

ANNEXURE II A

Place: Kolkata

Date: 13.02.2020

The Manager
Punjab National Bank

CLPE, Kolkata

Dear Sir,

Please acknowledge receipt of the undernoted title deeds deposited by me/us with you on 12.02.2020 / by way of equitable mortgage to secure the undernoted limit/s sanctioned and the moneys advanced or to be advanced to M/S IPPL (name of the borrower) as per loaning documents executed on 30.01.2020 / agreed to be executed in respect of the following:

1. CLC for 15.93 Crore
2. TL for 33.96 Crore
3. HFB For 12.25 Crore

As already agreed, I/we undertake to insure the mortgaged property for its full market value and keep the same insured till the adjustment of the account.

I/we also agree to execute in your favour simple mortgage or English Mortgage at my/our cost as decided by you, whenever called upon to do so.

List of title deeds

BDR 2126/2010
Dated 26.02.2010

Yours faithfully,

[Signature]

Address _____



Friday, February 26, 2010
11:37:43 AM

Original
नॉदणी 39 य.
Regn. 39 M

पावती

पावती क्र. : 2133

दिनांक 26/02/2010

गावाचे नाव मुळगांव

दस्तऐवजाचा अनुक्रमांक

वेदर 02126 2010

दस्ता ऐवजाचा प्रकार

संरचनात्मक

सादर करणाराचे नाव: राजीव अग्रवाल

नॉदणी फी

30000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),

720.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (36)

एकूण

रु.

30720.00

आपणास हा दस्त अंदाजे 11:52AM ह्या वेळेस मिळेल

दुय्यम निबंधक
अपेरी 3 (अपेरी)

बाजार मूल्य: 4748355 रु. मोबदला: 5000000 रु.

भरलेले मुद्रांक शुल्क: 232600 रु.

देयकाचा प्रकार : डीडी/घनाकपादद्वारे:

बँकेचे नाव व पत्ता: इंडियन ओवरसीज बँक लिमिटेड;

डीडी/घनाकपाद क्रमांक: 050264; रकम: 30000 रु.; दिनांक: 25/02/2010

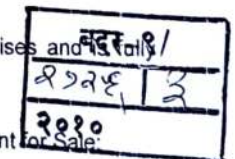
दुय्यम निबंधक अपेरी-३,
मुंबई उपनगर विव्हा.

REGISTERED DOCUMENT
DELIVERED ON 26/2/10

Customer's Copy	
THE KAPOL CO-OP. BANK LTD.	
FRANKING DEPOSIT SLIP	
Branch : 2960	Date 25/2/2010
Pay to : Acct. Stamp Duty	
Franking Value	Rs.
Service Charges	Rs. 10000
TOTAL	Rs. 10000
Name & Address of the Stamp duty paying party	
MR. Rajeev. Agarwal (Mangalim)	
K-5/10, Model Town, Phase-3	
Delhi - 110009	
Tel / Mobile No. 09350421001	
Desc. of the Document Agreement for Sale	
DD/Cheque No.	Cash
Drawn on Bank :	
(For Bank's Use Only)	
Tran ID	DOCUMENTS DELIVERED
Franking Sr. No.	
Cashier	Officer

WHEREAS:

- a) By an Agreement dated 28th November, 2006 made between M/s. Starwing Developers Private Limited formerly known as Elect Finance & Investment Company Private Limited, (therein called "the Promoters") of the One Part and Vendors herein. (1) **Mr. SANDEEP D. DOSHI**, and (2) **Dr. DEVAL S. DOSHI**, (therein called "the Flat Purchasers") of the Other Part, the latter acquired the right, title and interest in respect of Flat No. 501, 5th floor, "C" Wing, area admeasuring 814 square feet carpet area equivalent to 75.62 sq. mtrs. carpet area on the 5th floor in the building known as Kaatyayni Residency on plot bearing C.T.S. Nos. 83-A & 62-A/1 of Village - Mulgaon at Off. Mahakali Caves Road, Andheri (East), Mumbai - 400 093, Taluka Andheri, M.S.D. And Open Car Parking space No. 25, (hereinafter referred to as "the said flat premises"), for the consideration and on the terms and conditions more particularly set out in the said Agreement for Sale dated 28/11/2006 and Vendors duly acquired membership rights of the proposed society of the said building. The said Agreement for Sale dated 28/11/2006 is duly registered with sub-registrar of Mumbai at Bandra vide serial No. BDR-9 / 10776-2006 dated 28/11/2006
- (b) Pursuant to the said Agreement, the Vendors had paid the full and final consideration and all other amounts payable to the said developer and took the peaceful and vacant possession of the said flat and as such the Vendors herein are sufficiently entitled to the said Flat No. 501 on 5th Floor, "C" Wing, Kaatyayni Residency, Off. Mahakali Caves Road, Andheri (East), Mumbai - 400 093 And Stilt Car Parking space No. 25, the right of sale thereof;
- (c) the Purchaser approached the Vendors herein and requested the Vendors to sell and transfer the said flat premises together with all the rights, benefits and privileges attached thereto unto and in favour of the Purchaser free from all encumbrances at or for the total consideration of Rs. 50,00,000/- (Rupees Fifty Lakhs Only) to which the Vendors have agreed to on the terms and conditions hereinafter contained;
- (d) The Purchaser has seen and verified the said flat premises and is fully satisfied with the same;
- (e) The parties hereto have agreed to enter into this Agreement for Sale;



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NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED AND
CONFIRMED BY AND BETWEEN THE PARTIES HERETO as follows:

1. The Vendors hereby sell and transfer and the Purchaser hereby purchase and acquire from the Vendors free from all encumbrances the said Kaatyayni Residency, Flat No. 501, 5th floor, "C" Wing, admeasuring 814 square feet carpet area equivalent to 75.62 sq. mtrs. on 5th floor (hereinafter referred to as the said flat) in the building known as Kaatyayni Residency on plot bearing C.T.S. Nos. 83-A & 62-A/1, Village Mulgaon situated at Flat No. 501, 5th Floor, "C" Wing, Kaatyayni Residency, Off. Mahakali Caves Road, Andheri (East), Mumbai - 400 093, Taluka Andheri, M.S.D. And Open Car Parking space No. 25, (hereinafter referred to as "the said flat premises") and more particularly referred to in the Schedule thereunder written and all the rights and benefits acquired by the Vendors in the said premises together with the benefits of deposit money, sinking fund and other amounts standing credited to the account of the Vendors in the books of the proposed society / Electricity Connection for the total consideration of Rs. 50,00,000/- (Rupees Fifty Lakhs Only).

2. The Purchaser has approached the vendors and requested them to sell, transfer unto and in favour of the purchaser the said flat premises together with or the rights, advantages and benefits attached thereto and together with the benefits of the agreement for sale dated 28/11/2006 Between the said Developer of the one and the Vendors of the other part. for the total consideration of Rs. 50,00,000/- (Rupees Fifty Lakhs Only).

