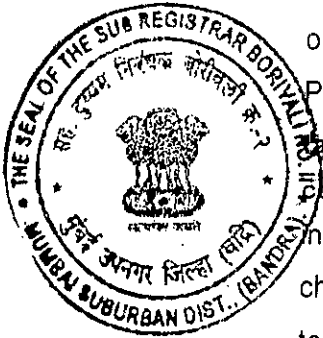
10. The common areas, facilities and amenities in the said Project that may be usable by the Allottee are listed in the **Part B of Seventh Schedule** hereunder written. The internal fittings and fixtures in the said Premises that shall be provided by the Promoter are listed in the **Part A of Seventh 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.

M-1. AH

M

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



बरेल - ३/	
LEPY	३०/१०
२०१७	

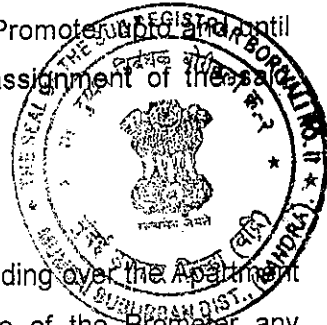
the execution of the Society Transfer, the aforesaid deposits, less any deductions as provided for in this Agreement, shall be paid by the Promoter to the Society.

- (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.



receive from the Promoter,		
compensation for such defect in the manner as provided under the Act;		
2.84	39	140
2019		

Mr. AH

A

- (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

वरकृत of the unit/phase/wing and in the workmanship executed keeping in		
mind the aforesaid agreed clauses of this agreement.		
८६५	३२	१५०
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



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.

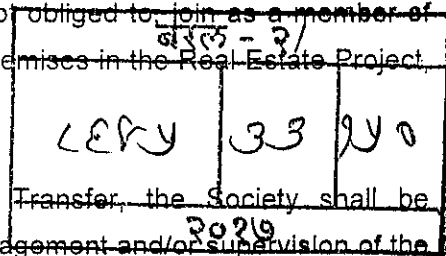
- (ii) The Allottee shall, along with other allottees of premises/units in the Real Estate Project, join informing and registering a co-operative housing society under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules thereunder and in accordance with the provisions of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



Handwritten signature and initials.

Handwritten signature and initials.

- (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 31<sup>st</sup> 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;

बरात - २	Rs. 5,000/-
८६५	Rs. 940/-
२०१७	NIL/-

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

(iii) Rs. NIL/- (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;

AT

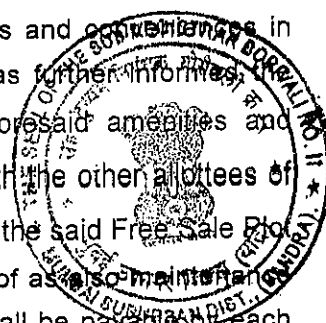
Handwritten signature

- (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.



belonging to or		
are to be developed and		
constructed on any portion of the said Free Sale Plot.	2500	900
2020		

Handwritten signature and initials.

Handwritten signature and initials.

## 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;

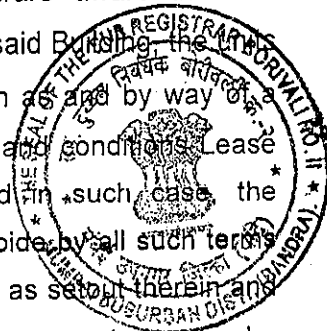
(vi) The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;	
LEKY	BE 110
(vii) The Promoter has not entered into any agreement for sale and/or 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;	

- (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 Land 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.



2020		
2020	30	00

- (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

M-1

AP

A

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;

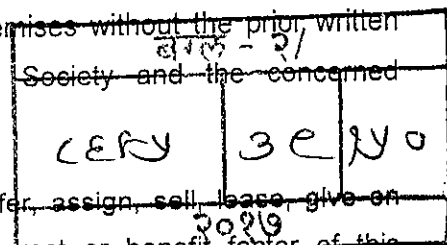
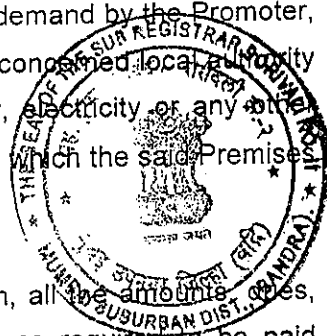


Not to demolish or cause to be demolished the said Premises or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said Premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the Real Estate Project 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, pardis or other structural members in the said Premises, without the prior written permission of the Promoter and/or the Society;

बखल - २१		
८६९	३८	११०
२०१७		

*[Handwritten signature]*

- (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 of 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.



M

AM

A

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

बरल - २/	
६६५५	Premises;
(xx)	To pay all amounts agreed or liable to be paid by the Allottee pursuant
२०१६ 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

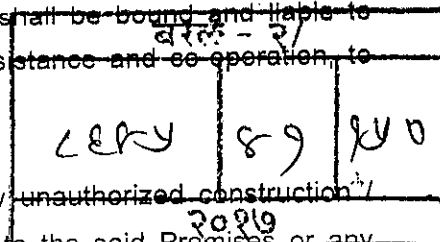
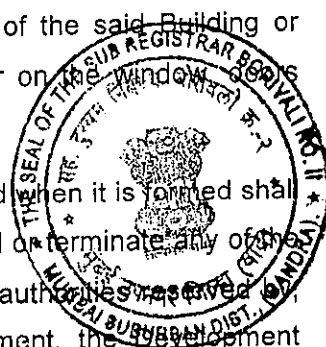
AA

AA



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 doors 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;



Handwritten signature and initials.

Handwritten signature.

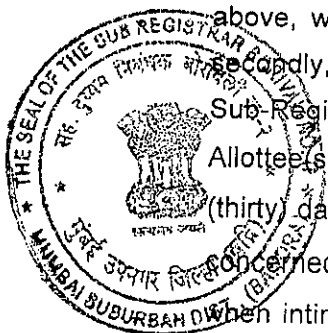
(xxvi) The Allottee shall indemnify and keep indemnifying the Promoter towards/against any actions, proceedings, costs, claims and demands in respect of any breach, non-observance or non-performance of such obligations given specifically herein to the Allottee.

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 the Allottee who has taken or agreed to take the said Premises.

24. Binding Effect	
20/10/13	20/10/13

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.

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:**

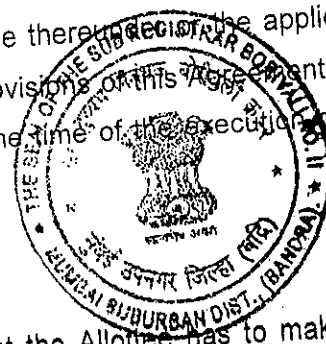
If any provision of this Agreement shall be determined to be void or unenforceable under the RERA or the Rules and Regulations made thereunder or under other applicable laws, such provisions of this Agreement shall be deemed amended or deleted in so far as they are reasonably inconsistent with the purpose 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



Real Estate Project - 2/		
CEKY	R3	240

AM

AM

AM

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, 10<sup>th</sup> Floor, Andheri Kurla Road,

Andheri (East), Mumbai - 400093

Notified Email ID: customercare.levels@kanakia.com

बराबरी/Email ID: customercare.levels@kanakia.com	
CEFY	28/10

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.

AN

36

**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;

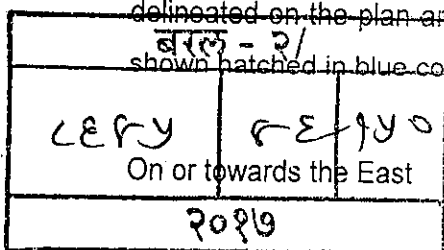
On or towards the South : By Internal Road.



**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:



On or towards the East : 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.

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.

2/		
LEPY	8Y	200

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 signature

Handwritten signature

Handwritten signature

**THE THIRD SCHEDULE ABOVE REFERRED TO:**

(Description of "the said Free Sale Plot")

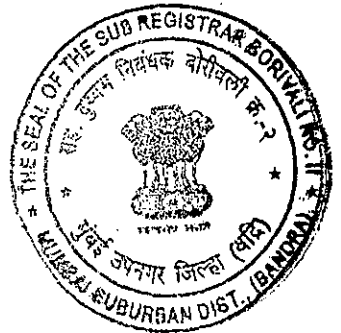
All that piece and parcel of land admeasuring not less than 16,441.32sq.mtrs. abutting Rani Sati Marg, being a part of the said property more particularly described in the First Schedule hereinabove written and delineated on the plan annexed hereto as and marked as ANNEXURE "A" and thereon shown surrounded 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")

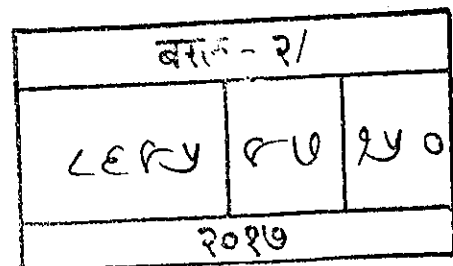
All that piece and parcel of land admeasuring not less than 11,647.00 sq.mtrs. abutting Rani Sati Marg, being a part of the said property more particularly described in the Third Schedule hereinabove written and delineated on the plan annexed hereto as and marked as ANNEXURE "A" and thereon shown in 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.



Handwritten signature/initials.

Handwritten signature/initials.

**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;

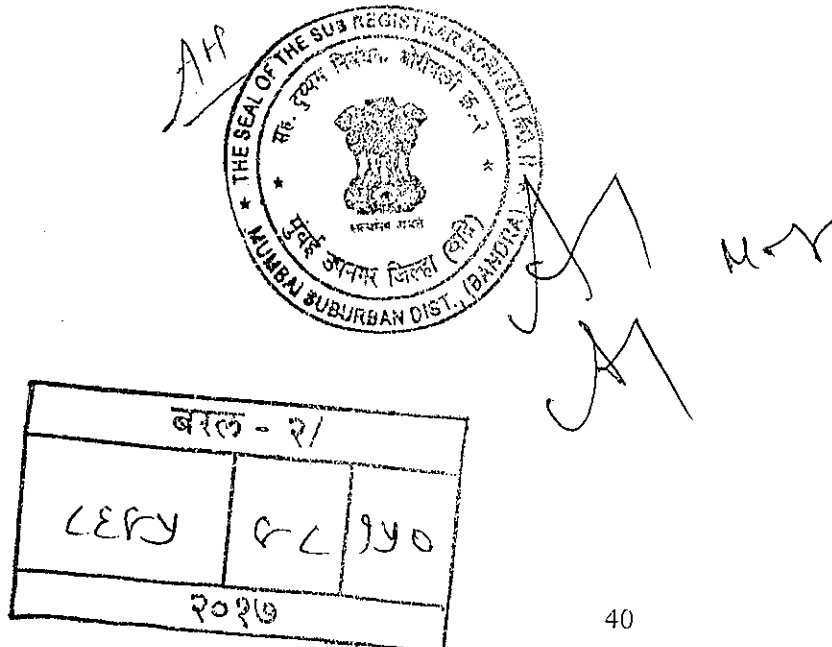
On or towards the West : By Internal DP Road;

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.





**THE SEVENTH SCHEDULE ABOVE REFERRED TO:**

**PART A**

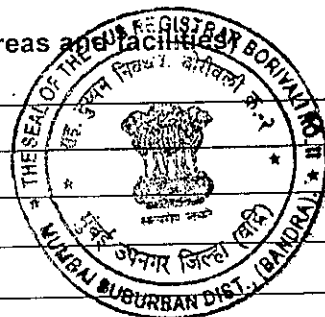
(Nature, extent and description of Internal amenities )

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 and facilities)

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



बॉल - २/		
CERY २२/१०		
२०१७		

AM


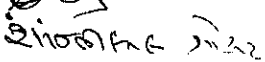
AM

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


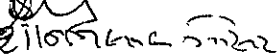
SIGNED AND DELIVERED )  
by the within named Co-Promoter/Confirming Party)

**SHAH HOUSECON PRIVATE LIMITED** )

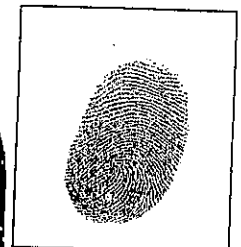
by the hand of its Authorised Signatory )

**MRS. ASHA SHAH** )

in the presence of )

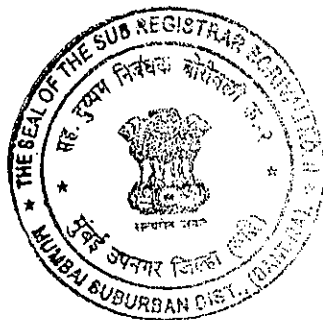
1.   
2. 

*Asha H. Shah*




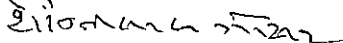
**MRS. ASHA SHAH**


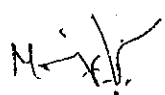

Photograph/Left Thumb Impression

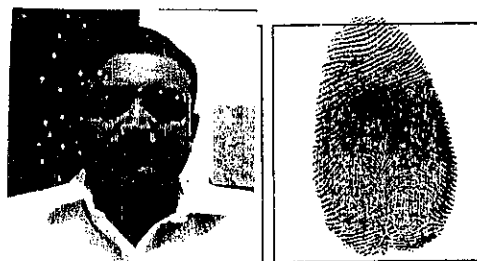


बसल - २/		
८८४५	५०	१५०
२०१७		

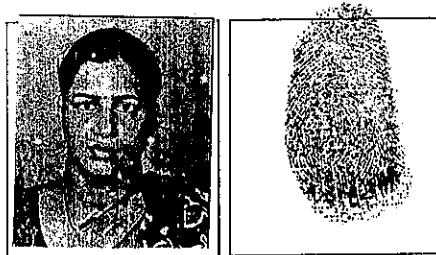
SIGNED AND DELIVERED  
by the within named Allottee  
MR. ANIL KOTHARI  
MRS. MANJU KOTHARI  
ANIL KOTHARI (HUF)  
in the presence of

1.   
2. 

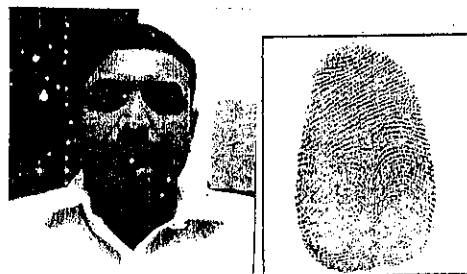
)  
)  
)   
)  
)   
) 



MR. ANIL KOTHARI  
Photograph/Left Thumb Impression



MRS. MANJU KOTHARI  
Photograph/Left Thumb Impression



ANIL KOTHARI (HUF)  
Photograph/Left Thumb Impression



बसल - २/		
८६५	५१	५०
२०१७		

# 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]



बरल - २/		
LEFY	५२	१५०
२०१७		

### List of Annexures

(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.

*AH*

*AH*



बदल - २/		
CERU	५३	१५०
२०१७		

\*\*\*\*\*  
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 ALLOT

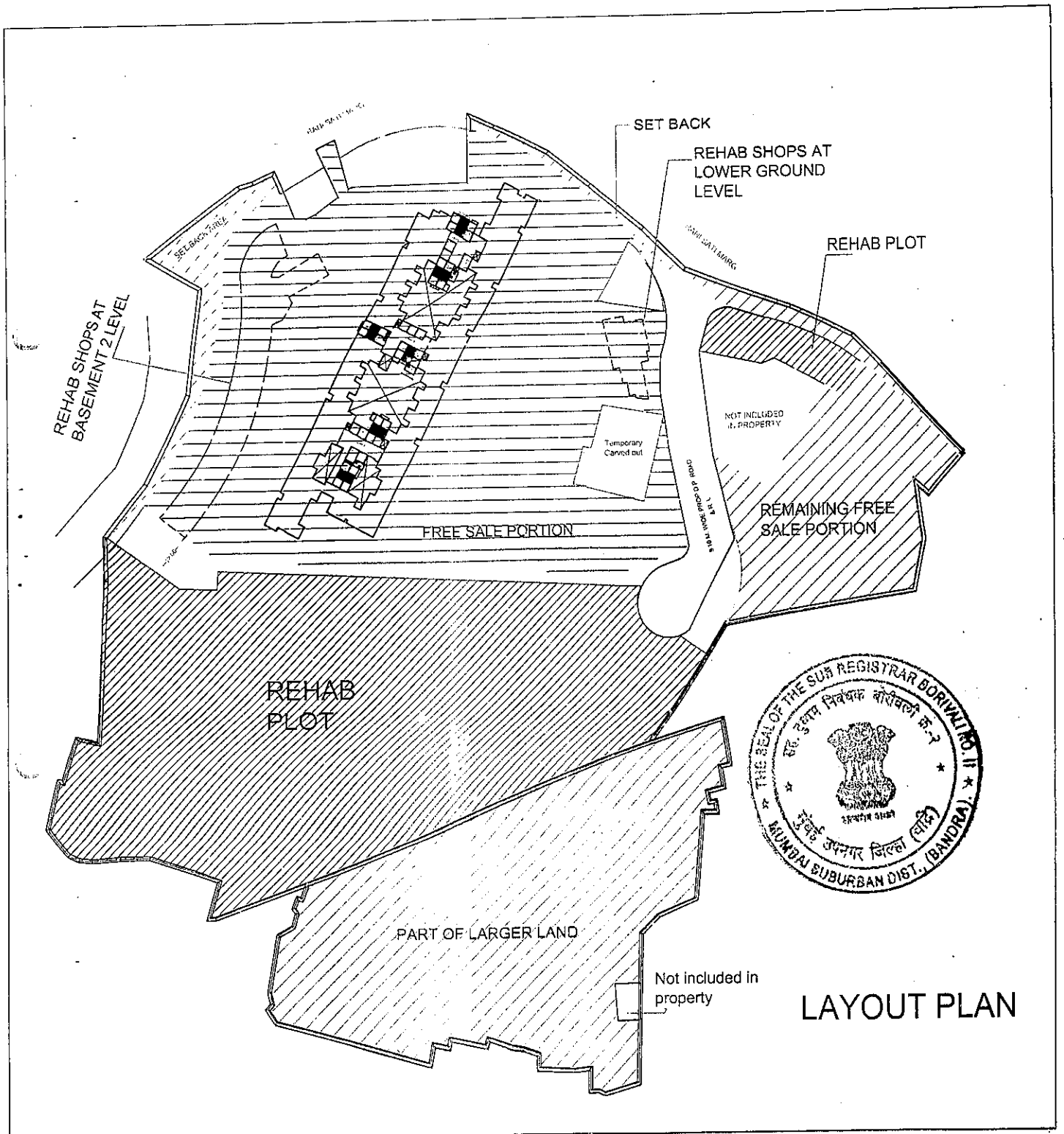
बरल - २/		
८६५	५५	७५०
२०१७		

\*\*\*\*\*  
AGREEMENT FOR SALE  
\*\*\*\*\*

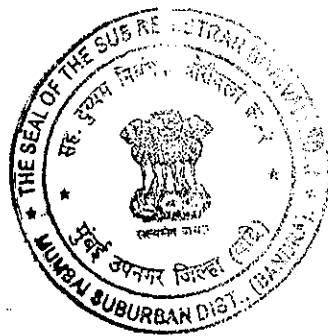
Handwritten signature/initials.

Handwritten signature/initials.

# ANNEXURE "A"



बॉरी - २/		
८६५	५५	१५०
२०१७		



बसल - २/		
८६५	५६	१४०
२०१७		



# 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 (I) of sub-section (2) of section 4 read with Rule 5;  
OR  
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
- The Registration shall be valid for a period commencing from 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.



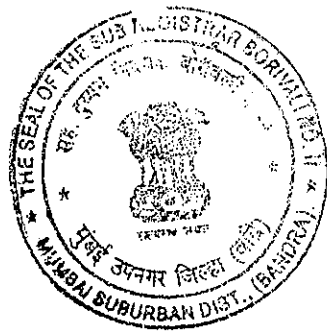
Signature valid  
Digitally Signed by  
Dr. Vasant Premanand Prabhu  
(Secretary, MahaRERA)  
Date: 7/10/2017 3:46:05 PM

Dated: 10/07/2017

Place: Mumbai

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

करल - २/		
८६५	५६	१५०
२०१७		



बरल - २/		
८६५	५८	१४०
२०१७		

# ANNEXURE "C"

## मालमत्ता पत्रक

विशेष नोंद -- मालाड (पू)

तालुका/न.भू.मा.का. -- न.भू.अ.मालाड

जिल्हा --

नगर भूमापन शीट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार

शासनाला दिलेल्या विकासाच्या किंवा विक्रीच्या तपशील आणि त्याच्या फॅर तपासणीची नोंद घेऊन

५२१/१

१७.७

[क]  
ग

सि.स.नं.५२१ पहा

सुविधाधिकार

हक्काचा मूळ धारक  
वर्ष १९६८

[मॅशनल अँड ग्रिडलेज वॉक लि.]  
[एफ.ई.दिनशा मिळकतीचे विश्वस्थ.]

पड्डाद

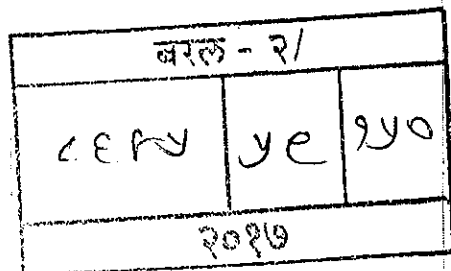
इतर भार

इतर शेर

[ग.गफूरखान शेखान.]



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (या) पड्डाद (प) किंवा भार (भा)	साक्षात्कृत
२३/०७/१९७३	वि.शे.सारा सुधारित न.भू.क्र.५२१ प्रमाणे.			सही - न.भू.अ.क्र.५ मु.उ.सही XXX
१८/१०/१९७७	BOM/R/४८३६/१८/९/९९ अन्वये मॅशनल ग्रिडलेज वॉकने विश्वस्थ्याचे हक्क सोडले वारसाने.		H) १) श्रीमती बच्चूबाई वॉरोन्झोव्ह डारूकोव्ह (२) श्री.एदलजी फ्रोमरोज दिनशा.)	सही - न.भू.अ.क्र.५ मु.उ.सही XXX
१८/१०/१९७७	पिटोशन नं.६७१/१२/११/७१ अन्वये श्री.एदलजी मयत (अविवाहीत) दि.१४/३/७० अॅडमिनिस्ट्रेटर नेमणूक.		श्रीमती बच्चूबाई वॉरोन्झोव्ह डारूकोव्ह श्री.जे.वी.दुवाश श्री.एदलजी दिनशा हयांचे अॅडमिनिस्ट्रेटर.	सही - न.भू.अ.क्र.५ मु.उ.सही XXX
१८/१०/१९७७	पिटोशन नं.२१/११/१२/७२ अन्वये जे.बी.दुवाश हे अॅड व कॉ.अॅ. यांचे जबाबदारीतून मुक्त. व श्री.एन.एन.वाडीया हयांची नेमणूक.		श्री.बच्चूबाई वॉरोन्झोव्ह डारूकोव्ह श्री.नसली नेव्होत वाडीया श्री.एदलजी हयांचे अॅडमिनिस्ट्रेटर.	सही - न.भू.अ.क्र.५ मु.उ.सही XXX
०९/०८/१९८२	सुधारित विनशेती सारा न.भू.क्रमांक ५२१ प्रमाणे.			सही - जि.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.२६/६/९८ मा.उपजिल्हाधिकारी आति व सक्षम प्राधिकारी वॉरीवली 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 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



# मालमत्ता पत्रक

विभाग/मौजे -- मालाड (पू)

तालुका/न.भू.मा.का. -- न.भू.अ.मालाड

जिल्हा -- मुंबई उपनगर जि

नगर भूमापन क्रमांक/प्र.प्लॉ.नं.	शिट नंबर	प्लॉट नंबर	खत चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकरणाचा किंवा भाड तपशील आणि त्याच्या फेर तपासणीचे निय
५२१/१					

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षार्कन
१८/१२/२००८	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./कायां-३३०/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 वर्ष	के.सकर.क्र.११८ महं - २५/१२/०८ न.भू.अ.मुंबई

तपासणी करणारा -

खरी नककल -

न.भू.अ.मालाड

मुंबई उपनगर जिल्हा

अर्ज क्रमांक १३३८ एक्कूण नोंदी/एक्कूण भवनाशे ०८  
अर्ज दाखल तारीख २४/११/११ म्कलेचे शुल्क १६०=००  
अर्ज तयार तारीख २४/११/११  
अर्ज विक्री तारीख २४/११/११ अर्ज शुल्क २=००  
अर्ज तयार करणारा (अ/य/१६/११)  
अर्ज तपासणी करणारा (३/११/११) एक्कूण शुल्क १६२=००



सत्य प्रतिलिपी

नगर भूमापन अधिकारी

मालाड



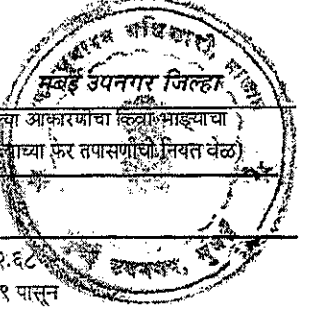
बरल - २/		
८६५५	६०	१५०
२०१७		

# मालमत्ता पत्रक

विभाग/मौजे -- मालाड (पु)

तालुका/न.भु.मा.का. -- न.भू.अ.मालाड

जिल्हा --



नगर भूमापन क्रमांक / न.भ.मा.अ.	प्लॉट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकरणाचा क्रमांक/भागाचा तपशील आणि हयाच्या फर तपासणीचा नियत वेळ
५२२			३९.०	[क]	र.र.३२.६८ ता.१.८.६९ पासून

सुविधाधिकार

हयाकाद्या मुळ धारक वर्ष १९६७

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

पट्टेदार.

इतर भार

इतर शेरे [नटवरलाल मोतीलाल पटेल.]

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्करण
१८/१०/१९७७	BOM/R/४८३६/१८/९/६९ अन्वये नॅशनल ग्रिन्डलेज बँकेने विश्वस्थाचे हक्क सोडले वारसाने.		H) १) श्रीमती बचुबाई धोंरोन्झोव्ह डारूकोव्ह (२) श्री.एदलजी प्रोमरोज दिनशा.)	सही - न. भू. अ. क्र. ५ मु. उ. सही XXX
१८/१०/१९७७	पिटीशन नं.६७२/१२/११/७९ अन्वये श्री.एदलजी मयत (अविवाहीत) दि.१४/३/७० अँडमिनिस्ट्रेटर नेमणूक.		श्री.बच्चूबाई धोंरोन्झोव्ह डारूकोव्ह श्री.जे.बी.दुवाश श्री.एदलजी दिनशा हयांचे अँडमिनिस्ट्रेटर	सही - न. भू. अ. क्र. ५ मु. उ. सही XXX
१८/१०/१९७७	पिटीशन नं.२१/२१/१२/७२ अन्वये जे.बी.दुवाश हे अँड व कॉ.अँ. यांचे जबाबदारीतून मुक्त व श्री.एन.एन.बाळीया हयांची नेमणूक.		श्री.बच्चूबाई धोंरोन्झोव्ह डारूकोव्ह श्री.नसली नेखील बाळीया श्री.एदलजी हयांचे अँडमिनिस्ट्रेटर.	सही - न. भू. अ. क्र. ५ मु. 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 वारसांचा 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 दाखल केले व स्तत्ताप्रकार G दाखल केला.		THE SEAL OF THE SUB REGISTRAR BORIVALI NO. 11 सह. उपम निदेशक बोरीवली क्र.२ महाराष्ट्र शासन मुंबई उपनगर जिल्हा (बंदरा) MUMBAI SUBURBAN DIST. (BANDRA)	सही - नगर भूमापन अधिकारी मालाड

वरल - २/		
८६५	६९	२५०
२०१७		

# मालमत्ता पत्रक

विभाग/मौजे - मालाड (पू)

तालुका/न.भू.मा.का. --न.भू.अ.मालाड

जिल्हा -- मुंबई उपनगर

नगर भूमापन क्रमांक/का.सी. नं.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	रासनाला दिलेल्या आकाराचा किती तपसणी आणि त्याच्या फेर तपसणीची
५२२					

दिनांक	व्यवहार	खंड क्रमांक	नवीन प्रकार (धा) पट्टेदार (प) किंवा मार (भा)	साक्षात्
२८/१२/२००८	खोत डोंगरी को. मे.शाह हाऊसको. जिल्हाधिकारी मु. आदेश का.सी./का. दि.६/१२/२००८ योजनेतील झोप. करावयाच्या घटक आलेबावतची नं.	नोसावटी लि.व विकास मॉना सदरची जमीन मा. जिल्हा यांनी त्या का.वि.२५४/०८ ती व शालीवर झोपडपट्टा घसन घटक व खुल्या वि.पट्टेपट्ट्याने मंजूर करणेत	पट्टेदार - खोत डोंगरी को.ओ.होरिंग नोसावटी लि.माडपट्टा मुक्त ३० वर्ष	फेर तपसणी क्र.१ रजि. २९/१२/०८ म.भू.अ.म.म.

तपसणी करणारा -

खरी नक्कल -

न.भू.अ.मालाड

मुंबई उपनगर जिल्हा

अर्ज क्रमांक १३३० एकूण देणे एकूण नकाशे ०७  
 अर्ज दाखल तारीख २४/११/११ नक्कलेचे शुल्क १४०=००  
 अर्ज तयार तारीख २४/११/११ कामद शुल्क २=००  
 अर्ज तयार करणारा (बी.या.झा. ८.११-  
 अर्ज तपसणी करणारा एकूण शुल्क १४२०००



ब.या.झा. ८.११-  
 (Signature)

नगर भूमापन अधिकारी  
 मालाड



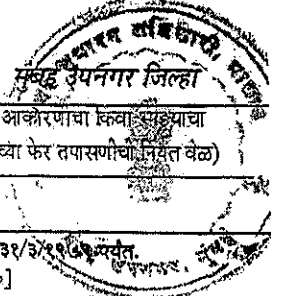
बरक - २/		
८६५	६२	१५०
२०१७		

## मालमत्ता पत्रक

विभाग/मौजे -- मालाड (पू)

तालुका/न.भू.मा.का. -- न.भू.अ.मालाड

जिल्हा --



नगर भूमणन क्रमांक / का. प्लॉट नं.	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आक्रेषणाचा किंवा त्याच्या तपशील आणि त्याच्या फेर तपासणीचा निवेदन 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.

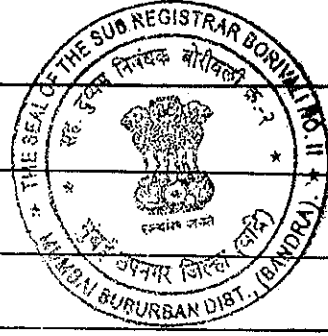
सुविधाधिकार

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

पट्टेदार

इतर भार

इतर शेर



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कृत
१८/१०/१९७७	BOM/R/४८३६/१८/९/६९ अन्वये नॅशनल प्रिन्डलेंज बँकेने विश्वस्ताचे हक्क सोडले वारसाने.		(H) १) श्रीमती वसुधाई वॉरोझोव्हा डारूकाव (२) श्री.एदलजी क्रॉमरोज दिनशा.)	सही - न. भू. अ. क्र. ५ मुं. सही XXX
१८/१०/१९७७	पिटोशन नं.६७१/१२/११/७९ अन्वये श्री.एदलजी मयत (अविवाहीत) दि.१४/३/७० अँडमिनिस्ट्रेटोर नेमणूक.		श्री.वचूबाई वॉरोझोव्हा डारूकाव श्री.जे.बी.दुवारा श्री.एदलजी दिनशा हयांचे अँडमिनिस्ट्रेटर	सही - न. भू. अ. क्र. ५ मुं. सही XXX
१८/१०/१९७७	पिटोशन नं.२१/२१/१२/७२ अन्वये जे.बी.दुवारा हे अँड.व.कॉ.अँ. यांचे जबाबदारीतून मुक्त व श्री.एन.एन.वाडीया हयांची नेमणूक.		श्री.वचूबाई वॉरोझोव्हा डारूकाव श्री.नसली नेव्हील वाडीया श्री.एदलजी हयांचे अँडमिनिस्ट्रेटर.	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. उ. 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. उ. 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 वर्ग झाले.	सही - न. भू. अ. क्र. ५ मुं. उ. सही XXX

**बंदल - २/**

८६५५	६३	१५०
२०१७		

# मालमत्ता पत्रक

विभाग/मौजे -- मालाड (पू)

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

जिल्हा -- मुंबई उपनगर

नगर भूमापन क्रमांक / फा. प्लॉट नं.	प्लॉट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनालय दिरतल्या अक्तरणाचा क्रमांक व तपशील आणि त्याच्या फेर तपसणीची ति
५२३					

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (भा) पट्टेदार (र) किंवा धार (भा)	साक्षीक
०८/०४/२००२	महाराष्ट्र झोपडपट्टी सुधारणा निमूलन व पुनर्विकास 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 वॉरीवली यांचेकडील दि. ६/७/९९ ची नोटीस व १०/४/२००१ चे पत्र इकडेल मो. र. नं. ७२४/९४ चा नकारा, ताबेपायती 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	नं. 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 - ३६० / का. दि. २५/४/०८ दि. ६/१२/२००८ नुसार अटी व शर्तीवर झोपडपट्टी पुनर्वसन योजनेतील झोपडपट्टी पुनर्वसन घटक व खुल्या विक्रीसाठी करावयाच्या घटकासाठी भाडेपट्ट्याने मंजूर करणेत आलेल्यातची नोंद घेतली.		पट्टेदार - खोत डोंगरी को. ऑ. हौसिंग सोसायटी लि. भाडेपट्टा मुदत ३० वर्ष	के. रमेश क्र. ११ नं. २९/१२/०८ न. भू. अ. मालाड

तपसणी करणारा -

खरी नक्कल -

न. भू. अ. मालाड

मुंबई उपनगर जिल्हा

अर्ज क्रमांक १३३६ एकूण नोंदी/एकूण नक्कल ०८

अर्ज दाखल तारीख २८/११/११ नक्कलचे शुल्क १८० = ०८

अर्ज तयार तारीख २८/११/११

अर्ज विकाली तारीख २८/११/११

अर्ज तयार करणारा (आय. १६९)

अर्ज तयार करणारा (आय. १६९)

अर्ज तयार करणारा (आय. १६९)



सत्य प्रतिलिपी

नगर भूमापन अधिकारी

मालाड

वरल - २/	
८६५५	६६५५
२०१७	



# मालमत्ता पत्रक

विभाग/मीजे -- मालाड (पू)

तालुका/न.भु.मा.का. -- न.भु.अ.मालाड

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन क्रमांक / फा. प्लॉ. नं.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकाराचा किंवा भाड्याचा तपशील आणि त्याच्या फेरितपासणीची नियत दिव्य
५२४					
		१०२.७	(क) ग		[र.र.३.६०] [ता.१.८.६४] र.र.११.९० दि.१.८.७९ पासून.

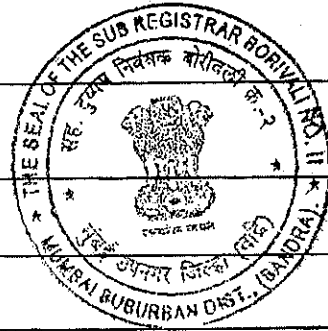
सुविधाधिकार

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

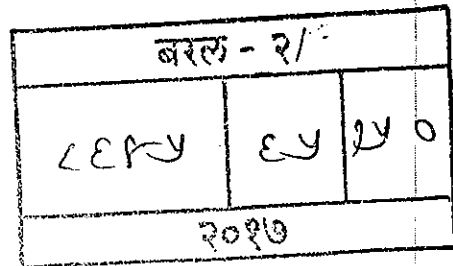
पट्टेदार

इतर भार

- शेरे [गोविंद भगवान पटेल.]