3. The aforesaid amount of Rs. 50,00,000/- (Rupees Fifty Lakhs Only) shall be paid by the purchaser to the vendors as under :-

- a) A sum of Rs. 2,00,000/- (Rupees Two Lakhs Only) being the part payment of consideration or sale price in respect of the said flat premises which is paid as Rs. 1,00,000/- (Rupees One Lakhs Only) vide cheque No. 252795 drawn on Indian Overseas Bank, dated 26/02/2010, in the name of **SANDEEP D. DOSHI** and a sum of Rs. 1,00,000/- (Rupees One Lakhs Only) vide cheque No. 252796 drawn on Indian Overseas Bank, dated 26/02/2010, in the name of **Dr. DEVAL S. DOSHI** paid by the purchaser to the Vendors on or before the execution hereof as and by way of part of consideration money (the payment and receipt thereof the vendors do and each of them doth hereby admit and acknowledge hereunder) :



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Page 3

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बदर-९/
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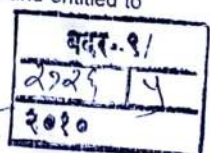
b) A sum of Rs. 48,00,000/- (Rupees Forty Eight Lakhs only) being the balance amount payable by the purchaser to the vendors by procuring the bank loan within one month from the day of Registration hereof and in the event of purchaser not paying the balance amount of consideration within One month from date of Registration, and agreement will stand cancelled NULL & VOID. the vendors hereby agreed to return the advance money received by them from the purchaser.

The Vendors have informed the purchaser that various acquirers of the premises in KAATYAYNI RESIDENCY, have not yet formed and registered as Co-op. Housing Society / Condominium of Apartments / Limited Company or any other organization (hereinafter referred to as said organization). Hence the consent of the builders for transfer of the said flat premises is to be obtained and the Vendors shall do the same. The various acquires of the premises are in process of formation of the Co-Op. Society under the Provisions of Maharashtra Ownership of Flat (MOFSA) Act/ Maharashtra Co-operative Society Act.

5. The Vendors hereby covenant with the Purchaser that notwithstanding any act, deed, matter or thing whatsoever by the Vendors or any person or persons lawfully or equitably claiming by, from, through, under or in trust for the Vendors made, done, committed, omitted or knowingly suffered to the contrary the Vendors have in their self good right, full power and absolute authority to sell the said premises in favour of the Purchaser and that their ownership thereof is valid and subsisting in law for all purposes and in all respects and that neither the Vendors nor any one on vendors' behalf have done, committed or omitted to do any act, deed, matter or thing whereby the ownership of the said flat premises may be rendered void or voidable for any reasons.

6. The Vendors hereby declare that:

- (a) They alone are the absolute owners of the said flat premises including the rights and benefits attached thereto and no one else have any right title or interest in the said premises;
- (b) They have not availed of any loan from any bank, financial institution or from any other person/s against the said flat premises;
- (c) The said flat premises is not attached either before or after the Judgment of any Courts or at the instance of any Taxation Authorities or any Authorities or Courts and They have not given any undertaking to the Taxation Authorities or Courts so as not to deal with or dispose off their right in the said flat premises and They are fully competent and entitled to sell the said flat premises to the Purchaser;



- (d) The said premises is not subject to any charge, encumbrance, liability litigation, adverse claim or lispendens and prior to the execution hereof they have not entered into any Agreement for Sale, Lease, Leave and Licence, Tenancy, Mortgage or otherwise in respect of the said flat premises;
- (e) They have not done, committed or omitted to do any acts, deeds, things and matters whereby or by any reason whereof the Vendors are prevented or prohibited from dealing with, disposing off or transferring the Vendors' right, title and interest in respect of the said flat premises;
- (f) The Vendors hereby agreed and undertaken to indemnify the Purchaser against all expenses, claims, charges, suits, suit-demands and losses of whatsoever nature for the period till the date of this Agreement and handing over of possession of the said flat, which may hereinafter be brought against the said flat and to make good such losses suffered and / or to be suffered by the Purchaser and / or after the execution of these presents if any declaration in the above clauses is proved incorrect.
- (g) The Vendors will at the request of the Purchaser whenever required do and execute or cause to be done and executed all such acts, deeds, things and documents for more perfectly assuring the said premises, deposit money and all the benefits attached thereto in favour of the Purchaser;
- (h) There are no proceedings pending in any Court of law touching or affecting the said flat premises;

Relying upon the aforesaid declarations and representations of the Vendors and believing the same to be true and correct, the Purchaser has accepted and the said flat premises.

7. The Vendors hereby agree to indemnify and keep the Purchaser indemnified, saved defended and harmless against all claims, demands, actions, proceedings, costs, charges and expenses that the Purchaser may suffer or incur on account of any claim or demand made or raised by any person or persons claiming by, from, through or in trust for the Vendors in respect of the said flat premises in relation to the period prior to the execution on hereof.

8. The Purchaser shall and will at all times hereafter peacefully and quietly occupy and possess the said flat premises without any interruption, claim or demand whatsoever from the Vendors or any person or persons lawfully or equitably claiming by, from, under or in trust for the Vendors.

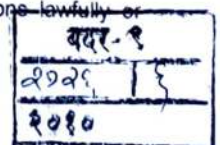


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Page 5

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9. The Vendors hereby declare that all municipal taxes, maintenance charges, water charges, electricity charges and other outgoings in respect of the said flat premises as also all moneys due and payable to the proposed society has been paid by the Vendors upto the execution of these presents and the Vendors had performed and observed all the rules, regulations and bye-laws of the said society. If any such amount is recovered from the Purchaser relating to the said premises in respect of the period prior to the execution of these presents, the same shall be referred or made good by the Vendors.

10. The Purchaser hereby agrees as follows:

- (a) To become member of the co-operative housing society when formed and to abide by and observe all the rules and bye-laws of the said society; and
- (b) To pay all the outgoings regularly including the municipal taxes, water charges, electricity charges etc. in respect of the said flat that may become due and payable from the date of these presents;

11. Simultaneously on the execution hereof, the Vendors have delivered to the Purchaser the peaceful and vacant possession of the said flat, free from all encumbrances.

12. The Vendors have handed over to the Purchaser necessary forms duly signed as required by the society, and all other original documents of title.

13. The Transfer fee / donation or any other amount by whatever name called payable to the said Developer /society shall be borne and paid by the Vendors and purchaser on equal proportion

14. The stamp duty and registration charges on these presents shall be borne and paid by the Purchaser.

15. The PAN Numbers of the Vendors and the Purchaser are as under.

(a) Vendors:

(1) Mr. SANDEEP D. DOSHI,

AGPPD1644N

(2) Dr. DEVAL S. DOSHI,

ADSPD1031B

(b) Purchaser:

Mr. RAJEEV AGARWAL

ADVPA 0142 M

बंदर-९/
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IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands, the day and year first hereinabove written at Mumbai.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT Flat No. 501, admeasuring 814 square feet carpet area equivalent to 75.62 sq. mtrs carpet area on the 5th floor, C wing in the building Kaatyayni Residency on plot bearing C.T.S. Nos. 83-A & 62-A/1 of Village – Mulgaon at Off. Mahakali Caves Road, Andheri (East), Mumbai – 400 093, Taluka Andheri, M.S.D.. And Stilt Car Parking space No. 25. The building structure consists of RCC – Stilt + ground and 7 upper floors and have elevators.

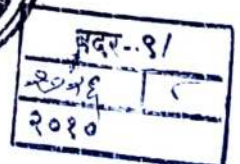
SIGNED AND DELIVERED by the)
withinnamed Vendors)
(1) Mr. SANDEEP D. DOSHI,)
(2) Dr. DEVAL S. DOSHI,)
in the presence of)

1. Swishra
2. Jayesh



SIGNED AND DELIVERED by the)
withinnamed Purchaser)
Mr. RAJEEV AGARWAL)
In the presence of)

1. Swishra
2. Jayesh



RECEIPT

RECEIVED of and from the withinnamed Purchaser the sum of Rs. 2,00,000/- (Rupees Two Lakhs only) i.e. 1,00,000/- by first vendor and Rs. 1,00,000/- by second vendor being the part payment consideration paid by Mr. RAJEEV AGARWAL, purchaser to us under these presents, for the said flat premises being Flat No. 501, 5th floor, "C" wing and Stilt Car parking space No. 25 in the building known as Kaatyayni Residency on plot bearing C.T.S. Nos. 83-A & 62-A/1 of Village - Mulgaon at Off. Mahakali Caves Road, Andheri (East), Mumbai - 400 093, Taluka Andheri, M.S.D., as follows:

Cheque No	Date	Drawn on	Amount
1) 252795	26/02/10	Indian Overseas Bank	1,00,000/-
2) 252796	26/02/10	Indian Overseas Bank	1,00,000/-
Total			2,00,000/-



WE SAY RECEIVED Rs. 2,00,000/-
SUBJECT TO Realisation.

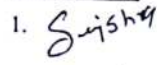

(1) Mr. SANDEEP D. DOSHI,

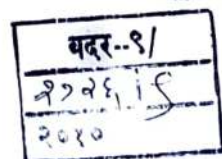


(2) Dr. DEVAL S. DOSHI,

(Vendors)

WITNESSES

1. 
2. 



मालमत्ता पत्रक



जिल्हा - पुणे इ. प. नं. ११११

राष्ट्रपति का दायित्व अन्तर्गत है।
राष्ट्रपति का दायित्व अन्तर्गत है।

1107, 2

1. छोटे

10/10/10

स्थर भूमिपन भाषिहागि विजेनां

प्रणिण वत्र

मिळकत पत्रिकेच्या प्रकाशित पत्रिकेचे दाखल

क्षेत्र..... ११८१.०० चौ.मी.

अक्षरी एक हजार एक सौ एक पचास चौरस
मीटर के एक विमान विमान

मोटर द मूले मिळत पात्र तयार नमूद केलेल्या
क्षेत्राच्या मोक्यात भलत्याची खात्री केली जाई.

11/11/22



बदर-९/

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ANNEXURE - II - 44B

जिल्हा -- मुंबई उपनगर जिल्हा

מדינת ישראל

शास्त्राणां दिग्दर्शनाभावात्तानां विज्ञानाभावात्तानां
प्राप्तिर्न शक्या इत्यादि।

6342.2

-२४०५.८ नवीन वि.ग. उपकरणे।

***** कम्पनी

4945.4

शाक शंती.

अथर्व

भा.प्र.प्र.प्र.

୩୫୫୫ (୩)
 ୩୫୫୫ (୩) ୩୫୫୫ (୩)

ग्याभायुक्त

2004

मा. जि.ता.वि.कार्यालयी मु.उ.जि.पां.दे. यां.क.नी.त. आं.रा. क.सी/या.या.-३क/
पो.वि.ग.स.आ.र.ग.४३६ दि.१६-६-०४. मंजूर नकाशा व मो.र.न.
ब-१६४/०४ अन्वये न.पू.क.८३ में क्षेत्रगत उपायभाग्याचो १९५०-९ चौ.मी.
व १२४४-९ चौ.मी.अंश एकूण २४५५.८ चौ.मी क्षेत्र वजत अन्तिम
क्षेत्र ४९४६.४ चौ.मी कायम केलें.१ न.पू.क.८३ला ८३अ अंश गेज दिला.
तसेच उपायभाग्याचो नयन स्वतंत्र ८३ब, ८३क अश्या निमळक पात्रका
उपडल्या.

६. १५५५ ३३ ३५५५

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02/09/2004

अ. ध. ॥ अङ्गनाम्ने

हरणाग -

• 117 •

न.भू.अ.विज्ञानगाल्वे

पुं० उगनाग जिन्ता

अं-क्रमांक- ४६८

अजं-कमांक- ४६८
थजं-दाखल तारीख.. ८.१२.२४. नमूनेचा प्रकार.. १११२
६२०

नकल तयार तारीख . ८/८/१०

नक्कल तयार तारीख: २८/१०/२०२०
नक्कल दिवस: २८/१०/२०२० कागद नंबर: २०२०/२०२०

नक्कल तयार करणार. One..... एकूण शुल्क.....

नयकल तपासणार
नयकल तपासणार

सत्य-प्रतिलिपि

नगर भूमापन अधिकारी विभागे



बदर-९/

4726 77

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26/02/2010

दुय्यम निबंधक:

दस्त गोषवारा भाग-1

वदर९

11:38:51 am

अंधेरी 3 (अंधेरी)

दस्त क्र 2126/2010

दस्त क्रमांक: 2126/2010

दस्ताचा प्रकार: करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: राजीव अप्पवाल - -

पत्ता: घर/फ्लॅट नं: के 5-10 मॉडेल टाऊन फेज 3,

लिहून घेणार

विल्सी आज मुंबईत

वय

गल्ली/रस्ता -

सही

ईमारतीचे नाव -

ईमारत नं: -

पेट/पसालत: -

शहर/गाव:

तालुका:

पिन:

पॅन नम्बर: -



2 नाव: संदीप डी दोशी - -

पत्ता: घर/फ्लॅट नं: सदनिका नं 501, ती विंग, 5 वा

लिहून देणार

माळा, कात्यायनी रेलीडन्सी ऑफ महाकाली केव्हाज रोड,

वय 38

अंधेरी पू मु 93

सही

गल्ली/रस्ता: -

ईमारतीचे नाव -

ईमारत नं: -

पेट/पस



3 नाव: डॉ देवल एस दोशी - -

पत्ता: घर/फ्लॅट नं: बरीलप्रमाणे

लिहून देणार

गल्ली/रस्ता: -

वय 34

ईमारतीचे नाव: -

सही

ईमारत नं: -

पेट/पसालत: -

शहर/गाव:

तालुका:

पिन:

पॅन नम्बर: -



वदर-९/

२१२६/३७

२०१०



सुतएवज करून देणार तभाकधीत [करारनामा] दस्तएवज करून दिल्याचे कबूल करात

1 OF 1

१८००.१

२००६

To, SRI. RAJIV R. DUBE

29 APR 2006

Sr,

With reference to your application No. 6929 dated 13/10/2005 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building.