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्करण
१८/१०/१९७७	BOM/R/४८३६/१८/९/६९ अन्वये नॅशनल ग्रिन्डलेज बँकेने विश्वस्थाचे हक्क सोडले - वापसाने		(H) १) श्रीमती बच्चूबाई वॉरोन्ड्रोव्ह डारूकाव्ह (२) श्री.एदलजी क्रोमरोज दिनशा	सही - २८/११/७७ न. भु. अ. क्र. ५ मु. सही XXX
१८/१०/१९७७	पिटोशन नं.६७१/१२/११/७१ अन्वये श्री.एदलजी मयत (अविवाहीत) दि.१४/३/७० अॅडमिनिस्ट्रेटर नेमणूक.		श्रीमती बच्चूबाई वॉरोन्ड्रोव्ह डारूकाव्ह श्री.जे.बी.दुबाशा श्री.एदलजी दिनशा हयांचे अॅडमिनिस्ट्रेटर	सही - २८/११/७७ न. भु. अ. क्र. ५ मु. सही XXX
१८/१०/१९७७	पिटोशन नं.२१/२१/१२/७२ अन्वये जे.बी.दुबाशा हे अॅड.व.कों.अॅ. यांचे जबाबदारीतून मुक्त व श्री.एन.एन.वार्डीया हयांची नेमणूक.		(श्री.बच्चूबाई वॉरोन्ड्रोव्ह डारूकाव्ह.) श्री.नसली नेव्हील वाडोया श्री.एदलजी हयांचे अॅडमिनिस्ट्रेटर	सही - २८/११/७७ न. भु. अ. क्र. ५ मु. सही XXX
०७/०३/१९८०	विनशेती आदेश	S.I.	मा.अ.अन.अॅ.वॉरोन्ड्रोव्ह १ कडील क्रमांक NAAD -DME ७२४/२६.११.७९ अन्वये सदर जागेचा विनशेती सारा र.र.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 मु. उ. सही XXX
०८/०४/२००२	महाराष्ट्र झोपडपट्टी सुधारणा निर्मुलन व पुनर्विकास 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 नकाशा, ताबेप्रावती 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



# 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 आकारमानाचे व तपशील आणि त्याच्या फेर तपसणी

५२४

दिनांक	व्यवहार	खंड क्रमांक	नविन घाटक (धा)	सा
१८/१२/२००८	खोत डोंगरी को. ऑ. हौसिंग सोसायटी लि. व विकासक मे. शाह हाऊस कॉन् प्रा. लि. यांनी सदरची जमीन मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांनी त्यांचेकडील आपेरा क्र. सी. कार्या - रेडो/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. हौसिंग सोसायटी लि. भाडेपट्टी मुदत ३० वर्ष	के. रा. ल. म. २९/१८ न. भू. ३

तपासणी करणारा -

खरी नकल -

न. भू. अ. मालाड

मुंबई उपनगर जिल्हा

अर्ज क्रमांक १३३८  
 अर्ज दाखल तारीख २८/११/११ एकूण जमिनी/एकूण मक्काशे ०८०  
 अर्ज तयार तारीख २८/११/११ मकलेचे शुल्क १४० = ८०  
 अर्ज निकाजी तारीख ०१/१२/११ मालाड शुल्क २ = ००  
 अर्ज तयार करणारा श्री. य. ल. ८-११  
 अर्ज तपासणी करणारा ३५ एकूण शुल्क १४२ = ००



सत्य प्रतिलिपि

नगर भूमापन अधिकारी  
 मालाड



वरत - २/		
८६५	६६	१५०
२०१७		

## मालमत्ता पत्रक

विभाग/मोजे -- 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 आकाराचा किंवा भाड्याच्या तपशील आणि त्याच्या फेर तपासणीची नियत वेळ
५२५			८७.९	(क) ग	र.र.१.८० ता.१८/०६

सुविधाधिकार

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

पट्टेदार,

इतर भार

इतर शीरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कन
१८/१०/१९७७	BOM/R/४८३६/१८/९/६९ अन्यये नॅशनल ग्रिन्डलेज बँकेने विश्वस्तीचे हक्क सोडले वारसाने.		H) १) श्रीमती वचुबाई वॉरोन्ड्रोव्ह डारुकाव्ह (२) श्री.एदलजी क्रोमरोज दिनशा.)	सही - न. भू. अ. क्र. ५ मुं. सही XXX
१८/१०/१९७७	पिटोशन नं.६७१/१२/११/७१ अन्यये श्री.एदलजी मयत (अविवाहीत) दि.१४/३/७० अ‍ॅडमिनिस्ट्रेटोर नेमणूक.		श्री.वचुबाई वॉरोन्ड्रोव्ह डारुकाव्ह श्री.जे.बी.दुबाशा श्री.एदलजी दिनशा हयांचे अ‍ॅडमिनिस्ट्रेटर	सही - न. भू. अ. क्र. ५ मुं. सही XXX
१८/१०/१९७७	पिटोशन नं.२१/२१/१२/७२ अन्यये जे.बी.दुबाशा हे अ‍ॅड व कॉ.अं. यांचे जबाबदारीतून मुक्त व श्री.एन.एन.वाडीया हयांचे नेमणूक.		श्रीमती वचुबाई वॉरोन्ड्रोव्ह डारुकाव्ह श्री.नसली नव्हील वाडीया श्री.एदलजी हयांचे अ‍ॅडमिनिस्ट्रेटर	सही - न. भू. अ. क्र. ५ मुं. सही XXX
०८/०४/२००२	महाराष्ट्र झोपडपट्टी सुधारणा व निर्मुलन व पुर्नविकास -अधिनियम १९७९ कलम १४(२) अन्यये महाराष्ट्र शासन राजपत्र (असाधारण ) भाग चार व दि.२८/७/९७ व शुध्दीपत्रक दि.२६/६/९८मा.उपजिल्हाधिकारी अति व सक्षम प्राधिकारी वॉरीवली 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 अन्यये सदरची मिळकत शासनाकडे निर्गत झाल्याने धारक सदरी " महाराष्ट्र सरकार " नाव दाखल केले व सत्ताप्रकार G दाखल केला.		(H) THE SEAL OF THE SUB-REGISTRAR BORIVALI NO. २ सह. उपम निबंध बोरीवली क्र.२ मुंबई उपनगर जिल्हा (मालाड) MUMBAI SUBURBAN DIST. (BANDRA)	सही - नगर भूमापन अधिकारी मालाड
१८/१२/२००८	खोत डोंगरी को.ऑ.होसिंग सोसायटी लि.व विकासक मे.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 विक्रीसाठी करावयाच्या घटकांसाठी भाडेपट्ट्याने मंजूर करण्यात आलेबाबतची नोंद घेतली.		पट्टेदार खोत डोंगरी को.ऑ.होसिंग सोसायटी लि. भाडेपट्टी मुस्त २० वर्षे खरद - २/ ८६५ ६७ १४० २०१७	के रफार क्र.११४ प्रमाणे सही - २०/१२/०८ न.भू.अ.मालाड

# मालमत्ता पत्रक

विभाग/मौजे -- मालाड (पू)

तालुका/न.भू.मा.का. -- न.भू.अ.मालाड

जिल्हा -- मुंबई उपनगर

नगर भूमापन शीट नंबर प्लॉट नंबर

क्षेत्र चौ.मी.

धारणी अधिकार

शासनाला दिलेल्या आकाराचा किं तपशील आणि त्याच्या कर तपसणी

५२६

तपसणी करणारा

खरी नककल -

न.भू.अ.मालाड

मुंबई उपनगर जिल्हा

अर्ज क्रमांक १३३६ एकूण नोंदी/एकूण नकाशे ०६  
अर्ज दाखल तारीख २८/११/११ नकलचे शुल्क १२०.  
अर्ज तयार तारीख २८/११/११  
अर्ज निकाली तारीख २/१२/११ कायदा शुल्क २०००  
अर्ज तयार करणारा (४१/११/११)  
अर्ज त २०११/११/११ शुल्क १२२००.



सत्य प्रतिलिपी

नगर भूमापन अधिकारी  
मालाड



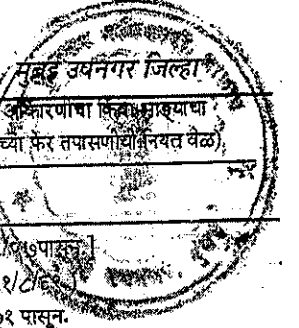
बरेल - २/		
८८४५	६८	१५०
२०१७		

## मालमत्ता पत्रक

विभाग/मौजे -- मालाड (पू)

तालुका/न.भू.मा.का. -- न.भू.अ.मालाड

जिल्हा --



नगर भूमापन शीट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार

शासनाला दिलेल्या अधिकाराना किंवा प्राधान्याचा तपशील आणि त्याच्या फेर तपासणीची नोंद घेत वेळ

५२७

(७३०.५)

ग (क्र)

[रु.२४.७४ ता.१/८/७९ पासून]

७१४.०० - ५५.० = ६५९.०.

(रु.१४.४० ता.१/८/७९ पासून)

४९.५० १/८/७९ पासून.

सुविधाधिकार

हक्काचा मुळ धारक वर्ष १९६८

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

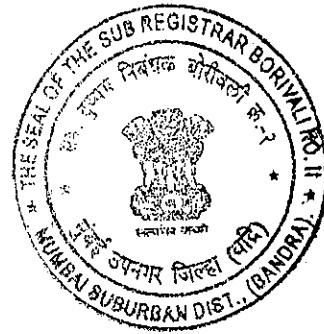
पट्टेदार

इतर भार

इतर रॉर

[अबदुल लतीफ - इ.मा.]

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्करण
०२/०३/१९७३	ड.जि.अधि.मु.उ.अंधेरी यांचेकडील क्र. DC/II/LND -१२३१ दि.३०/३/७१ प्रमाणे वि.शे.सारा नोंद घेतली. सारा र.रु.२४.७४ दि.१/८/७९ पासून.			सही - ७/३/७३ न.भू.अ.क्र.५ मु.उ.सही XXX
२०/०६/१९७४	ड.जि.अधि.मु.उ.अंधेरी यांचेकडील क्र. ए.डी.सी./एल.एन.डी./डी.सी./II/१२३१ दि.७/३/७४ प्रमाणे सुधारीत वि.शे.सारा नोंद घेतली. सामील नभूक्र.५२७/१ ते २६			सही - ८/७/७४ न.भू.अ.क्र.५ मु.उ.सही XXX
२०/०७/१९७४	यापैकी १६.५ चौ.मी.क्षेत्र नभूक्र.५१९/३ मध्ये सामील झालेले क्षेत्रदुरुस्ती.			सही - १/८/७४ न.भू.अ.क्र.५ मु.उ.सही XXX
१७/०७/१९८१	डिडप्रमाणे असाईनमेंट र.रु.३६१८ न.भू.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.भू.अ.क्र.५ मु.उ.सही XXX
१२/११/१९८२	न.भू.क्र.५८१अ/२ वरील नोंदीप्रमाणे पोटाहिस्से 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.भू.अ.क्र.५ मु.उ.सही XXX



वरिल - २/		
८६५	६६५०	
२०१७		

# मालमत्ता पत्रक

विभाग/मार्जे -- मालाड (पू)

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

जिल्हा -- मुंबई उपनगर डि

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

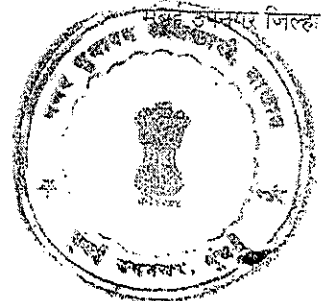
दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षार्क
०८/०४/२००२	महाराष्ट्र झोपडपट्टी सुधारणा निर्मुलन व पुनर्विकास अधिनियम १९७९ कलम १४ (२) अन्वये महाराष्ट्र शासन राजपत्र (असाधारण) भाग चार व दि. २८/७/९७ व शुध्दीपत्रक दि. २६/६/९८ मा. उपजिल्हाधिकारी (अति) व सक्षम प्राधिकारी बोरोवली यांचेकडील दि. ६/७/९९ ची नोटीस व १०/४/२००१ चे पत्र इकडील मॉ. र. नं. ७२४/९४ चा नकाशा, ताबेपावती दि. १५/१/२००२ अन्वये सदरची मिळकत शासनाकडे निहीत आल्याने धारक सदरी महाराष्ट्र सरकार नाव दाखल केले व सत्ताप्रकार G दाखल केला.		(H) महाराष्ट्र सरकार	कॉ - ८/४/०२ नगर भूमापन
१८/१२/२००८	खोत डॉंगरी 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./ कार्या - ३६०/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 डॉंगरी को. ऑ. हॉसिंग सोसायटी लि. भाडेपट्टी मुदत ३० वर्ष	फेर मॉ. ३६१४ कॉ - २५/१२/०८ न. भू. अ. मालाड

तपासणी करणारा -

खरी नकल -

न. भू. अ. मालाड

अर्ज क्रमांक १३३८ एकूण नोंदी/एकूण नकाशे ०८  
अर्ज दाखल तारीख २८/११/११ नकलेचे शुल्क १६० = ००  
अर्ज तयार तारीख २८/११/११  
अर्ज मिळाली तारीख २१/१२/११ कागद शुल्क २ = ००  
अर्ज तयार करणारा (अ. भू. अ. मालाड)  
अर्ज तपासणी करणारा (अ. भू. अ. मालाड) एकूण शुल्क १६२ = ००



सत्य प्रतिलिपी

नगर भूमापन अधिकारी  
मालाड



बरक - २/		
८६५	७०	१५०
१०१७		

दिनांक:

## 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 माझ्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)

५२८

२७४.७

र(क)

र.रू.५.४६ ता.१/८/६९

सुविधाधिकार

हक्काचा मुल धारक वर्ष १९६८


मॅशनल अँड ग्रिन्डलेज बँक लि.  
एफ.ई. दिनशा मिळकतीचे विश्वस्य

पट्टेदार

इतर भार

इतर शेंरे

[मेहरीनिसा महंमद इसा युसूफ.]

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कारन
०८/०४/२००२	महाराष्ट्र झोपडपट्टी सुधारणा निर्मुलन व पुनर्विकास - अधिनियम १९७९ कलम १४ (२) अन्वये महाराष्ट्र शासन राजपत्र (असाधारण) भाग चार ब दि. २८/७/९७ व शुध्दीपत्रक दि. २६/६/९८ मा उपजिल्हाधिकारी (अति) व सक्षम प्राधिकारी बोरीवली 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 मितीत 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.भाडेपट्टा मुदत - २/	फेरफार क्र.११४ प्रमाणे सही - २९/१२/०८ न.भू.अ.मालाड

८६५५	७९	२५०
------	----	-----

तपासणी करणारा -

खरी नक्कल -

अर्ज क्रमांक १३३८ एकूण नोंदी/एकूण नकाशे ०३  
अर्ज दाखल तारीख २८/११/११ संपादन शुल्क ६०००  
अर्ज तयार तारीख २८/११/११  
अर्ज विक्रीसाठी तारीख ३१/१२/११  
अर्ज तयार करणारा (८१/१४/११) नगर भूमापन अधिकारी मालाड  
अर्ज तयार करणारा (३२/६/११) एकूण 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)

क्रमांक/पा. रजि. नं. चौ.नं.

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 राजपत्र (असाधारण) भाग चार व दि.२८/७/९७ व शुध्दीपत्रक दि.२६/६/९८ मा.उपजिल्हाधिकारी अति व सक्रम प्राधिकारी घोरीवली 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 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	खोत डॉंगरी को.ऑ.होसिंग सोसायटी लि.व विकास मे.शाह हाऊसकॉन प्रा.लि.यांना सदरची जमीन मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांनी त्यांचेकडील आदेश क्र.सी./काया -३डी/का.वि.२५४/०८ दि.६/१२/२००८ नुसार अटी व शर्तीवर झोपडपट्टी पुनर्वसन योजनेतील झोपडपट्टी पुनर्वसन घटक व खुल्या विद्रीसाठी करावयाच्या घटकांसाठी भाडेपट्ट्याने मंजूर करण्यात आलेबाबतची नोंद घेतली.		पट्टेदार - खोत डॉंगरी को.ऑ.होसिंग सोसायटी लि.भाडेपट्टा मुदत ३० वर्ष	फेर तपासू 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 नक्कल १०

अर्ज दाखल तारीख २८/११/११ नक्कलेचे शुल्क २००=००

अर्ज तयार तारीख २८/११/११

अर्ज निकाली तारीख २१/१२/११ कायद शुल्क २=००

अर्ज तपासणी करणारा (आ.मा.अ.अ.)

अर्ज तपासणी करणारा ३.वि. एकूण शुल्क २०२=००



सत्य प्रतिलिपी

नगर भूमापन अधिकारी

मालाड

बरेल - २/		
८६५५	७३	१४०
२०१७		

# मालमत्ता पत्रक

विभाग/मौजे -- मालाड (पू)

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

जिल्हा -- मुंबई उपनगर

नगर भूमापन क्रमांक / प्लॉट नं.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ. मी.	धारणाधिकार	शासनाला दिलेल्या आकाराचा फेर तपशील आणि त्याच्या फेर तपासणी
--------------------------------	----------	------------	-----------------	------------	--

५३०

२९१.०

ग

[क-१]

सुविधाधिकार

धरणाचा मुळ धारक

वर्ष १९६७

नॅशनल अँड ग्रिडलेज बँक लि.

एफ.ई.दिनशा मिळकतीचे विवरण.

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 निर्मूलन व पुनर्विकास - अधिनियम १९७१ 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 वीरीवली 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 निर्गत झाल्याने धारक सदरी "महाराष्ट्र सरकार" नाव दाखल केले व सत्ताप्रकार G दाखल केला.

(H) महाराष्ट्र सरकार

महो - ८/४/०२ 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/क्या - ३डी/का.वि.२५४/०८ दि.६/१२/२००८ मधील अटी व शर्तीवर झोपडपट्टी पुनर्वसन योजनेतील झोपडपट्टी पुनर्वसन घटक व खुल्या विक्रीसाठी को.शा.यांच्या घटकासाठी भाडेपट्ट्याने मंजूर करणेत जिल्हाधिकाऱ्याची नोंद घेतली.