To the development work of Proposed Bldg. CTS No. 83A, 62A/1
at premises at Street Mahakali Caves Rd. village Mulgaon plot
No. _____ situated at Andheri (C) Ward Eleant

The Commencement Certificate/Building Permit is granted on the following conditions --

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

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

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

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

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

6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if --

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

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

(c) The Municipal Commissioner of Greater Mumbai 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 42 of 45 of the Maharashtra Regional and Town Planning Act, 1966.

A. N. SHALEBAO
ARCHITECT
BMC LIC No. B/103

Assistant Engineer to exercise his powers



This Commencement certificate is for carrying out the work up to/for _____ Top of _____ beam bottom.

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2925	92
2010	

For and on behalf of
The Municipal Corporation of Greater Mumbai
Joint Building Department
FOR
MUNICIPAL CORPORATION OF GREATER MUMBAI

98007	100
2006	

Valid up to 29/1/2008

CE 8691 ASSUMING of 10 MAY 2007

Further C.C. is now extended

for upto top of 4th floor as per last approved plan
31.12.2007.

E.E.B.P.(V.S.) K/Est Ward

Valid up to 29/4/2008

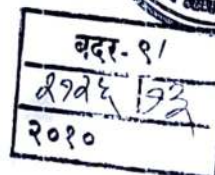
CE 8691 ASSUMING of 5 JAN 2008

Further C.C. is now extended upto top of 7th floor i.e.
23.05.07 height + LMR + 0.47.

E.E.B.P.(V.S.) K/Est Ward

TRUE COPY

A. N. BHALERAO
ARCHITECT
BMC LIC No. 5/102



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STARWINGTM
DEVELOPERS

DATE :- 24TH FEBRUARY, 2010

TO WHOM SOEVER IT MAY CONCERN

STARWING
DEVELOPERS

DEAR SIR / MADAM,

THIS IS TO CERTIFY THAT MR. SANDEEP D. DOSHI & DR. DEVAL S. DOSHI HAS PURCHASE FLAT NO. 501, 5TH FLOOR, "C" WING AT KAATYAYNI RESIDENCY, C.T.S. NO. 83-A & 62-A/1, OFF. MAHAKALI CAVES ROAD, ANDHERI (EAST), MUMBAI - 400 093.

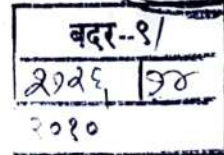
WE HAVE RECEIVED ALL THE DUE TOWARDS THE SAID FLAT NO. 501, 5TH FLOOR, "B" WING. WE HAVE NO OBJECTION TO TRANSFER / SALE OF THE SAID FLAT.

THANKING YOU,

YOURS FAITHFULLY,

FOR STARWING DEVELOPERS PVT LTD
FOR STARWING DEVELOPERS PVT LTD

DIRECTOR.



STARWING DEVELOPERS PVT.LTD.

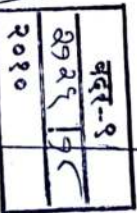
Ground Floor, Azad Road, Andheri (E), Mumbai-400 069. • Tel : +91(22) 2683 8797/ 2683 7676 • Fax : +91(22) 6692 3387
E-mail : info@starwingdeveloper.com • Website : www.starwingdeveloper.com





2 BHK
Flat No: 501
Floor: 5th
Wing: "C"

Director



Phone : 7612 99 09 / 2516 11 7

ANNEXURE - I

<p>Developers</p> <p>STARWING DEVELOPERS</p> <p>1, Laxmi, Ground floor, Azad Road, Andheri (East), Mumbai - 69.</p> <p>Phone : 2663 75 76 / 2663 87 97.</p>	<p>ANNEXURE I</p> <p>N</p>	<p>KAATYAYNI RESIDENCY</p> <p>C.T.S. No. 62 A/1, 82 A</p> <p>OF VILLAGE NALGON,</p> <p>AT ANDHERI (EAST)</p> <p>MUMBAI 400 093.</p>	<p>Architect</p> <p>A.V.VORA ASSOCIATES PVT. LTD.</p> <p>105, Awartha, Nariman point, Mumbai no. 400 021.</p> <p>Phone : 2612 99 09 / 2619 13 21.</p>
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C.T.S. NO. 62 A (PART)

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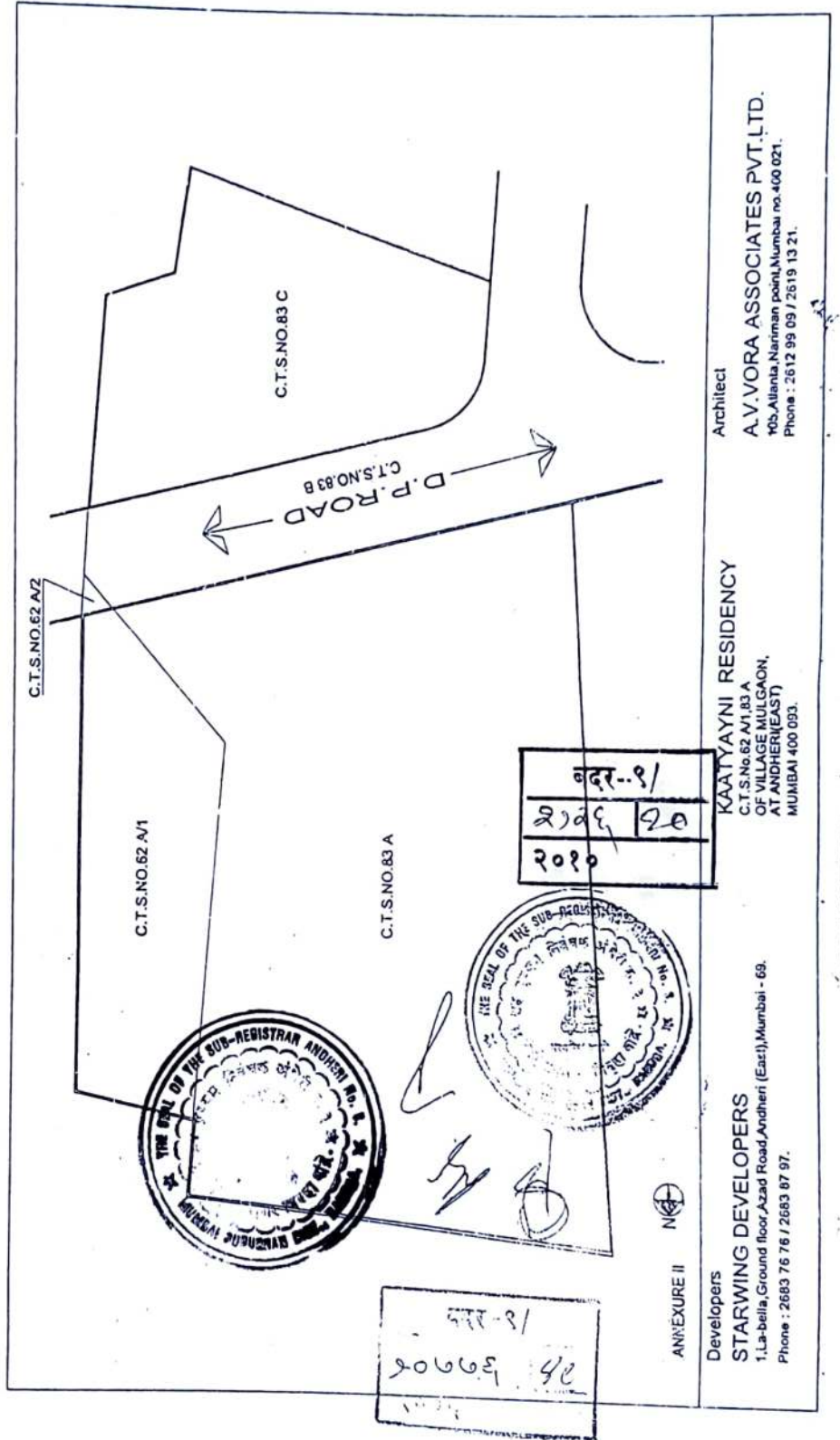
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२१२६ १९

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ANNEXURE - II



20

STARWING DEVELOPERS

KARAN DUBE
PROPOSED BUNGALOW PART OF C.T.S.No.62 A/1,83 A
OF VILLAGE MULGAON, AT ANDHERI (EAST)
MUMBAI 400 993. BUILDING NO.2

KARAN DUBE

Architect

A.V.VORA ASSOCIATES PVT.LTD.
105, Allianta, Nariman point, Mumbai no.400 021.
Phone : 2612 99 09 / 2619 13 21.

RECREATION GROUND

WATER TANK FOR

6.00 M. WIDE INTERNAL ACCESS ROAD



D.P.R.G.

बदर-९/

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2020

पक्ष ११/

9066.4 42
2006

ANNEXURE - VIII

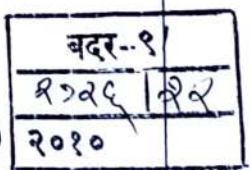
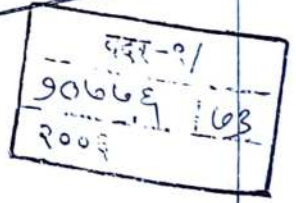
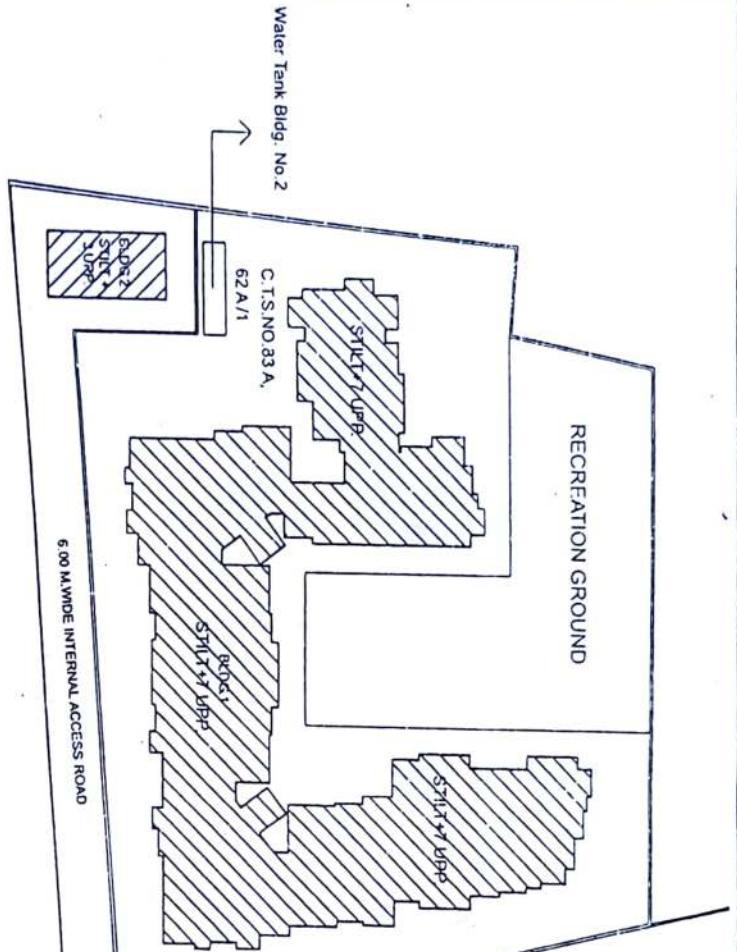
LAYOUT OF PLOT
ANNEXURE VIII



Developers
STARVING DEVELOPERS
1, La-bella, Ground floor Azad Road, Andheri (East), Mumbai - 69.
Phone : 2683 76 76 / 2683 87 97.

KATYAYNI RESIDENCY
C.T.S. No. 62/A/1, 83/A
OF VILLAGE MULGAON,
AT ANDHERI (EAST)
MUMBAI 400 083

Architect
A. V. VORA ASSOCIATES PVT. LTD.
105, Altamira, Naurlan point, Mumbai no. 400 021.
Phone : 2612 89 09 / 2619 13 21.



1263/8

7-09-2019

सूचा क्र.2

दुय्यम निबंधक : अधरा 3 (अधरा)

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

दस्त क्रमांक : 2126/2010

नोदणी :

Regn:63m

गावाचे नाव : मुळगांव

1)विलेखाचा प्रकार	करारनामा
2)मोबदला	रु.5000000
3) बाजारभाव(भाडेपट्ट्याच्या शब्दितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	रु. 4748355
4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :सदनिका नं 501, सी विंग, 5 वा माळा, कात्यायनी रेसीडन्सी ऑफ महाकाली केव्हा अंधेरी पू मुं 93.---- 1 ओपन कारपार्किंग सहीत नं 25.
5) क्षेत्रफळ	90.78 चौमी बांधीव
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:- संदीप डी दोशी -- वय:-38पत्ता:- सदनिका नं ५०१, सी विंग, ५ वा माळा, कात्यायनी रेसीडन्सी ऑफ महाकाली केव्हा रोड, अंधेरी पू मुं ९३पिन कोड:-पॅन नं:- 2): नाव:- डॉ देवल एस दोशी -- वय:-34पत्ता:- वरीलप्रमाणेपिन कोड:-पॅन नं:-
8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा देवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	3): नाव:- राजीव अग्रवाल -- वय:-पत्ता:- के ५-१० मॉडेल टाऊन फेज ३, दिल्ली आज मुंबईतपिन कोड:-पॅन नं:-
9) दस्तऐवज करून दिल्याचा दिनांक	26/02/2010
10)दस्त नोंदणी केल्याचा दिनांक	26/02/2010
11)अनुक्रमांक,खंड व पृष्ठ	2126/2010
12)बाजारभावाप्रमाणे मुद्रांक शुल्क	232600
13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
14)शेरा	-

ANNEXURE - IV

MPP/457/2005-15,000 Forms. (4 Pages F/B)

Form 346
88This I.O.D./G.O. is issued subject
to the provision of Urban Land
Ceiling and Regulation Act, 1971

EC-48

In replying please quote No.
and date of this letter.En: Engineer Bldg. Proposal (W.A.)
H and K - Wards
Municipal Office, N. K. Patkar Marg,
Vandra (West), Mumbai-400 050.Intimation of Disapproval under Section 346 of the Mumbai
Municipal Corporation Act, as amended up to date.