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

के.रमेश का.१ महो - २९/१२/०८ न.भू.अ.नगर



तपासणी

खरी नक्कल -

अर्ज क्रमांक २८/११/९१ एकूण नोंदी/एकूण नक्काशे २३

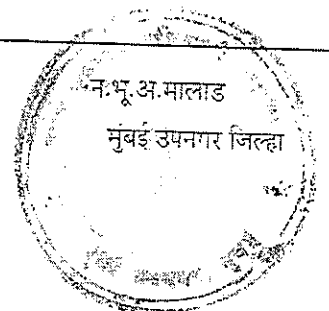
अर्ज दाखल तारीख २८/११/९१ लफलेचे शुल्क ६००००

अर्ज तयार तारीख २८/११/९१

अर्ज दिवाली तारीख ३/१२/९१ जागद शुल्क २०००

अर्ज तयार करणारा ६११५१

अर्ज तपासना करणारा ३५५ एकूण शुल्क ६२०००



सत्य प्रतिलिपी

नगर भूमापन अधिकारी

मालाड

बरेल - २/		
८६५५	७५	९५०
२०१९		

# मालमत्ता पत्रक

विभाग, मौजे -- मालाड (पू)

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

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूवर्णन शीट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार क्रमांक / पत्र. श्र. नं. चौ. मी.

शासनाला दिलेल्या आकाराचा किंवा आख्यात तपशील आणि त्याच्या फेर तपासणीची नियत वेळ

५३१

४२५.०

ग  
[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 अँड ग्रिन्डलेज बँक लि.]  
[एफ.ई. दिनशा मिळकतीचे विश्वस्थ.]

पड्डेदार

उत्तर थार

इतर शीरे [हरी जीवनदास पितावरदास पटेल.]

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (किंवा पड्डेदार) किंवा भाग (भा)	साक्षात्कृत
३०/०४/१९७१	मा. अपर उपजिल्हाधिकारी अंधेरी यांचेकडील 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 बॉरीवली NAAD -D/ मालाड पूर्व ७३१ 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 बॉरीवली 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 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 घटकांसाठी भाडेपट्ट्याने मंजूर करणेत आलेबाबतची नोंद घेतली.		पड्डेदार - खोत डोंगरी को. ऑ. हौसिंग सोसायटी लि. भाडेपट्टा मुदत ३० वर्ष	दे. रफार क्र. ११४ प्रमाणे सही - न. भू. अ. मालाड

बरत - २१		
८६५	७५	१५०
२०१७		

# मालमत्ता पत्रक

विभाग/मौजे -- मालाड (पू)				तालुका/न.भू.मा.का. -- न.भू.अ.मालाड		जिल्हा -- मुंबई उप-
नगर भूमिपन क्रमांक / फा. प्लॉ. नं.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार		शासनाला दिलेल्या आकाराचा फ तपशील आणि त्याच्या फेर तपास
५३९						

तपासणी करणारा -

खरी नककल -

न.भू.अ.मालाड

मुंबई उपनगर जिल्हा

अर्ज क्रमांक १३३८ एकूण नोंदी/एकूण नकाशे ०५  
 अर्ज दाखल तारीख २८/११/११ नकलेचे शुल्क १०० = ००  
 अर्ज तयार तारीख २८/११/११  
 अर्ज मिळालेला तारीख ३१/११/११ कायदा शुल्क २ = ००  
 अर्ज तयार करणारा (आचार्य)  
 अर्ज तपासणी करणारा (४.११.११) एकूण शुल्क १०२ = ००



सत्य प्रतिलिपी

नगर भूमिपन अधिकारी

मालाड



बरत - २/		
८६५	४६	३५०
२०१७		

## मालमत्ता पत्रक

विभाग/मौजे -- मालाड (पू)

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

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन  
क्रमांक / धा. प्लॉ. नं.

शिट नंबर

प्लॉट नंबर

क्षेत्र  
चौ.मी.

धारणाधिकार

शासनाला दिलेल्या आकाराचा किंवा भूक्याचा  
तपशील आणि त्याच्या फेर तपासणीची निश्चित 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 ॲन्ड प्रिन्डलेज बँक लि.]

[एफ.ई.दिनशा मिळकतीचे विश्वस्थ.]

पट्टेदार

इतर भार

इतर शेर

[हरीजीवनदास पिताबरदास पटेल.]

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कृत
30/08/1979	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 १३			सही - न. भू. अ. क्र. ५ मु. उ. सही XXX
२४/०७/१९७३	उ.जि.अधि.मु.उ.अंधेरी यांचेकडील क्र. ए.डो.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 १३			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.डो.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 नभूक्र. ५३२/ १ ते १३ 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 बेरीवली यांचेकडील दि. ६/७/९९ ची नोटीस व १०/४/२००१ चे पत्र इकडील मो.र.नं. ७२४/९४ चा नकाशा, ताबेपत्रावती दि. १५/१/२००२ अन्वये सधरी मिळकत शासनाकडे निहीत झाल्याने धारक सदरी महाराष्ट्र सरकार नाव दाखल केले व सत्ताप्रकार G दाखल केला.		(H) महाराष्ट्र सरकार	सही - नगर भूमापन अधिकारी मालाड



वरत - २/		
८६५	००	२०
२०१७		

# मालमत्ता पत्रक

विभाग/मोजे -- मालाड (पू)

तालुका/न.भू.मा.का. -- न.भू.अ.मालाड

जिल्हा -- मुंबई उपनगर फ

नगर भूमापन क्रमांक/फा. खो. नं.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	नासनाला दिलेल्या आकाराच्या हिच्या 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/ कामा -३३/का.वि.२५४/०८ दि.८/१२/२००८ 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 साक्षात् - २८/१२/०८ 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 निष्पत्ती तारीख १९/११/११ शुल्क २=००  
अर्ज तयार करणारा (सोमिया)  
अर्ज तपासणी करणारा (०.वि.) एकूण शुल्क १२२=००



सत्य प्रतिलिपि

नगर भूमापन अधिकारी  
मालाड



बरत - २/		
८६५	७८	१५०
२०१७		

## मालमत्ता पत्रक

विभाग/मौजे - मालाड (पू)

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

जिल्हा -- मुंबई उपनगर जिल्हा

समर भूमापन क्रमांक / ज. प्लॉ. नं.	शिट नंबर	प्लॉट नंबर	अग्र	धारणाधिकार	शासनाला दिलेल्या आकारपैशा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ
-----------------------------------	----------	------------	------	------------	---

५३३

२७४३१.९

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

[नॅशनल अ‍ॅन्ड ग्रिन्डलेज बँक लि.]

[एफ.ई. दिनशा मिळकतीचे विश्वस्व.]

पडेंदार

इतर भार

इतर शेर

दिनांक	व्यवहार	खंड क्रमांक	जमिनी धारक (घो)	साक्षार्कन
१५/०२/१९७३	उ. जि. अधि. मु. उ. अंधेरी यांचेकडील क्र. ए. डी. सी. प्लॉ. एन. डी. सी. / VI ९० दि. २९/४/७२ प्रमाणे सुधारित / वि. शे. सारा नोंद घेतली. सारा रु. १५.४० दि. १/८/७९ पासून सानं. ५३३/४६ ते ५५ पे. क्षेत्र ७४ चौ. मीटरवर	२/	पडेंदार (ग) किंवा भार (भा)	सही - १५/२/७३ न. भू. अ. क्र. ५ मु. उ.
२४/०७/१९७३	उ. जि. अधि. मु. उ. अंधेरी यांचेकडील क्र. ए. डी. सी. प्लॉ. एन. / एल. एन. डी. सी. / VI १३०४ दि. २५/३/७२ प्रमाणे सुधारित / वि. शे. सारा नोंद घेतली. सारा रु. ३०.० दि. १/८/७९ पासून वे. क्षेत्र २९९ चौ. वारावर			सही - न. भू. अ. क्र. ५ मु. उ.
१३/०८/१९७४	मा. अम्पर 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 सुधारित विनशेती सारा १६.५० वरील आदेश दिनांक १२/५/७३ अन्वये क्षेत्र २७८ चौ. वार			सही - २८/८/७४ न. भू. अ. क्र. ५ मु. उ. जि. मु.
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 मु. उ. सही XXX
१६/०८/१९७९	ख. खत रु. १३२००.० देणार 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 चौव्हाण २) अखतार हुसेन महंमद चौव्हाण ३) अनवर हुसेन महंमद चौव्हाण क्षेत्र ५५२.० चौ. मी. करीता	सही - न. भू. अ. क्र. ५ मु. उ.

मालमत्ता पत्रक

विभाग/मोजे -- मालाड (पु)

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 भाड्याचे तपशील आणि त्याच्या फेर तपासणीची नियत के

५३३

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (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. रु. ५५.२० सुधारित.			सही - ५/२/८० न.भू.अ.क्र. ५
०६/०५/१९८०	मा.अण्णर उप.जि.अंधेरी यांचेकडील आदेश क्रमांक ADC/LND/D ७७०८/१७/८०ने पैकी क्षेत्र ५५२.० चौ.मी.विनशेतीकडे धर्ग.			सही - ११/५/८० न.भू.अ.क्र. ५ XXX
१२/१२/१९८२	न.भू.क्र.५८१ अ/२ वरील नोंदी आधार पोटहिस्से पडलेले क्षेत्र दुरुस्त केले.			सही - २०/१२/८२ जि. नि. भू. अ. २ अधि. क्र. ७
०९/०८/१९८३	श्रीमती के.जी.मरफो यांचा दि.२२/६/८३ चा अर्ज व न.भू.अ.क्र.५/ प.भू.५ यांचा दि. ९/८/८३ चा आदेश व श्री.अ.फ.ई.दिनशा यांचे दि.१७/८/८३ चे समंतीकरण ४२३.० चौ.मी. क्षेत्रास इतर हक्कात नाव दाखल ५०९.० चौ.मी. वार	S.I.	OR श्रीमती कैथेलिन ग्लाडिस मर्फी	सही - १४/८/८३ जि. नि. भू. अ. १ अधि. क्र. ७
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 बोरीवली यांचेकडील दि.६/७/९९ची नोटीस व १०/४/२००१ चे पत्र इकडील मो.र.नं.७२४/९४ चा नकाशा, तावेपावती 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	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.सौ./कार्या-३डी/का.वि.२५४/०८ दि.६/१२/२००८ नुसार अटी व शर्तीवर झोपडपट्टी पुर्नवसन योजनेतील झोपडपट्टी पुर्नवसन घटक व खुल्या जागेवरील करावयाच्या घटकांसाठी भाडेपट्ट्याने मंजूर करावयाचे आलेबाबतची नोंद घेतली.		पट्टेदार - खोत डोंगरी को.ऑ.होसिंग सोसायटी लि.भाडेपट्टा मुदत ३० वर्ष. १३५२६.५ चौ.मी.	फारगार क्र.११४ सही - २१/१२/०८ न.भू.अ.मालाड

तपासणी करणारा -

खरी नकल -

अर्ज क्रमांक १३३८

एकूण माली/धुकूष नकाशे १२

अर्ज दाखल तारीख २८/११/९९ नकलेचे शुल्क २४००००

अर्ज तयार तारीख २८/११/९९

अर्ज निवडली तारीख २८/११/९९ कागद शुल्क ०३२०००

अर्ज तयार करणारा (आचार्य)

अर्ज तपासणी करणारा (आचार्य) शुल्क २५२०००

अर्ज तपासणी करणारा (आचार्य) शुल्क २५२०००

अर्ज तपासणी करणारा (आचार्य) शुल्क २५२०००

अर्ज तपासणी करणारा (आचार्य) शुल्क २५२०००

अर्ज तपासणी करणारा (आचार्य) शुल्क २५२०००

अर्ज तपासणी करणारा (आचार्य) शुल्क २५२०००

अर्ज तपासणी करणारा (आचार्य) शुल्क २५२०००

अर्ज तपासणी करणारा (आचार्य) शुल्क २५२०००

अर्ज तपासणी करणारा (आचार्य) शुल्क २५२०००

अर्ज तपासणी करणारा (आचार्य) शुल्क २५२०००

अर्ज तपासणी करणारा (आचार्य) शुल्क २५२०००

अर्ज तपासणी करणारा (आचार्य) शुल्क २५२०००



सत्य प्रतिलिपी

नगर भूमापन अधिकारी  
मालाड

८६५५	८०	१४०
२०१७		



## मालमत्ता पत्रक

विभाग/मौजे - मालाड (पू)

तालुका/न.भू.मा.का. - न.भू.अ.मालाड

जिल्हा - मुंबई उपनगर जिल्हा

नगर भूमापन  
क्रमांक / का. प्रौ. नं.

शिट नंबर प्लॉट नंबर

क्षेत्र  
चौ.मी.

धारणाधिकार

शासनाला दिलेल्या आकाराचा किंवा माझ्याचा  
तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)

५३६

४८.०

ग (क)

[रु.४.२० ता.१/८/६४]

र.रूपये १४.६० १/८/७० पासून

सुविधाधिकार

हक्काचा मुळ धारक

वर्ष १९६८

[नॅशनल अँड ग्रिन्डलेज बँक लिमिटेड.]

[एफ.ई.दिनशा मिळकतीचे विषयस्थ.]

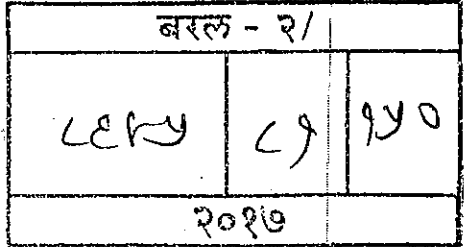
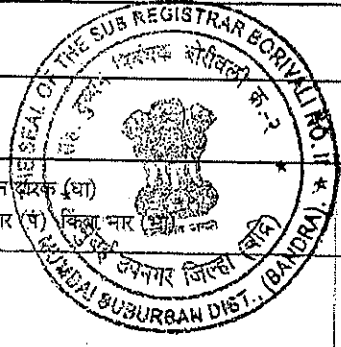
पट्टेदार

इतर भार

इतर शेरें

[मिठाभाई भुलाभाई इमला मालक.]

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा नगर (अ)	साक्षात्कृत
३०/०६/१९८०	मा.अप्पर तहशिलदार वि.शे.बोरीवली १ यांचेकडील आदेश क्र. AADD/Village/Malad (E) ७६७ दि. १७/४/८० अन्वये सुधारीत दराने बिनशेती साऱ्याची नोंद			सही - न. भू. अ. क्र. ५ मु. ठ. सही XXX
०८/०४/२००२	महाराष्ट्र झोपडपट्टी सुधारणा निमूलन 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 बोरीवली यांचेकडील दि. ६/७/९९ ची नोटीस व १०/४/२००१ चे पत्र इकडील मो. र. नं. ७२४/९४ या नकाशा, 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
१८/१२/२००८	खोत 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./ कार्या - ३६०/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. हॉसिंग सोसायटी लि. भाडेपट्टी मुदत ३० वर्ष	कि. रकार क्र. ११४ प्रमाण सही - २९/१२/०८ न. भू. अ. मालाड



तपासणी करणारा -

खरी नक्कल -

अर्ज क्रमांक १३३८

एकूण नोंदी/एकूण नकाशे ०४

अर्ज दाखल तारीख २८/११/११ नकलेचे शुल्क ८०=००

अर्ज तयार तारीख २८/११/११

अर्ज निकाली तारीख २८/१२/११ कायदा शुल्क २=००

अर्ज तपास करणारा ३०/१२/११

अर्ज तपासणी करणारा ३०/१२/११ एकूण शुल्क ८२=००

सत्य प्रतिलिपि

नगर भूमापन अधिकारी

मालाड

(पान नं.- १ )

# मालमत्ता पत्रक

विभाग/मौजे -- मालाड (पू)

तालुका/न.भू.मा.का. -- न.भू.अ.मालाड

जिल्हा -- मुंबई उपनगर 1

शहर भूमापन शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या आकाराचा किंवा तपशील आणि त्याच्या फेर तपासणीची नि

५३७

१७०.४

ग (क-१)

र.रू. २१०.९० दि. १/८/१९७१ पासून.

सुविधाधिकार

हक्काचा मुळ धारक

वर्ष १९६७

[नॅशनल अँड ग्रिन्डलेज बँक लिमिटेड.]

[एफ.ई.दिनशा मिलकतीचे विश्वस्य.]

पट्टेदार

इतर भार

इतर शेर

[भिमजी सोनी इमला मालक.]

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्
१३/०३/१९८०	विनशेती नोंदप्रमाणे	SI	ना.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 दुरुस्त 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 निहीत झाल्याने धारक सदरी महाराष्ट्र सरकार नाव दाखल केले. व सत्ताप्रकार G दाखल केला.		(H) महाराष्ट्र सरकार	सही - नगर भूमापन 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. काया - ३डी/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.		खोत डोंगरी को. ऑ. होंसिंग सोसायटी लि. भाडेपट्टा मुदत ३० वर्ष	फेरफार क्र. १ सही - २८/१२/०८ न. भू. अ. मा



तपासणी करणारा -

अर्ज क्रमांक 933e

एकूण नोंदी/एकूण मजगती ०४

अर्ज दाखल तारीख २८/११/१७ नकलेचे शुल्क

८० = ००

अर्ज तयार तारीख २८/११/१७

अर्ज विक्रीची तारीख २८/११/१७ नकल शुल्क

२ = ००

अर्ज तयार करणारा २८/११/१७

अर्ज तपासणी करणारा २८/११/१७

एकूण शुल्क ८२ = ००

सत्य प्रतिलिपी

[Signature]

नगर भूमापन अधिकारी

मालाड

८६५	८२	१४०
२०१७		

# 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

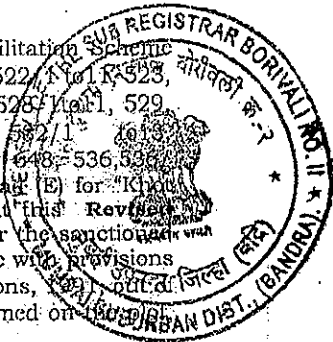
To,  
1. Architect : Shri Vishwas Satodia  
A/203, Shah Arcade,  
Rani Sati Marg, Malad (E), Mumbai-97.  
2. Developers : M/s Shah Houscon Pvt. Ltd.  
A-wing, 1<sup>st</sup> Floor, Shah Arcade,  
Rani Sati Marg, Malad(E), Mumbai-97  
3. Society : "Khot Dongri CHS Ltd."  
Rani Sati Marg, Malad(E), Mumbai-97.