No. E.B./CE/ 8691/WS/ABSA

of 200 - 200

MEMORANDUM

31 JAN 2006

Municipal Office,

Mumbai - 200

SHRI. RAJEEV R. DUBE.

With reference to your Notice, letter No. B37 dated 13/10/2005 and delivered on
200 and the plans, Sections Specifications and Description and further particulars and
details of your buildings at Prop. bldg. on plot bearing CTS No. 03A, 62A/1, Villidish
Mulgaon off. Mahakali Caves Road at Andheri (East).
I have to inform you that I cannot approval of the building
work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of
Bombay Municipal Corporation Act as amended upto-date, my disapproval by the

**A. CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE
WORK / BEFORE PLINTH C.C.**

- 1) That the commencement certificate under section 44/69 (1) of the M.R.T.P. Act, 1961 not be obtained before starting the proposed work.
- 2) That the compound wall is not constructed on all sides of the plot, road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding as per D.C. Regulation No.38(27) before starting the work.
- 3) That the low lying plot will not be filled upto a reduced level of atleast 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders etc. and will not be levelled, rolled and consolidated and sloped towards road side, before starting the work.
- 4) That the specifications for layout / D.P. / or access roads / development of setback land will not be obtained from E.E.R.C.(W.S.) before starting the construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D. from E.E.R.C.(W.S.) / E.E.S.W.D. of W.C. before submitting B.C.C.
- 5) That the Structural Engineer will not be appointed. Supervision memo as per appendix VI (regulation 5(3)(ix)) will not be submitted by him.
- 6) That the structural design and calculations for the proposed work and for existing building showing adequacy thereof to take up the additional load will not be submitted before C.C.



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A. V. BHALU RAO
ARCHITECT
8220 LEO No. 2/144

() That proper gutters and down pipes are not intended to be put to prevent water dropping from the leaves of the roof on the public street.

() That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the 30th day of Jan 2007 but not so as to contravene any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time in force.

Your attention is drawn to the Special Instructions and Note accompanying this Intimation of Disapproval.

TRUE COPY

A. N. BHALERAO
ARCHITECT
RMO LEO No. 2/100.

Executive Engineer, Building Proposals,
Zone, K/E Wards.

SPECIAL INSTRUCTIONS

(1) THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.

(2) Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.

(3) Under Byelaw, No. 8 of the Commissioner has fixed the following levels --

"Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be--

"(a) Not less than, 2 feet (60 cms.) above the centre of the adjoining street at the point at which the drain from such building can be connected with the sewer than existing or thereafter to be laid in such street.

"(b) Not less than 2 feet (60 cms.) above every portion of the ground within 5 feet (160 cms.) of each building.

"(c) Not less than 92 ft. () meters above Town Hall Datum.

(4) Your attention is invited to the provision of Section 152 of the Act whereby the person liable for the payment of the tax is required to give notice of erection of a new building or occupation of building to the Municipal Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Failure to comply with this provision is punishable under Section 471 of the Act irrespective of the fact that the person liable for the payment of the tax will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion on occupation is detected by the Assessor and Collector's Department.

(5) Your attention is further drawn to the provision of Section 350-A of the Act whereby it is necessary of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.

(6) Proposed date of commencement of work should be communicated in per requirements of Section 471(1) (aa) of the Bombay Municipal Corporation Act.

(7) One more copy of the block plan should be submitted to the Collector, Mumbai Suburban District.

(8) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the rate that may be fixed by the Collector, under the Land Revenue Code and Rules thereunder.

Attention is drawn to the notes accompanying this Intimation of Disapproval.

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31 JAN 2006

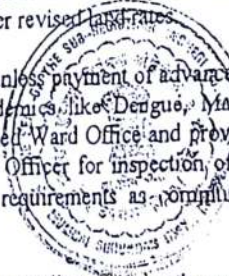
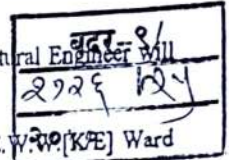
No: CE/8691/WS/AK

H and R - Wards

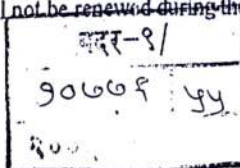
Municipal Office, R. R. Pathar Marg,

Landra, Mumbai-400 078

- 7) That the regular / sanctioned / proposed lines and reservations, C.R.Z. marking will not be got demarcated at site through A.E.[Survey] / E.E. [T&C] / E.E.[D.P.] / D.I.L.R. before applying for C.C.
- 8) That the sanitary arrangement shall not be carried out as per Municipal specifications and drainage layout will not be submitted before C.C.
- 9) That the registered undertaking and additional copy of plan shall not be submitted for agreeing to hand over the setback land free of compensation and that the setback handing over certificate will not be obtained from Asst. Commissioner [] that the ownership of the setback land will not be transferred in the name of M.C.G.M. before demolition of existing building.
- 10) That the Indemnity Bond indemnifying the Corporation for damages, risks, accidents etc. and to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C./starting the work.
- 11) That the requirements of N.O.C. of (i) Reliance Energy, (ii) S.G. (iii) P.C.O., (iv) A.A. & C.[K/E], (v) S.P. (vi) S.W.D., (vii) M.T.N.L., (viii) H.E. will not be obtained and the requisitions if any will not be complied with before occupation certificate / B.C.C.
- 12) That the qualified/registered site supervisor through architect/structural Engineer will not be appointed before applying for C.C.
- 13) That the extra water and sewerage charges will not be paid to A.E. W. 20 [K/E] Ward before C.C.
- 14) That the development charges as per M.R.T.P. (amendment) Act 1992 will not be paid.
- 15) That the registered undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible FSI shall not be submitted before asking for C.C.
- 16) That the requisite premium as intimated will not be paid before applying for C.C.
- 17) That the registered undertaking shall not be submitted for payment of premium paid and calculated as per revised rates.
- 18) That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria, etc. is made to the Insecticide Officer of the concerned Ward Office and provision shall be made as and when required by the Insecticide Officer for inspection of water tanks by providing safe but stable ladder, etc. and requirements as communicated by the Insecticide Office shall not be complied with.
- 19) That the Janata Insurance Policy or policy to cover the compensation claims arising out of workman's compensation Act 1923 will not be taken out before starting the work and also will not be renewed during the construction work.



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U. N. PHIL. NO
18/01/07
AMO LIC No. R/169.

31 JAN 2006

H and K - Wards

Municipal Office, H. K. Pathar M.

No: CE/8691/WS/AK

Municipal Office, H. K. Pathar M.

20) That the N.O.C. from Superintendent of Garden for tree authority shall not be submitted.

21) That the soil investigation will not be done and report thereof will not be submitted with structural design.

22) That the building will not be designed with the requirements of all relevant IS codes including IS code 1893 for earthquake design while granting occupation certificate from Structural Engineer to that effect will be insisted.