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 Revised Letter of Intent is considered and principally approved for the sanctioned 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.



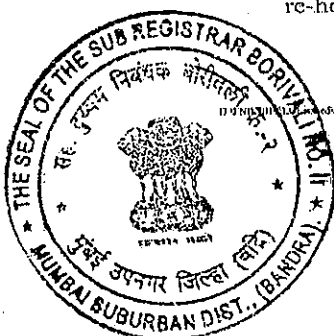
D:\3700 2012\LOI Item\SP North\KhotDongri CHS.doc

बॉरी - २/		
CEPY	८३	१५०
२०१७		

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.



बोरिवली - २/		
CEP	CP	770
२०१७		

20 SEP 2010

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 2<sup>nd</sup> 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 1<sup>st</sup> 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 for (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 scheme and separate P.R. Card with words for the buildable and non-



खरल - २/		
८६५	८५	१५०
२०१७		

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 = 609nos. Total= 1223nos.
16	Nos. of PAP generated in the scheme	609 nos.

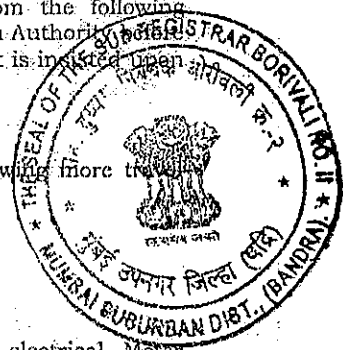


बस- २/		
८६५	८६	७५०
२०१७		

20 SEP 2010

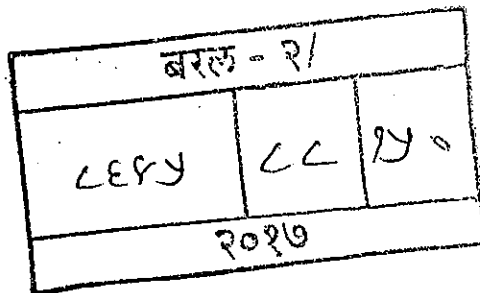
18	Area of unbuildable reservation/road to be surrendered a) Under D.P. Road b) Under sanctioned R.L.	1622.83 1010.82
19	Area of buildable reservation to be handed to to MCGM free of cost (Dispensary)	139.84

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 tree 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.



बरत - २/		
८२५	८०	१५०
२०१७		

- (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.
- 577 Numbers of Residential tenements
  - 016 Numbers of Commercial tenements
  - 021 Numbers of R/c.
  - 013 Numbers of Balwadi
  - 013 Numbers of Welfare Centre
  - 012 Numbers of Society office





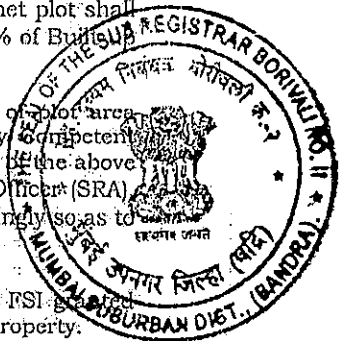
SRA/ENG/1152/PN/STGL/LOI

20 SEP 2010

i) 609 Numbers of PAP

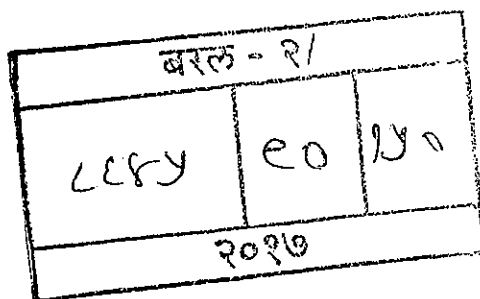
Amenity tenements to be handed over to Society and Society to use for specific purpose only.

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 change in 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 granted 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.



बरत - २/		
८६४५	८६४५	१४०
२०१७		

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.



SRA/ENG/1152/PN/STGL/LOI

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).
- c) 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.



वरक - २/		
८६५	९१	१५०
२०१७		

## 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

बसल - २/		
८६५	६५	१५०
२०१७		

120 SEP 2010

120 SEP 2010

120 SEP 2010

- 120 SEP 2010

1



120 SEP 2010

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;
- 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.
  - 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;
- That you shall obtain NOC from CFO before approval of plans /IOA.
  - That you shall obtain NOC / Clearance from the Director of Health Services of Government of Maharashtra before asking CC.
  - 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 2<sup>nd</sup> level podium for proposed swimming pool.



बल - २/		
८६५	६८	१५०
२०१७		


SRA/ENG/1152/PN/STGL/LOI

20 SEP 2010

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 B.M. Act 1991 amended upto date in the office of the undersigned.

Yours faithfully,

  
Deputy Chief Engineer  
Slum Rehabilitation Authority



बाल - २/		
८६५	६५	१५०
२०१७		



बरल - २/		
८६५५	६६	१५०
२०१७		



## 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 Khot 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](http://www.sra.gov.in) E-mail : [info@sra.gov.in](mailto:info@sra.gov.in)

अरल - २/		
६६५५	६६५५	६६५५
२०१७		

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

*Sd/-*

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**

बतल - २/		
८६४५	६८	१५०
२०१७		

# 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 2011

COMMENCEMENT CERTIFICATE

SALE BLDG. NO. 6

To,

M/s. Shah Housecon Pvt. Ltd.

TRUE COPY

'A' Wing, 1st floor, Shah Arcade,  
Rani Sati Marg, Malad (E),  
Mumbai - 400 097.

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/R No. SRA/ENG/1152/PN/STGL/LOE (Rev.) 29/11/2005  
IDA/R No. SRA/ENG/2593/PN/STGL/AP (Rev.) 20/09/2010  
and on following conditions. dt. 20/07/2011

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

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

This C.C. is granted for work up to

plinth level

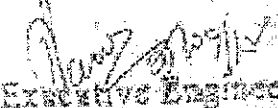
ee 200

\* 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,  
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

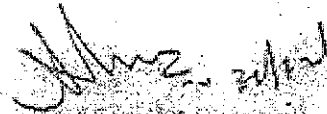
This C.C. is valid and re-endorsed for 2 level Basement + Top of upper ground floor for bldg. No. 6 as per approved amended plans dated 08/09/2012

  
Executive Engineer  
Slum Rehabilitation Authority

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

This C.C. is further extended for 48 Btill to 15th upper floor for Wing A, B & C for sale bldg. No. 6 as per approved amended plans dt 01/09/2012



  
Executive Engineer  
Slum Rehabilitation Authority

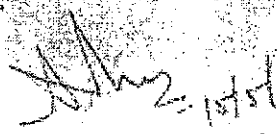
SRA/ENG/2593/PN/STGL/AP 8 APR 2015

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 01/04/2015.

  
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 01/04/2015.

  
Executive Engineer  
Slum Rehabilitation Authority

बल - २/		
CEFY	900	250
२०१७		

SRA/ENR/2593/PN/STCL/AP

5 APR 2016

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

TRUE COPY

Executive Engineer  
VISHWAS SATODIA Slum Rehabilitation Authority



बस - २/		
CERY	909	240
२०१६		



बसल - २/		
८६५	१०२	१५०
२०१७		

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

- 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, 10<sup>th</sup> Floor, Andheri Kurla Road, Andheri (East), Mumbai 400 059 to investigate title to develop the Free Sale Portion.
- 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.



8

1

सं. २/		
CEKY	१०३	१००

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 31<sup>st</sup> August, 2012 by Shri M. U. Pandey, Advocate, Development Agreement dated 26<sup>th</sup> 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;

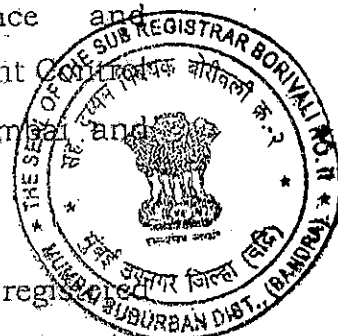


8

बरल - २/		
CEFY	908	110
२०१७		



- 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 18<sup>th</sup> March, 1978 published on 6<sup>th</sup> 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 25<sup>th</sup> July, 2005 registered with the Sub-Registrar of Assurances at Bandra under Serial No.BDR-2/04059 of 2005 on 25<sup>th</sup> 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;



बुरल - २/		
८६४५	१०५	११०
२०४७		

e. The Society has also granted a Power of Attorney dated 25<sup>th</sup> March, 2005 registered with the Sub-Registrar of Assurances at Bandra under Serial No.BDR-2/04060 of 2005 on 25<sup>th</sup> 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 8<sup>th</sup> May, 2005 which has been revised on 13<sup>th</sup> July 2007;

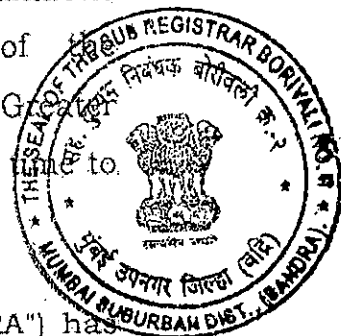


h. In pursuance of the application made by the Society, the Additional Collector and Competent Authority under the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 ("the Act") and/or Government of Maharashtra initiated proceedings for acquisition of the said Property under 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 28<sup>th</sup> July, 1997 read with Notification No.DLA/2095 DR-3786/Slum-I published in the State Government Gazette dated 26<sup>th</sup> June, 1998 declared

बरल - २/		
८६५	१०	१५
२०१७		

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 28<sup>th</sup> 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 24<sup>th</sup> 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 20<sup>th</sup> September, 2010;
- l. The Collector, Mumbai Suburban District vide its Order dated 6<sup>th</sup> December, 2008 passed an order for



बसल - २/		
LEHY	900	140
२०१७		

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 15<sup>th</sup> March, 2009 registered with the concerned office Sub-Registrar of Assurances under Serial No.BDR-12/03982 of 2009 on 20<sup>th</sup> 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 6<sup>th</sup> 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;



बोरल - २/		
८६५	१०८	१५०
२०१७		

- n. By an Indenture of Lease dated 15<sup>th</sup> March, 2009 registered with the concerned office Sub-Registrar of Assurances under Serial No.BDR-12/03981 of 2009 on 20<sup>th</sup> 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 6<sup>th</sup> 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 the said Property vide its Letter dated 6<sup>th</sup> 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.

बतस - २/		
CEAY	90e	200
२०१७		

p. By a Development Agreement dated 26<sup>th</sup> September, 2012 duly registered with the Sub-Registrar of Assurances at Borivali-7 under Serial No.BDR-16/8735 of 2012 on 27<sup>th</sup> 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 27<sup>th</sup> September, 2012 duly registered with the Sub-Registrar of Assurances at Borivali-7 under Serial No.BDR-16/8739 of 2012 on 27<sup>th</sup> 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;

बॉरिवली - २/		
CEPY	११०	१५०
२०१६		

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 20<sup>th</sup> 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.

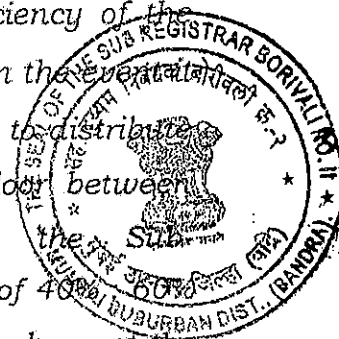
ii. In terms of the clause 17(ii) of the Development Agreement, the Developer is entitled to retain 40% of the constructed area in the Free Sale Building (hereinafter referred to as "**the Developer's Allocation**") and the Sub-Developer is entitled to retain with themselves the balance 60% constructed 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 and to receive and appropriate the sale proceeds thereof to themselves. The clauses 17 (ii) & 17 (viii) of the Development Agreement read as under:

अरक - २/		
८६५	१११	२५०
२०१७		





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 30<sup>th</sup> 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



बतम - २/		
८६५	११३	१५०
२०१७		

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 27<sup>th</sup> September, 2012, duly registered with the Sub-Registrar of Assurances at Borivali-5 under Serial No.BRL-5/8475 of 2012 on 27<sup>th</sup> 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

बॉल - २/		
CE&Y	११५	१५०
२०१७		

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 27<sup>th</sup> September, 2012, duly registered with the Sub-Registrar of Assurances at Borivali-5 under Serial No.BRL-5/8475 of 2012 on 27<sup>th</sup> 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 03<sup>rd</sup> September, 2012 for construction of the said Free

बतल - २/		
८६५	११५	१५०
२०१७		

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 05<sup>th</sup> 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 08<sup>th</sup> 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 31<sup>st</sup> 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 20<sup>th</sup> September, 2010 (4<sup>th</sup> 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.



बरल - २/		
८६५	११६	१५०
२०१७		

5. We have also perused the Declaration made by the Sub-Developer on 28<sup>th</sup> 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 27<sup>th</sup> 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

अर्थ - २/		
CEKY	११०	१४०
२०१९		

Intent No. SRA/ENG/1152/PN/STGL/ LOI dated 20<sup>th</sup> September, 2010 (4<sup>th</sup> LOI), Intimation of Approval bearing No. SRA/ENG/2593/PN/STGL/ AP dated 20<sup>th</sup> July, 2011 amended on 03<sup>rd</sup> September, 2012 and Commencement Certificate (CC) dated 08<sup>th</sup> August, 2011 re-endorsed on 05<sup>th</sup> September, 2012 as per approved amended plans dated 03<sup>rd</sup> 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 28<sup>th</sup> day of December, 2012.



**LAW POINT**  
Advocates & Solicitors

*[Signature]*  
Partner

बरेल - २/		
८६५	११८	१४०
२०१७		

# 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

- On 28<sup>th</sup> 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, 10<sup>th</sup> Floor, Andheri Kurla Road, Andheri (East), Mumbai - 400 059.
- Subsequent to our title report dated 28<sup>th</sup> December, 2012, we have been provided by our client, Kanakia Residential Private Limited a Supplemental Agreement dated 6<sup>th</sup> March, 2013 registered with the Sub-Registrar of Assurances at Borivali under serial no. BRL-5 / 2079 of 2013 on 6<sup>th</sup> 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:

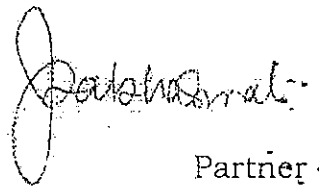
2874	99E	100
2089		

- 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 28<sup>th</sup> December, 2012 and based on the aforesaid Supplemental Agreement dated 6<sup>th</sup> 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 6<sup>th</sup> March, 2013 and to receive and appropriate the sale proceeds thereof in terms of the Development Agreement dated 26<sup>th</sup> September, 2012.

Date: 26<sup>th</sup> day of March, 2013.



Yours faithfully,  
**LAW POINT**

  
Partner

बसल - २/		
८६५	१२०	१५०
२०१७		



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 28<sup>th</sup> December, 2012 and Addendum dated 26<sup>th</sup> 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 10<sup>th</sup> Floor, Andheri Kurla Road, Andheri (East), Mumbai 400 059.
2. Subsequent to our title report dated 28<sup>th</sup> December, 2012 and Addendum dated 26<sup>th</sup> March, 2013, on 8<sup>th</sup> April, 2013, a Deed has been provided by our client, Kanakia Residential Private Limited a Debenture Trustee Agreement dated 17<sup>th</sup> January, 2013 and an Indenture of Mortgage dated 31<sup>st</sup> January, 2013 registered with the Sub-Registrar of Assurances at Borivali under serial no. BRL-9 / 471 of 2013 on 31<sup>st</sup> 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

बल - २ /		
८६५	१२१	१५०
२०१७		

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.

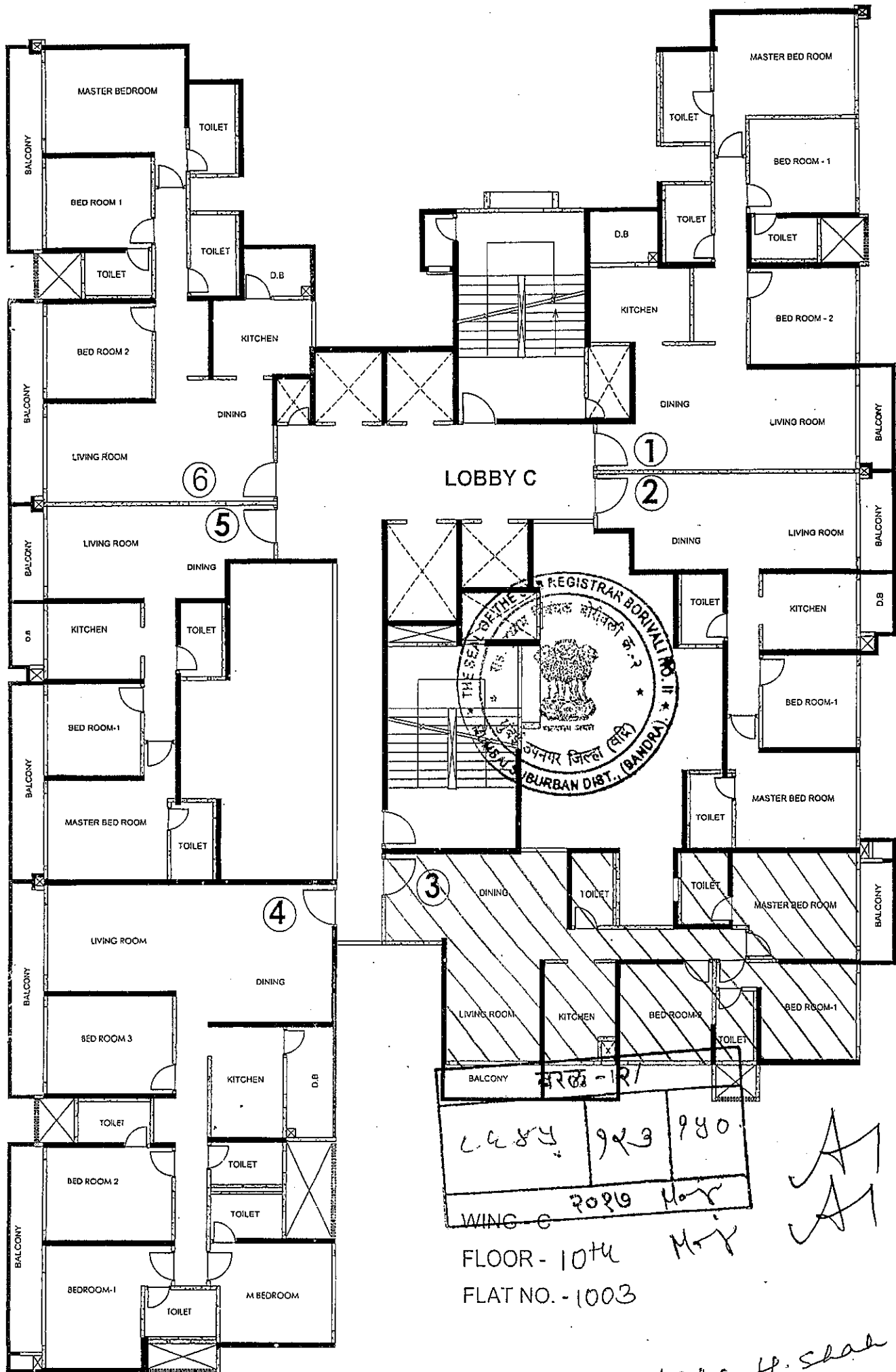
Dated this 10<sup>th</sup> day of April, 2013.

Yours faithfully,  
**LAW POINT**

*J. K. Kulkarni*  
Partner



बरल - २/		
८६४५	१२२	१४०
२०१७		





बसल - २/		
८८५	१२४	१५०
२०१७		

# Kanakia Residential Private Limited

215 Atrium, 10<sup>th</sup> Floor, Opp. Divine School, J.B. Nagar, Andheri Kurla Road, Andheri- East, Mumbai- 400059.  
Tel : 26845565/66937777 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", 10<sup>th</sup> FLOOR, OPP. DIVINE SCHOOL, ANDHERI KURLA ROAD, ANDHERI (EAST), MUMBAI - 400093 ON 4<sup>TH</sup> APRIL, 2013.**

The Chairman referred to the registered Development Agreement dated 26<sup>th</sup> September, 2012 and the registered Irrevocable Power of Attorney dated 27<sup>th</sup> 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.

The Chairman informed the Board that:-  
(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 Flats described in the Annexure - II therein.

(b) In the light of the aforesaid, it has become necessary for the Company to authorize some responsible person/s 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 Flats described in the Annexure - II hereto 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, Shri Housecon Private Limited, to act for the Developer and for and 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, documents 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."

2020		
26845565	66937777	980
2020		

# Kanakia Residential Private Limited

215 Atrium, 10<sup>th</sup> Floor, Opp. Divine School, J.B. Nagar, Andheri Kurla Road, Andheri- East, Mumbai- 400059.  
Tel : 26845565/66937777 Fax : 26845444 Email : kanakia@vsnl.com Web: www.kanakia.com

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

APB  
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, सदर दे

नोंदणीस सादर केला आहे/निष्पादीत करून कबुलीजबाब दिला आहे. सदर 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

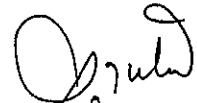
कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनिय

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



दिनांक:

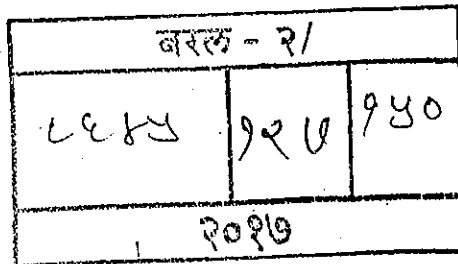
6/9/2017

  
कुलमुखत्यारपत्रधारकाच नाव  
व सही

बरत - २/		
८८४५	१२६	१५०
२०१७		

2020	2020	2020	2020
------	------	------	------

Handwritten signature: *John J. [illegible]*



DATE	2/22
TIME	2:00



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.

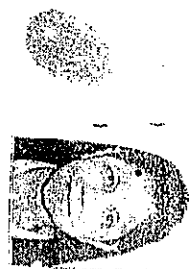
IN WITNESS WHEREOF I have subscribed our hands to this document on this 03<sup>rd</sup> day of SEP 2016.

SIGNED AND DELIVERED by

MRS. ASHA SHAH  
In the presence of:

1. Mayra E.

2.



As per the Stat.

ACCEPTED BY US

1. MRS. SANGEETA VIJAYKUMAR



2. MS. SOUJATA PARI



CHARGE	2
RECEIVED	20
DATE	03/09/2016



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, 10<sup>th</sup> 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 leave and license or lease of any of the unit/s, office/s, premises/s, garage/s, store/s, 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. SANGEETA VIJAYKUMAR 2. MS. SOUJATA 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 or 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

RECEIVED	20
DATE	03/09/2016
CHARGE	2
RECEIVED	20
DATE	03/09/2016





RECEIVED	20
2008	



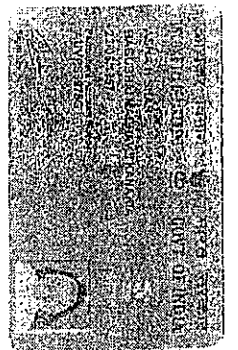
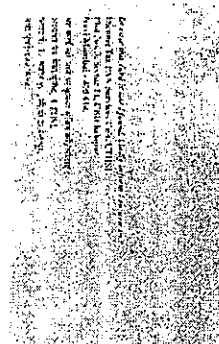
GOVERNMENT OF INDIA	MINISTRY OF HOME AFFAIRS
SECRETARY	GOVERNMENT OF INDIA
NEW DELHI	2008



बरल - २/		
६६४५	१३०	१४०
२०१७		

COLOUR XEROX

RECEIVED	20
2008	





आयकर विभाग  
INCOME TAX DEPARTMENT  
MAYANK NAUTIYAL  
GHEETARAM  
27/07/1904  
AVAPN7378Q  
MAYANK

बाल-२	१३९	१५०
२०१७		

COLOUR XEROX



बाल-२/		
१३९	१५०	
२०१७		

आयकर विभाग  
INCOME TAX DEPARTMENT  
MAYANK NAUTIYAL  
GHEETARAM  
27/07/1904  
AVAPN7378Q  
MAYANK

भारत सरकार  
GOVT. OF INDIA



बाल-२	१३९	१५०
२०१७		

बरल - २/		
८६४५	१३२	१५०
२०१७		





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.



Validly signed  
RAJENDER SINGH MEENA  
Deputy Registrar of Companies  
Registrar of Companies  
Mumbai

Noting that the said certificate is available in Registrar of Companies office.

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

44

बदल - २
सं. २६००६
२०१६



बदल - २/
सं. २६००६
२०१६

COLOR XEROX

बदल - २
सं. २६००६
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



Validly signed  
RAJENDER SINGH MEENA  
Deputy Registrar of Companies  
Registrar of Companies  
Mumbai

Noting that the said certificate is available in Registrar of Companies office.

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

5 (a) SRN of Form23

(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 attachments - if any

Remove Attachment

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 authorised by the Board of directors (resolution number) 2006-2010 dated 2006-2010 to sign and submit this form.

I am authorised to sign and submit this form To be digitally signed by

Managing director or director or manager or secretary of the company

Designation

Director

Signature number of the director or Managing Director, or Company Secretary (Income-tax PAN) of the manager, or Secretary of the company who is not a member of ICSI, may quote his/her membership number.

2006-2010

I have verified the above particulars (including attachments) from the records of CENTAUR PRIVATE LIMITED and found them to be true and correct. I further certify that all required attachments have been completely attached to this form.

Chartered accountant (in whole-time practice) or 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

Cancel Form

Presending

Submit

For office use only

Form, Service request number (SRN)

Digital signature of the authorising officer

This e-Form is hereby registered

Date of signing

2006-2010

2006-2010

Page 2 of 2

# FORM 18

Notice of situation or change of situation of registered office Pursuant to section 146 of the Companies Act, 1956

Form Language

English

Pre-filled

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

1. This form is for

2. (a) \* Form 18, reference number (SRN) of Form 18; or composite identity number (CIN) of company

(b) Global location number (GLN) of company

3. (a) Name of the company

(b) Address of the registered office of the company

(c) Address of the proposed office of the company

(d) Address of the proposed office of the company

(e) Address of the proposed office of the company

(f) Address of the proposed office of the company

(g) Address of the proposed office of the company

(h) Address of the proposed office of the company

(i) Address of the proposed office of the company

(j) Address of the proposed office of the company

(k) Address of the proposed office of the company

(l) Address of the proposed office of the company

(m) Address of the proposed office of the company

(n) Address of the proposed office of the company

(o) Address of the proposed office of the company

(p) Address of the proposed office of the company

(q) Address of the proposed office of the company

(r) Address of the proposed office of the company

(s) Address of the proposed office of the company

(t) Address of the proposed office of the company

(u) Address of the proposed office of the company

(v) Address of the proposed office of the company

(w) Address of the proposed office of the company

(x) Address of the proposed office of the company

(y) Address of the proposed office of the company

(z) Address of the proposed office of the company

(aa) Address of the proposed office of the company

(ab) Address of the proposed office of the company

(ac) Address of the proposed office of the company

(ad) Address of the proposed office of the company

(ae) Address of the proposed office of the company

(af) Address of the proposed office of the company

(ag) Address of the proposed office of the company

(ah) Address of the proposed office of the company

(ai) Address of the proposed office of the company

(aj) Address of the proposed office of the company

(ak) Address of the proposed office of the company

(al) Address of the proposed office of the company

(am) Address of the proposed office of the company

(an) Address of the proposed office of the company

(ao) Address of the proposed office of the company

(ap) Address of the proposed office of the company

(aq) Address of the proposed office of the company

(ar) Address of the proposed office of the company

(as) Address of the proposed office of the company

(at) Address of the proposed office of the company

(au) Address of the proposed office of the company

(av) Address of the proposed office of the company

(aw) Address of the proposed office of the company

(ax) Address of the proposed office of the company

(ay) Address of the proposed office of the company

(az) Address of the proposed office of the company

(ba) Address of the proposed office of the company

(bb) Address of the proposed office of the company

(bc) Address of the proposed office of the company

(bd) Address of the proposed office of the company

(be) Address of the proposed office of the company

(bf) Address of the proposed office of the company

(bg) Address of the proposed office of the company

(bh) Address of the proposed office of the company

(bi) Address of the proposed office of the company

(bj) Address of the proposed office of the company

Notice of situation or change of situation of registered office

Pursuant to section 146 of the Companies Act, 1956

Form Language

English

Pre-filled

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

1. This form is for

2. (a) \* Form 18, reference number (SRN) of Form 18; or composite identity number (CIN) of company

(b) Global location number (GLN) of company

3. (a) Name of the company

(b) Address of the registered office of the company

(c) Address of the proposed office of the company

(d) Address of the proposed office of the company

(e) Address of the proposed office of the company

(f) Address of the proposed office of the company

(g) Address of the proposed office of the company

(h) Address of the proposed office of the company

(i) Address of the proposed office of the company

(j) Address of the proposed office of the company

(k) Address of the proposed office of the company

(l) Address of the proposed office of the company

(m) Address of the proposed office of the company

(n) Address of the proposed office of the company

(o) Address of the proposed office of the company

(p) Address of the proposed office of the company

(q) Address of the proposed office of the company

(r) Address of the proposed office of the company

(s) Address of the proposed office of the company

(t) Address of the proposed office of the company

(u) Address of the proposed office of the company

(v) Address of the proposed office of the company

(w) Address of the proposed office of the company

(x) Address of the proposed office of the company

(y) Address of the proposed office of the company

(z) Address of the proposed office of the company

(aa) Address of the proposed office of the company

(ab) Address of the proposed office of the company

(ac) Address of the proposed office of the company

(ad) Address of the proposed office of the company

(ae) Address of the proposed office of the company

(af) Address of the proposed office of the company

(ag) Address of the proposed office of the company

(ah) Address of the proposed office of the company

(ai) Address of the proposed office of the company

(aj) Address of the proposed office of the company

(ak) Address of the proposed office of the company

(al) Address of the proposed office of the company

(am) Address of the proposed office of the company

(an) Address of the proposed office of the company

(ao) Address of the proposed office of the company

(ap) Address of the proposed office of the company

(aq) Address of the proposed office of the company

(ar) Address of the proposed office of the company

(as) Address of the proposed office of the company

(at) Address of the proposed office of the company

(au) Address of the proposed office of the company

(av) Address of the proposed office of the company

(aw) Address of the proposed office of the company

(ax) Address of the proposed office of the company

(ay) Address of the proposed office of the company

(az) Address of the proposed office of the company

(ba) Address of the proposed office of the company

(bb) Address of the proposed office of the company

(bc) Address of the proposed office of the company

(bd) Address of the proposed office of the company

(be) Address of the proposed office of the company

(bf) Address of the proposed office of the company

(bg) Address of the proposed office of the company

(bh) Address of the proposed office of the company

(bi) Address of the proposed office of the company

(bj) Address of the proposed office of the company

(bk) Address of the proposed office of the company

(bl) Address of the proposed office of the company









बरेल - २१		
८६५५	१३८	१५०
२०१७		

1003

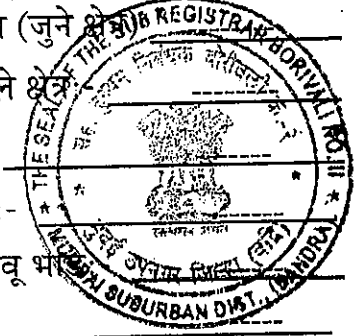


# महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

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 क्षेत्रफल:- 122.616 क्वेड्रॅट बिल्ट अप चौ.मीटर/फूट
९. कारपार्किंग: 01 गच्ची: \_\_\_\_\_ पोटमाळा:- \_\_\_\_\_
१०. मजला क्रमांक:- 10th उदवाहन सुविधा अहो/निही २/
११. बांधकाम वर्ष:- \_\_\_\_\_ घसारा: 1984
१२. बांधकामाचा प्रकार:- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे १३९१५०
१३. बाजारमूल्यदर तक्त्यातील मार्गदर्शक सुचना क्रं:- \_\_\_\_\_ ज्यान्वये दिलेली घट २५६७
१४. भाडेकरु व्याप्त मिळकत असल्यास:-  
१. त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र)  
२. नवीन इमारतीत दिलेले क्षेत्र  
३. भाड्याची रक्कम:-  
१. प्रतिमाह भाडे रक्कम:-  
२. अनामत रक्कम/आगावू भाडे  
३. कार्लोवधी
१५. लिक्व्ह अँड लायसन्सचा दस्त :-  
निवासी / अनिवासी  
१. प्रतिमाह भाडे रक्कम:-  
२. अनामत रक्कम/आगावू भाडे  
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

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

$$\begin{aligned}
 & \textcircled{1} 92.73 \text{ Sq.mt Carpet} \\
 & \textcircled{2} 9.45 \text{ —} \\
 & \textcircled{3} 13.95 \text{ —} \\
 & \times 122010 + 5\% \times 25\% \\
 & = 447000 \text{ —}
 \end{aligned}$$

$$\begin{aligned}
 & 102.18 + 20\% = 122.616 \\
 & \text{Sq.mt b-up} \\
 & \times 122010 + 5\% \\
 & = 15708500 \text{ —} \\
 & = 16155500 \text{ —}
 \end{aligned}$$



बरेल - २१		
५४५	१५०	१४०
२०१७		

## Summary-2( दस्त गोषवारा भाग - २ )

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )

Valuation ID

20170906379

06 September 2017,11:18:34 AM

मूल्यांकनाचे वर्ष 2017  
जिल्हा मुंबई(उपनगर)  
मूल्य विभाग 62-मालाड ( पूर्व ) ( बोरीवली )  
उप मूल्य विभाग 62/29।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.	खूली 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
122.62चौरस मीटर	1-आर सी	मिळकतीचे वय-	0 TO 2वर्षे	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 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 \* 122.62  
= Rs.15708848.2/-  
बंदिस्त वाहन तळाचे क्षेत्र 13.95चौरस 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

बसल - २/		
८५५५	१५९	१४०
२०१७		

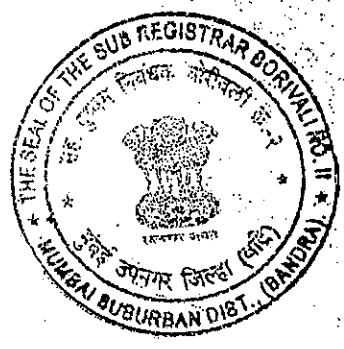


बरल - २/		
८६५	१५२	१५०
२०१७		

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA  
KANAKIA RESIDENTIAL PRIVATE  
LIMITED  
08/09/2010  
PAN Number  
AAECC1950C

पंजीकृत कंपनी का आयकर रिटर्न  
आयकर विभाग, (आ) भाग  
आय ईडीएल नं. 10000000000000000000  
आय. पू. - 4/10/10  
This return is for a company and is to be filed  
in Form ITR-6.  
Income Tax (M) Department NSDL  
Near BSNL Telephone Chok, Bandra  
Bandra, Pune - 411 005  
Tel: 01-20-2221 5000, Fax: 01-20-2221 2000  
Email: income@nsdl.com

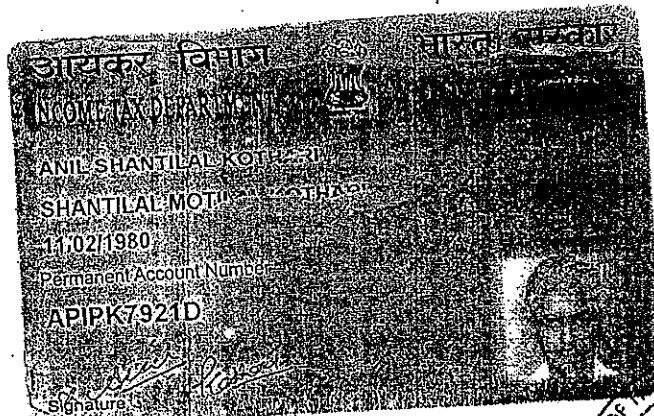
PERMANENT ACCOUNT NUMBER  
AAECC1950C  
PAN Number  
KANAKIA RESIDENTIAL PRIVATE LTD  
Income Tax (M) Department NSDL  
Near BSNL Telephone Chok, Bandra  
Bandra, Pune - 411 005  
Tel: 01-20-2221 5000, Fax: 01-20-2221 2000  
Email: income@nsdl.com