23) That no main beam in R.C.C. framed structure shall not be less than 230 mm. wide. The size of the columns shall also not be governed as per the applicable I.S. Codes.

24) That all the cantilevers [projections] shall not be designed for five times the load as per I.S. code 1993-2002. This also includes the columns projecting beyond the terrace and carrying the overhead water storage tank, etc.

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25) That the R.C.C. framed structures, the external walls shall be less than 230 mm, if in brick masonry or 150 mm autoclaved cellular concrete block excluding plaster thickness as circulated under No.CE/5591 of 15.4.1974.

26) That the Vermiculture bins for disposal of wet waste as per the design and specification of Organisations/individuals specialized in this field, as per the list furnished by Solid Waste Management Department of M.C.G.M. shall not be provided to the satisfaction of Municipal Commissioner.

27) That the phasewise programme for removal of the debris shall not be submitted and got approved.

28) That the registered undertaking for not misusing the part / pocket terraces / A.H.U.s and area claimed free of F.S.I. will not be submitted.

29) That the registered undertaking for water proofing of terrace and Sani traps shall not be submitted.

30) That setback area shall not be handed over to M.C.G.M.

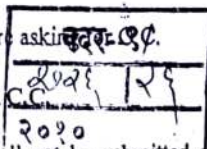
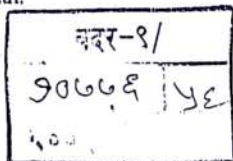
31) That the Indemnity Bond for compliance of I.O.D. conditions shall not be submitted.

32) That the owner/developer shall not display a board at site before starting the work giving the details such as name and address of the owner/developer, architect and structural engineer, approval no. and date of the layout and building proposal, date of issue of C.C., area of the plot, permissible built up area, built up area approved, number of floors etc.

33) That the registered sale agreement shall not be submitted before asking for C.C.

B. CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C.

1. That the notice in the form of appendix XVII of D.C.R. shall not be submitted on completion of plinth.



31 JAN 2006

No: CE/8691/WS/AK

A. Engineer Bldg. Proposal [PP, B.]

H and K - Wards

Municipal Office, R. E. Patkar Marg,

Landra, Waver, Mumbai-404 458

2. That N.O.C. from Civil Aviation department will not be obtained for the proposed height of the building.

3. That the debris shall not be transported to the respective Municipal dumping site and challan to that effect shall not be submitted to this office for record.

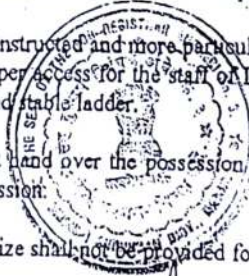
4. That the N.O.C. from A.A. & C. [K/E] shall not be submitted.

5. That the plinth stability certificate from R.C.C. consultant shall not be submitted.

6. That the work-start notice shall not be submitted.

C. GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE O.C. :-

- 1) That some of drains will not be laid internally with C.I. pipes.
- 2) That the dust bin will not be provided as per C.E.'s circular No. CE/9297/II dated 26.6.1978.
- 3) That the surface drainage arrangement will not be made in consultation with E.E.(S.W.D.) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate/B.C.C.
- 4) That the 10' wide paved pathway upto staircase will not be provided.
- 5) That the surrounding open spaces, parking spaces and terrace will not be kept open and unbuilt upon; and will not be levelled and developed before requesting to grant permission to occupy the bldg. or submitting the B.C.C. whichever is earlier.
- 6) That the name plate/board showing plot no., name of the bldg. etc. shall not be displayed at a prominent place before O.C.C./B.C.C.
- 7) That the carriage entrance will not be provided before starting the work.
- 8) That the parking spaces will not be provided as per D.C.R. No.36.
- 9) That B.C.C. will not be obtained and IOD and debris deposit etc. will not be obtained for refund within a period of six years from the date of occupation.
- 10) That every part of the building constructed and more particularly overhead water tank will not be provided with the proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder.
- 11) That the owner/developer will not hand over the possession to the prospective buyer before obtaining occupation permission.
- 12) That the letter box of appropriate size shall not be provided for all the tenements at the ground floor.



TRUE COPY

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२०२०



A. N. P. 111
ARCHITECT
200 LIC No. 8/110

बदर-९/
२००६/२०
२००६

31 JAN 2006

No: CE/8691/WS/AK

B and K - Wards
Municipal Office, R. K. Patkar
Randra, West, Mumbai-400 051

- 13) That the infrastructural works such as construction of hand-holes/manholes, ducts for underground cables, concealed wiring inside the flats/rooms, room/space for telecom installations etc. required for providing telecom services shall not be provided.
 - 14) That the regulation No.43 and 46 of D.C. Reg. 1991 shall not be complied with.
 - 15) That the necessary arrangement of borowell shall not be made/provided and necessary certificate to that effect from the competent authority shall not be obtained before C.C.
 - 16) That the provisions of Rain Water Harvesting as per the design prepared by approved consultants in the field shall not be made to the satisfaction of Municipal Commissioner while developing plots having area more than 1000 Sq.Mts.
 - 17) That the Vermiculture bins for disposal of wet waste as per the design and specification of Organisations/individuals specialized in this field, as per the list furnished by Solid Waste Management Department of M.C.G.M. shall not be provided to the satisfaction of Municipal Commissioner.
 - 18) That the Drainage Completion Certificate shall not be submitted.
 - 19) That the Lift Inspector's completion certificate shall not be submitted.
 - 20) That the structural stability certificate shall not be submitted.
 - 21) That the Site Supervisor's completion certificate shall not be submitted.
 - 22) That the smoke test certificate shall not be submitted.
 - 23) That the water proofing certificate shall not be submitted.
 - 24) That the setback / D.P. road shall not be transferred in the name of M.C.G.M.
 - 25) That the P.R.Card for amalgamated plots in the name of applicant shall not be submitted.
 - 26) That the N.A. order shall not be submitted.
 - 27) That the N.O.C. from A.A. & C. [K/E] shall not be submitted.
- D) CONDITIONS TO BE COMPLIED WITH BEFORE B.C.C.
- That the certificate under Sec.270-A of the B.M.C. Act will not be obtained from H.E.'s department regarding adequacy of water supply.

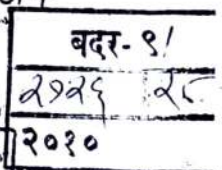
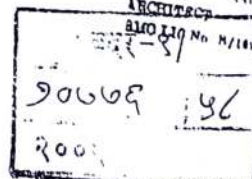


ENGR. BLDG PROPOSAL
(W. S.) K/EAST, WEST WARDS

TRUE COPY

A. N. BH...
ARCHITECT

2000-01-10 No. 11/10



NOTES

31 JAN 2006

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- (1) The work should not be started unless objections are complied with.
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained any shed to house and store for constructional purposes. Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted along with the building completion certificate.
- (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- (5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presume that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- (7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand preps debris, etc. should not be deposited over footpaths or public street by the owner/ architect/their contractors, etc. without obtaining prior permission from the Ward Officer of the area.
- (8) The work should not be started unless the manner in obviating all the objection is approved by this department.
- (9) No work should be started unless the structural design is approved.
- (10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimension.
- (11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative of the road as footpath.
- (12) All the terms and conditions of the approved layout/sub-division under No. should be adhered to and complied with.
- (13) No Building/Drainage Completion Certificate will be accepted non water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- (14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- (15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting lighting and drainage before submission of the Building Completion Certificate.
- (16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- (17) The surrounding open spaces around the building should be consolidated and complete by using broke glass pieces at the rate of 125 cubic meters per 10 sq. meters below plinth.
- (18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- (19) No work should be started unless the existing structures proposed to be demolished are demolished.