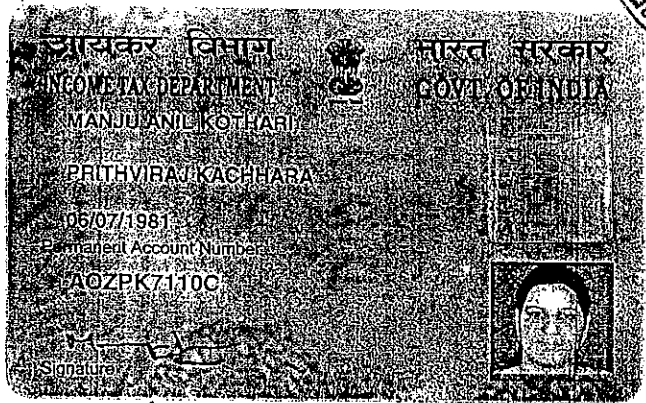
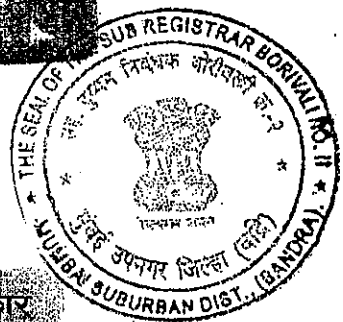
बरल - २/		
८५५५	१५३	१४०
२०१७		





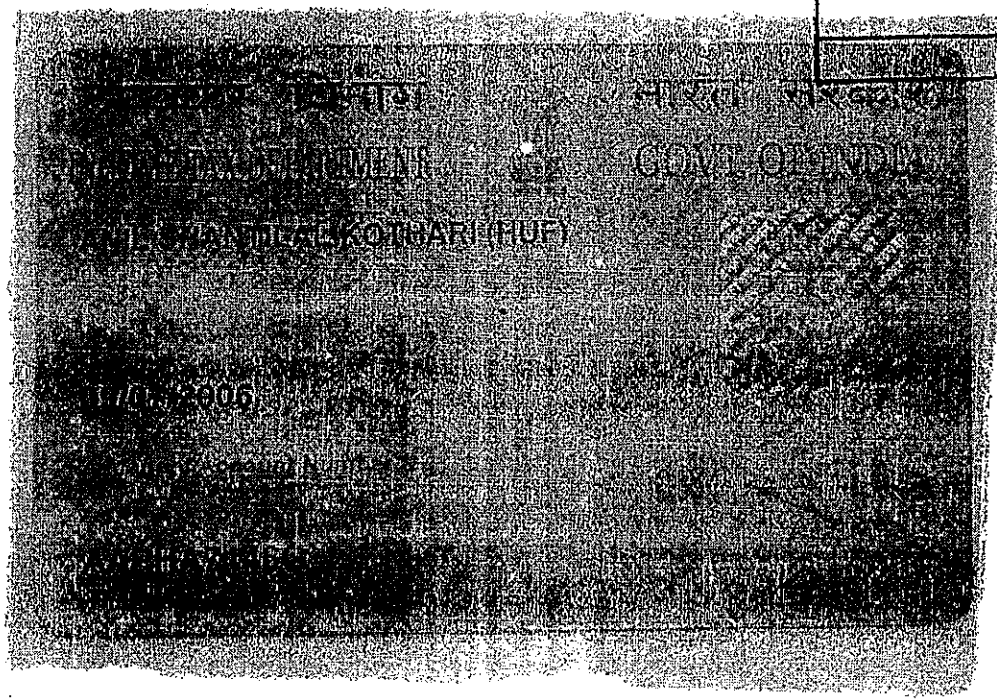


Anil  
Kothari



Manjunil

बेरल - २/		
८६४५	१५५	१५०
२०१७		



Anil  
Kothari



बरल - २/		
८८४	१५६	१४०
२०१७		





बारक - २/		
८६४५	१५८	१५०
२०१७		



06/09/2017 11 16:35 AM

दस्त गोषवारा भाग-2

वरल-2

दस्त क्रमांक:8645/2017

982

दस्त क्रमांक :वरल-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:- 		
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:- 		
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:- 		
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:- 		
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:- 		

वरिल दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.

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

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:शांतीलाल - गोसर वय:54 पत्ता:1- सी, 110 वृंदावन, मालाड पूर्व पिन कोड:400097.		
2	नाव:प्रल्हाद - गवस वय:25 पत्ता:कांदिवली पिन कोड:400101		



शिक्षा क्र.4 ची वेळ:06 / 09 / 2017

2

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

Know Your Rights as Registrants

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

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

वरल - 2/		
८८४५	१५०	१५०
२०१७		



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

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

वरल - २/-८८४५/२०१७

पुस्तक क्रमांक-१, क्रमांक.....वर

नोंदला 06 SEP 2017

दिनांक

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

**DEED OF RELEASE**

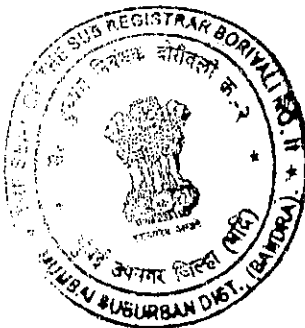
This DEED OF RELEASE is made at Mumbai this 21<sup>st</sup> day of September on the Christian Year Two Thousand Seventeen.

**B E T W E E N**

**ANIL KOTHARI (HUF)** , having address at Raheja Township, Vrindavan, 204,2 A, 2<sup>nd</sup> 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, 2<sup>nd</sup> 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:



बरल - २/		
९९००	५	३६
२०१७		

*MA*

*Special  
Anil Kothari  
Kothari  
M-jk*

**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, 1<sup>st</sup> 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 10<sup>th</sup> 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 1/3<sup>rd</sup> 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



2

बरल - २/		
९७०७	६	३६
२०१७		

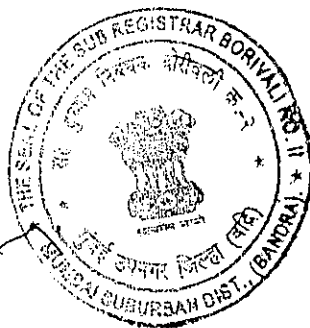
Handwritten signature and initials.



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 10<sup>th</sup> 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



बरल - २/		
८७००	७	३६
२०१७		

A A

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~~ or been party or privy to any act, deed or thing whereby they have prevented from granting or conveying the said

4



बल - २/		
८९००	८	३६
२०१७		

M-1  
A A

**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**

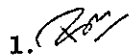
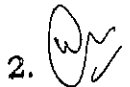
1) **MR. ANIL KOTHARI**

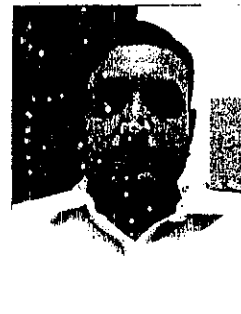
**P.A.N No. APIPK7921D**


2) **MRS. MANJU KOTHARI**

**P.A.N No. KOZPK7110C**

In the presence of

1. 
2. 







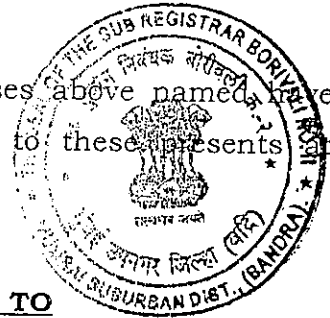


बरल - २/		
९७०७	१०	३६
२०१७		

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 1/3<sup>rd</sup> 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 10<sup>th</sup> 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 . . .

बरल - २/		
९३००	९	३६
२०१७		

Handwritten signatures: A and A.

# ANNEXURE "C"

## मालमत्ता पत्रक

विभाग/मार्ग -- मालाड (पु)

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

जिल्हा --

मि. नं. उपनगर/मालाड

पत्रक/पत्रांक/नं.

पत्रक नंबर

पत्रक नंबर

क्षेत्र

धारणाधिकार

शासनाला दिलेल्या आकाराचा फक्त आकाराचा तपशील आणि त्याचा कर तमासणीव्यतिरिक्त

५२१/१

१७.७

[क]

ग

सि. नं. ५२१ मला

सुविधाधिकार

हक्काचा मुळ धारक

वर्ष १९६८

[नॅशनल अँड ग्रिडलेज वॉक लि.]

एफ. ई. गिजशा मिळवताची विनंती

पट्टेदार

इतर भार

इतर शेर

[ए. ग. फुरखान सारखे]

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (ग) किंवा भार (भा)	साक्षात्करण
२३/०७/१९७३	वि. शे. सारा सुधारित न. भु. क्र. ५२१ प्रमाणे.			सही - न. भु. अ. क्र. ५ मू. उ. सही XXX
१८/१०/१९७७	BOM/R/४८३६/१८/९६९ अन्यथे नॅशनल ग्रिडलेज वॉकने विश्वस्थाचे हक्क सोडले वारसाने.		H) १) श्रीमती बच्चुबाई वॉरोन्डोव्हा डारकाव्हा (२) श्री. एदलजी फोर्मादो वॉरोन्डोव्हा	सही - न. भु. अ. क्र. ५ मू. उ. सही XXX
१८/१०/१९७७	पिटोशन नं. ६७४/१२/१९७९ अन्यथे श्री. एदलजी मयत (अविवाहीत) दि. १४/३/७० अॅडमिनिस्ट्रेटोर नेमणूक.		श्रीमती बच्चुबाई वॉरोन्डोव्हा डारकाव्हा श्री. जे. वॉ. दुवाश श्री. एदलजी दिनशा हयांचे अॅडमिनिस्ट्रेटर	सही - न. भु. अ. क्र. ५ मू. उ. सही XXX
१८/१०/१९७७	पिटोशन नं. २१/२४/१३/७९ अन्यथे जे. वॉ. दुवाश हे अॅड वॉ. जे. यांचे जबाबदारीतून सुद्धा व श्री. एन. एन. वाडीया हयांची नेमणूक.		श्री. बच्चुबाई वॉरोन्डोव्हा डारकाव्हा श्री. नसली नेखील वाडीया श्री. एदलजी हयांचे अॅडमिनिस्ट्रेटर	सही - न. भु. अ. क्र. ५ मू. उ. सही XXX
०९/०८/१९८२	सुधारित विनंती सारा न. भु. क्रमांक ५२१ प्रमाणे.			सही - वि. नि. भु. अ. तथा न. भु. अ. क्र. ५
०८/०४/२००२	महाराष्ट्र झोपडपट्टी सुधारणा व निर्मुलन व पुनर्विकास अधिनियम १९७९ कलम १४(२) अन्यथे महाराष्ट्र शासन राजपत्र (असाधारण) भाग-२ व दि. २८/७/९७ ब. शुद्धीपत्रक दि. २६/६/९८ मा. उपजिल्हाधिकारी अति व सक्षम प्राधिकारी वॉरीवली यांचेकडील दि. ६/७/९९ चो नोटीस व १०/४/२००१ चे पत्र इकडील मो. र. नं. ७२४/९४ ज्ञानकाशा; ताबेपावती दि. १५/१/२००२ अन्यथे सदरची मिळकत शासनाकडे निर्गत झाल्याने धारक सदरी "महाराष्ट्र सरकार" नाव दाखल केले व संसाधनकार, G दाखल केला.		बरल - २/ ८९०७ ९९ ३६ (म) २०१७ महाराष्ट्र सरकार	सही - ०८/०४/०२ नारायणपन अतिवारी मालाड
			बरल - २/ ८९१५ ५६ १५० २०१७	

# मालमत्ता पत्रक

विभाग/मौजे -- मालाड (पू)

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

नगर भूमापन क्रमांक / का. फौ. नं.

शिट नंबर

प्लॉट नंबर

क्षेत्र चौ.मी.

धारणाधिकार

जिल्हा -- मुंबई उपनगर जिल्हा

शासनालादीदलत्या आकाराचा भव्वा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ

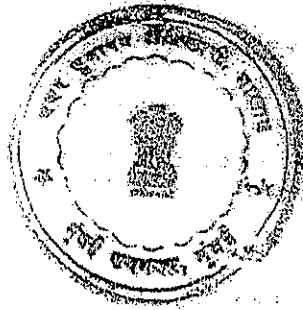
५२२/१

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) रद्ददार (य) किंवा भार (भा)	साक्षिके
२८/१२/२००८	खोत डोंगरी को. ओ. डोंगरी सोसायटी लि. व विकासक मे. शाह हाऊसिंग प्रॉजि. योना सदरची जमीन मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा योनी त्यांचेकडील आदेश क्र. सो. काया - रेडी / का. वि. २५४/०८ दि. २८/१२/२००८ 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. ओ. डोंगरी सोसायटी लि. भाडेपट्टा मुदत ३० वर्ष	मे. शाह हा. २१४ प्रमाणे योनी - २९/१२/०८ न. भू. अ. मालाड

तपासणी करणारा -



न. भू. अ. मालाड  
मुंबई उपनगर जिल्हा



अर्ज क्रमांक १३३८  
अर्ज दाखल तारीख २८/१२/०८ एकूण गोंदी/परकूण लक्षात ०८  
अर्ज तयार तारीख २८/१२/०८ एकूण लेवे शुल्क १६०=००  
अर्ज गिफती तारीख २८/१२/०८ एकूण कर शुल्क २=००  
अर्ज तयार करणारा डि. वि.  
अर्ज तपासणी करणारा डि. वि. एकूण शुल्क १६२=००

सत्य प्रतिलिपी

नगर भूमापन अधिकारी

मालाड



बरल - २/		
८६५	६०	१५०
२०१७		

बरल - २/		
८७००	१२	३६
२०१७		

# 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

DATE ISSUED: 31/05/2010

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

TRUE COPY

VISHVAS SATODIA

Sr./

With reference to your application No. 6135

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.

CTSI No. 521 \* of village Malad T.P.S. No. 2593/PN/STGL/AP  
ward 2/N situated at Rani Sati Marg, Malad (E), Mumbai.

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

1. The land vacated in consequence of endorsement of the existing line shall form part of the Public Street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year 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 fall in you or in contravention of the provisions of coastal Zone Management plan.
5. If construction is not commenced this Commencement Certificate is revocable 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.
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 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.
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. 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 250

\* 521/1 to 2, 521/10 to 17, 522, 522/1 to 4, 523, 524, 525/1 to 4, 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, 533/548, 536, 536/1 to 5, 537, 537/1 to 7

11. For and on behalf of the Planning 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 08/09/2012

Executive Engineer  
Slum Rehabilitation Authority

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

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 08/09/2012



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.

बॉल - २/		
८७०६	१४	३६
२०१०		

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

Executive Engineer  
Slum Rehabilitation Authority

बॉल - २/		
८६८५	१००	१५०
२०१०		



SRA/ENR/2543/PN/STGL/AP

5 APR 2016

This C.C. is further extended for full height of H  
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 + 1<sup>st</sup> + 37<sup>th</sup> + 38<sup>th</sup> (top) to  
41<sup>st</sup> (top) upper floors including L.M.R & O.H.W.T as  
approved amended plans dated 01/04/2015.

TRUE COPY

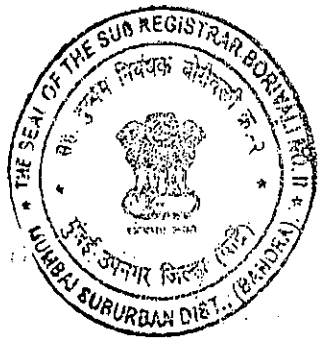
Executive Engineer

VISHWAS SATODIA SIRM Rehabilitation Authority



बाल - २/		
८९०७	९५	३६
२०१७		

बाल - २/		
८९२५	९०९	२५०
२०१७		



बसल - २/		
९७००	१५	३६
२०१७		

बसल - २/		
८६१५	१०२	१५०
२०१७		

# 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**, Borivall, Borivall, Mumbai Suburban, 400097;

- Kanakia Residential Private Limited having its registered office / principal place of business at Tehsil: Andheri, District: Mumbai Suburban, Pin: 400093.
- 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 for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5.

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost and shall 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 ending on 31/07/2020 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.



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

Dated: 10/07/2017

Place: Mumbai

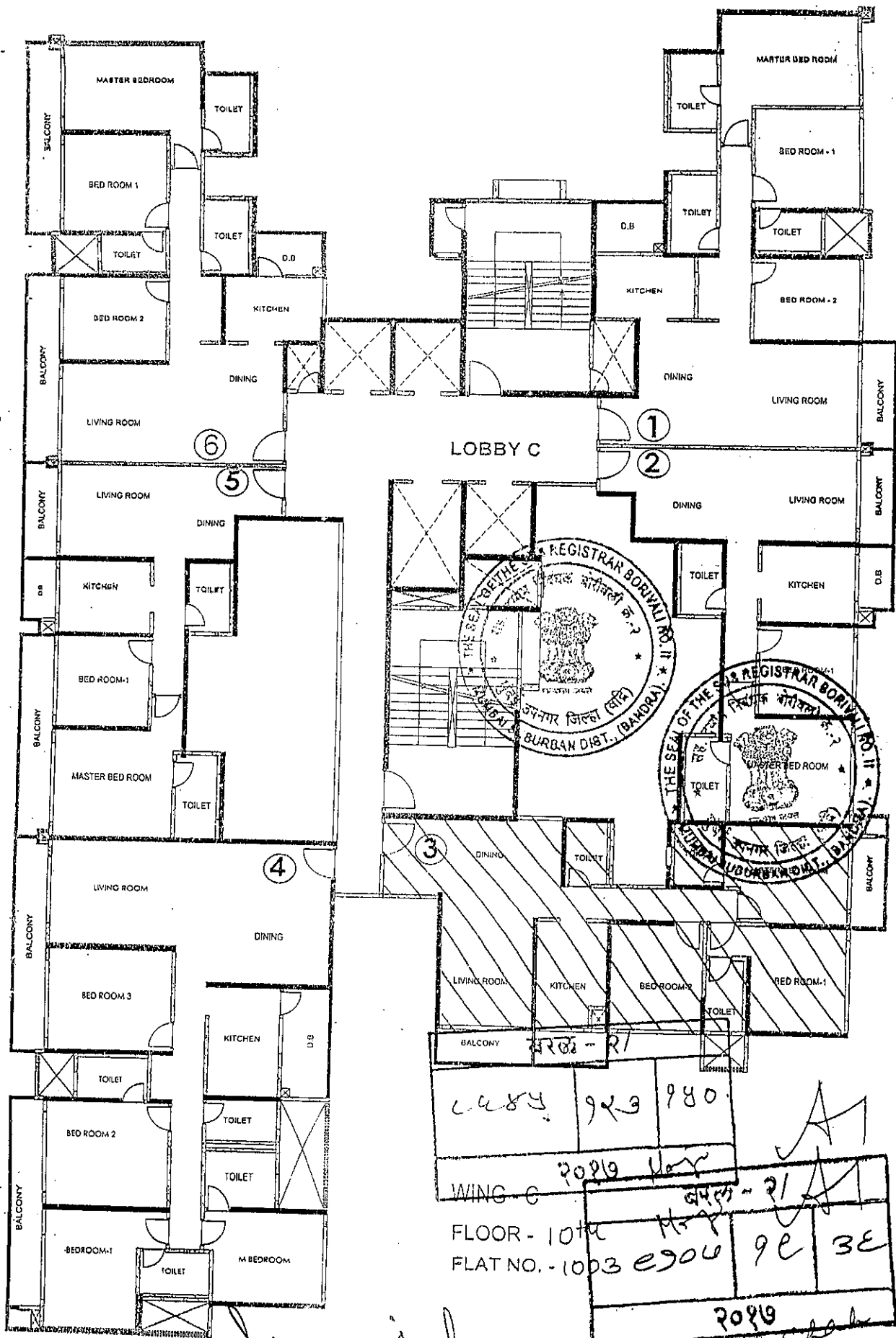
Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority

बोरिवल - २/		
८६२५	५६	१५०
२०१७		



बरल - २/		
LEPY	UL	980
२०१७		

बरल - २/		
९७००	९८	३६
२०१७		



*Aswif*  
*Hester*  
*10-1*  
*Aswif*  
*1003*

20219  
 1003  
 923  
 3E  
 20219  
 Asha H. Shah



बरल - २/		
८७००	२०	३६
२०१७		

बरल - २/		
८८४५	१२६	१४०
२०१७		

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 1<sup>st</sup> to 37<sup>th</sup> Upper floors & 38<sup>th</sup> to 41<sup>st</sup> (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 rules, 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:

- (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.

M. AH

Handwritten signature/initials.

(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, looies 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 15<sup>th</sup> 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.

वरक - १/ the case of advance payment received, discount has been deducted from consideration, as mutually agreed and consideration mentioned in the agreement is net consideration.

LEFV २२/११/१७

(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

२२ ३६

१४

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;

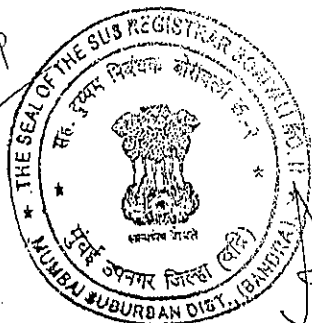
On or towards the South : By Rehab Plot and CTS No.5



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.



AH

बाल - २/		
८६५	६८	१५०
२०१७		

MY

बाल - २/		
८७०७	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.

बराह - २/		
८९०८	२४	३६
२०१७		

बराह - २/		
८९०८	२४	३६
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, विंग सी, इमारतीचे नाव: लेवल्स, 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 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 - विजयकुमार 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 सीट्रे आशा शाह तर्फे मुखत्यार संगीता - विजयकुमार 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

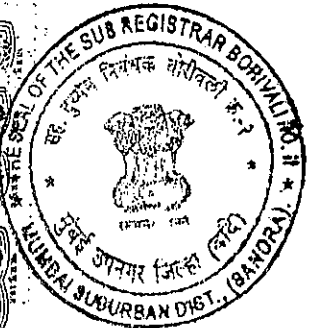
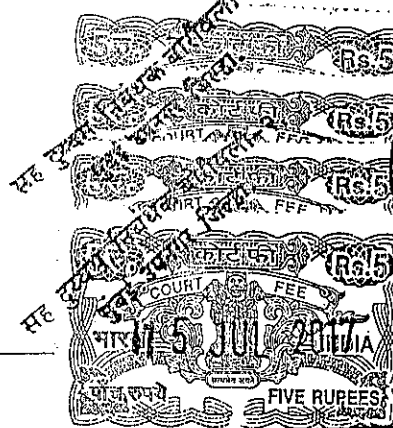
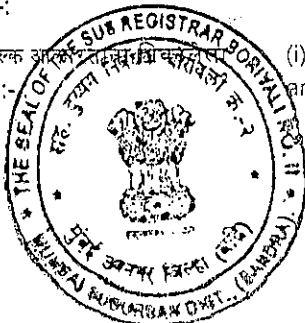
1): नाव:- अनिल - कोठारी बय:-36; पत्ता:- प्लॉट नं: फ्लॅट नं 204, 2ए, माळा नं: 2,, इमारतीचे नाव: रहेजा टाऊनशिप, ब्लॉक नं: मालाड पूर्व, रोड नं: वृंदावन, महाराष्ट्र, MUMBAI. पिन कोड:-400097 पॅन नं:-APIPK7921D  
2): नाव:- मंजू - कोठारी बय:-36; पत्ता:- प्लॉट नं: फ्लॅट नं 204, 2ए, माळा नं: 2,, इमारतीचे नाव: 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 आकारणेबाबतचे अनुच्छेद :-

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



दरल - २/		
८९०८	२५	३६
२०१७		

सह दुय्यम निबंधक बोरीवली-२.  
महाराष्ट्र शासन



बरल - २/		
८९०७	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:- 10<sup>th</sup> उदवाहन सुविधा आहे/नाही
११. बांधकाम वर्ष:- \_\_\_\_\_ घसारा: वरल - २/
१२. बांधकामाचा प्रकार:- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे 300 20 30
१३. बाजारमूल्यदर तक्त्यातील मार्गदर्शक सुचना क्र:- \_\_\_\_\_ ज्यान्वये दिलेली घट / वाढ
१४. भाडेकरू व्याप्त मिळकत असल्यास:- १. त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र) २०२७
२. नवीन इमारतीत दिलेले क्षेत्र:- \_\_\_\_\_
३. भाड्याची रक्कम:- \_\_\_\_\_
१५. लिक्व्ह अँड लायसन्सचा दस्त :- १. प्रतिमाह भाडे रक्कम:- \_\_\_\_\_
- निवासी / अनिवासी २. अनामत रक्कम/आगावू भाडे \_\_\_\_\_
३. कालावधी \_\_\_\_\_
१६. निर्धारित केलेले बाजारमूल्य:- 5385000
१७. दस्तामध्ये दर्शविलेली मोबदला :- \_\_\_\_\_
१८. देय मुद्रांक शुल्क:- 269500 १९. भरलेले मुद्रांक शुल्क: 269500
२०. देय नोंदणी फी :- 30000



लिपीक

116200 + 5% = 122010

① 92.73 Sq.mt Carpet

② 9.45

102.18 + 20% = 122.616 ÷ 3 = 40.87 Sq.mt b-up

× 122010 + 5%

③ 13.95 Sq.mt

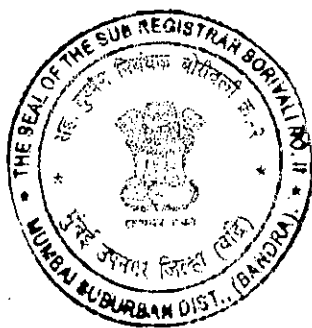
÷ 3 = 4.65 × 122010 + 5%

= 5236000

149000

= 5385000

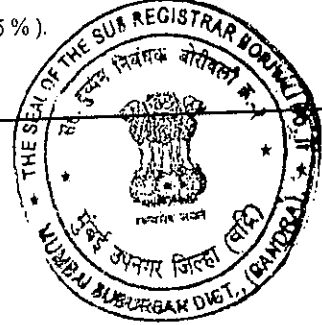
सह दुय्यम प्रिबंधक



बरल - २१		
८९००	१८	३६
२०१७		

# Summary-2( दस्त गोषवारा भाग - २ )

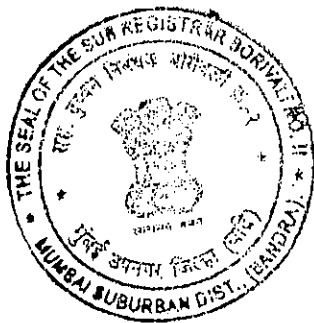
मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )		21 September 2017, 11:50:27 AM	
Valuation ID	20170921456		
मूल्यांकनाचे वर्ष	2017		
जिल्हा	मुंबई(उपनगर)		
मूल्य विभाग	62-मालाड ( पूर्व ) ( बोरीवली )		
उप मूल्य विभाग	62/291भुभाग: उत्तरेस बॉर्ड सीमा, पूर्वेस द्रुतगती मार्ग, दक्षिणेस गाव हद्द व पश्चिमेस रेल्वे.		
सर्व्हे नंबर /न. भू. क्रमांक :	सि.टी.एस. नंबर#521		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	निवासी सदनिका	कार्यालय	औद्योगिक
खुली जमीन	116200	138100	166300
62900			
बांधीव क्षेत्राची माहिती	मोजमापनाचे एकक चौरस मीटर		
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/-		
B) 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 + मेझनाईन 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

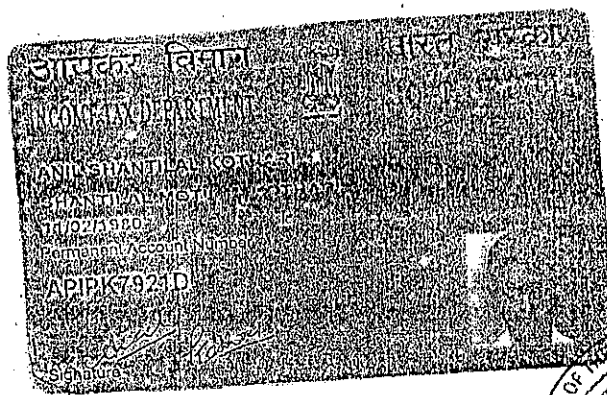
Print

दस्तावेज - २/		
६९००	२६	३६
२०१७		

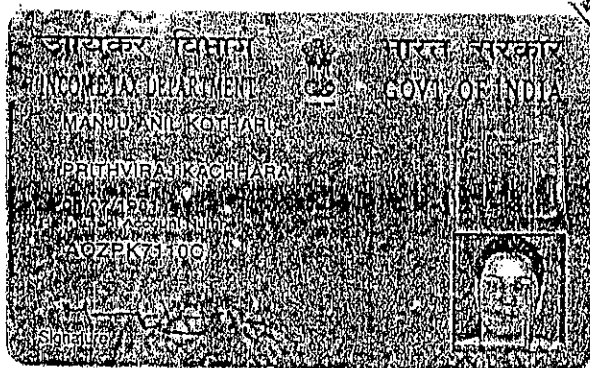


खरल - २/		
e900	80	3E
२०१७		



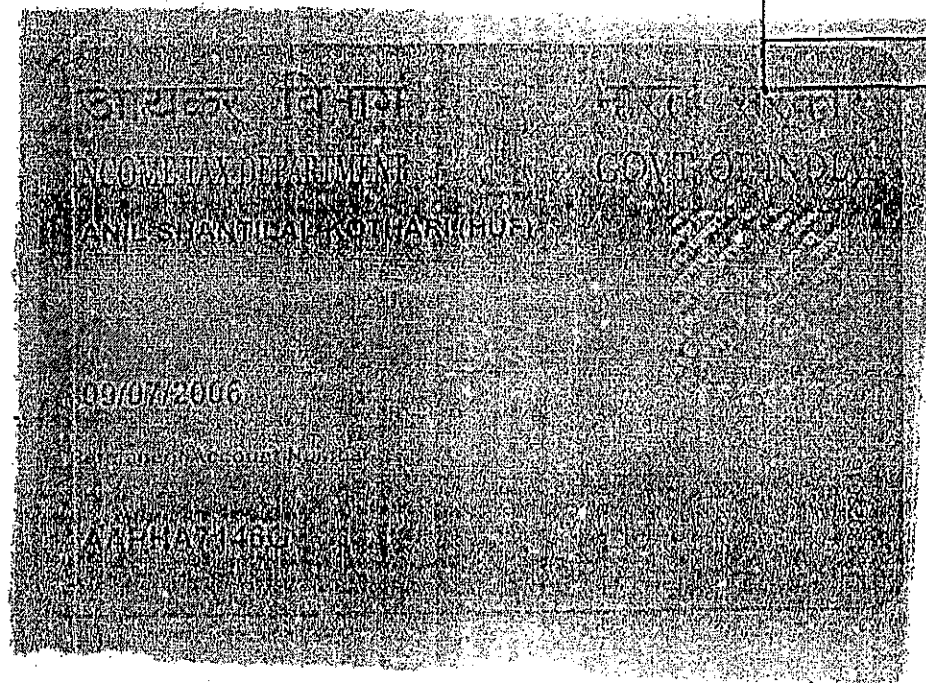


Anil  
Kotkar  
Anil  
Kotkar

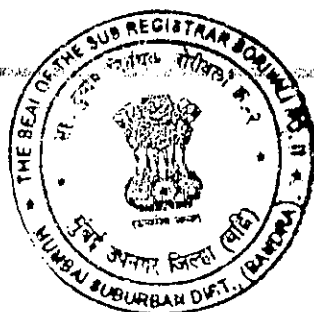


M-1  
M-1

बाल - २/		
६५४५	७५५	९५०
२०१७		



Anil  
Kotkar  
Anil  
Kotkar



बाल - २/		
६९००	३९	३६
२०१७		

*[Handwritten signature]*

INCOME TAX DEPARTMENT  
PRAHAD VISHNU GAVAS  
VISHNU FAKRIGAVAS  
08/11/1980  
Permanent Account Number  
AQMRG0993Q  
*[Signature]*  
Signature

*[Handwritten signature]*

THE UNION OF INDIA  
MAHARASHTRA STATE MOTOR DRIVING LICENCE  
DL No. MH02.20090124374  
Valid till: 18-07-2029 (NT)  
DOI: 17-07-2009  
AUTHORISATION TO DRIVE FULL RANGE CLASS  
OF VEHICLES THROUGHOUT INDIA  
COV DCN  
MCWS 17-07-2009  
DOB 13-01-1937 60  
Name: BUSHIL ARDEKAR  
S/O: VISHNU ARDEKAR  
Aad: G-23, SAKBAS CHILLI, ALIYAR JANG,  
KARG, BORIVALI (E),  
MUMBAI,  
PIN: 400066  
Signature & ID of  
Issuing Authority: MH02 2019233  
Signature/Thumb  
Impression of Holder



वरल - २/		
८८४४	१५६	१४०
२०१७		

वरल - २/		
८९००	३२	३६
२०१७		

Summary1 (GoshwaraBhag-1)

गुरुवार, 21 सप्टेंबर 2017 11:37 म.पू.

दस्त गोषवारा भाग-1

बरल-2

दस्त क्रमांक: 9107/2017

33

दस्त क्रमांक: बरल-2 /9107/2017

बाजार मूल्य: रु. 53,85,000/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.2,69,500/-

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

अ. क्र. 9107 वर दि.21-09-2017

रोजी 11:25 म.पू. बा. हजर केला.

पावती:10149

पावती दिनांक: 21/09/2017

सादरकरणाचे नाव: अनिल - कोठारी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 720.00

पृष्ठांची संख्या: 36

एकुण: 30720.00

दस्त हजर करणाऱ्याची सही:

सह दु.नि.का-बोरीवली2

सह दु.नि.का-बोरीवली2

दस्ताचा प्रकार: रिलीज डीड

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

शिक्षा क्र. 1 21 / 09 / 2017 11 : 25 : 12 AM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 21 / 09 / 2017 11 : 26 : 28 AM ची वेळ: (फी)

प्रतिज्ञापत्र

\* सदर दस्तऐवज हा मंडळाच्या अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल झालेला आहे. \* याद्वारे नोंदणीकृत व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदांची सत्यता, वैधता कायदेशीर बाबीसह तपासली जाईल. \* याद्वारे नोंदणीकृत व्यक्ती जबाबदार राहतील.

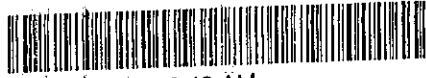
लिहून देणारे :

लिहून घेणारे :





कार्य - २१		
E900.	38	3e
२०१७		



21/09/2017 11:40:48 AM

दस्त गोववारा 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:-		
2	नाव:अनिल - कोठारी पत्ता:प्लॉट नं: फ्लॅट नं. 204, 2 ए, माळा नं: 2, इमारतीचे नांव: रहेजा टाऊनशिप, ब्लॉक नं: मालाड पूर्व, रोड नं: वृंदावन, महाराष्ट्र, MUMBAI. पॅन नंबर:APIPK7921D	लिहून देणार वय :-36 स्वाक्षरी:-		
3	नाव:मंजू - 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:AOZPK7110C	लिहून देणार वय :-36 स्वाक्षरी:-		

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 व्यक्तीश: 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 - ओर्डकर 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 ड.नि.का-बोरीवली2



EPayment Details.

sr.	Epayment Number	Defacement Number
1	MH005573482201718E	0003118646201718

9107 /2017

Know Your Rights as Registrants

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

For feedback, please write to us at feedback.isarita@gmail.com

वरल - २/		
८१०७	३६	३६
२०१७		



प्रमाणित करणेत सेने की, या  
दस्तामळे एकूण ३६ पाने आहेत.

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

वरल - २/ - ८१०७ / २०१७

पुस्तक क्रमांक - १, क्रमांक.....वर

नांदला 21 SEP 2017

दिनांक

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

मावाचे नाव : 1) मालाड

(1)विलेखाचा प्रकार	रिलीज डीड
(2)मोबदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या 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,बिंग 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) दस्तात नमुद केल्याप्रमाणे,सोबत 1 मेकॅनिकल 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 करून 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 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: 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 करून 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)शेरा	



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 उपनगर जिल्हा