TRUE COPY

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ARCHITECT - 3/	140 Lic No. 8/101
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- (20) This Intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13 (h) (H) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347 (1) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, (12 of the Town Planning Act), will be withdrawn.
- (21) If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following:-
- (i) Specific plans in respect of evicting or rehousing the existing tenants on hour stating their number and the area in occupation of each.
 - (ii) Specifically signed agreement between you and the existing tenants that they are willing to avail of the alternative accommodation in the proposed structure at standard rent
 - (iii) Plans showing the phased programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development control Rules regarding open spaces, light and ventilation of existing structure.
- (22) In case of extension to existing building, blocking of existing windows of room deriving light and its from other sides should be done first before starting the work.
- (23) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.
- (24) the bottom of the over hand storage work above the finished level of the terrace shall not be more than 1 metre.
- (25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.
- (26) It is to be understood that the foundations must be excavated down to hard soil.
- (27) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- (28) The water arrangement must be carried out in strict accordance with the Municipal requirements.
- (29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 351-A of the Municipal Corporation Act.
- (30) All gully traps and open channel drains shall be provided with right fitting mosquito proof covers made of wrought iron plates or hinges. The manholes of all jisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on tightly serving the purpose of a lock and the warning pipes of the ribbet precessed with screw or dome shape pieces (like a garden mari rose) with copper pipes with perforations each not exceeding 1.5 mm. in diameter. the cistern shall be made easily, safely and permanently a ceasible by providing a finny fixed ladder, the upper ends of the ladder should be earmarked and extended 40 cms. above the top where the ladder is fixed, an its lower ends in cement concrete blocks.
- (31) No broken bottles should be fixed over boundary walls. This prohibition extends only to broken bottles to not to the use of plane glass for coping over compound wall.
- (32) (a) Louvres should be provided as required by Bye-law No. 106.
- (b) Lintels or Arches should be provided over Door and Windows opening.
- (c) The drains should be laid as require under Section 234.
- (d) The inspection chamber should be plastered inside and outside.
- (33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so at your own risk.

TO ARCHITECT OWNER

वदर-३/

2926 130

2020



Executive Engineer, Building Proposal.

Zones 10/12 Wards,

TRUE COPY

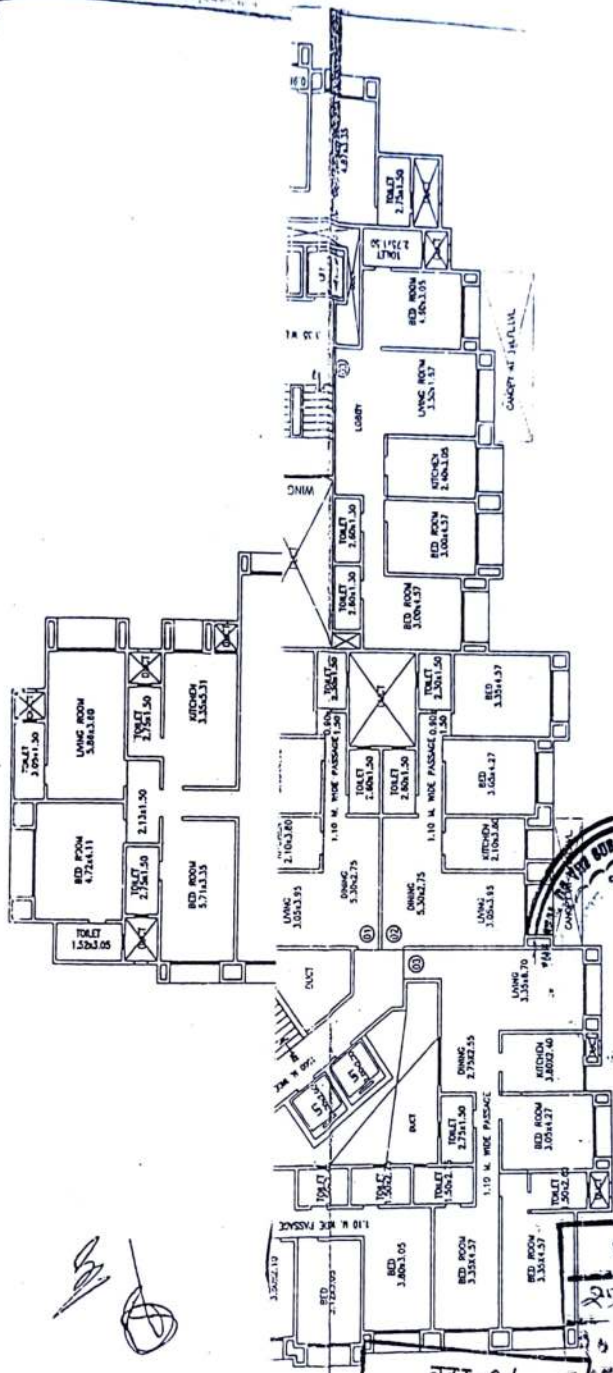
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90665

2008

ARCHITECT

LIC No. 8/108



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वदर-९/
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TYPICAL FLOOR PLAN
ANNEXURE VI



Developers

STARWING DEVELOPERS

1, La-bella, Ground floor, Azad Road, Andheri (E)

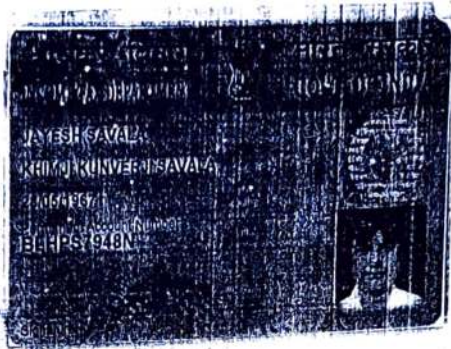
Phone : 2683 76 76 / 2683 87 97

Architect

A.V.VORA ASSOCIATES PVT.LTD.

105, Atalika, Nariman point, Mumbai no 400 021

Phone : 2612 99 09 / 2619 13 21



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बदर-१/	
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आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 DEVAL SANDEEP DOSHI
 HARSHAD MULJIBHAI PAREKH
 25/08/1975
 Account Number
 ADSPD1031B
 Signature






बंदर-१/
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बंदर-१/
 २०२६/३३
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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SANDEEP DHIRAJLAL DOSHI
DHIRAJLAL NAGARDAS DOSHI

14/03/1972
Permanent Account Number
AGPPD1644N



Signature



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२०१०



बदर-१/
२७२६ / ३५
२०१०

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SATISH UDAYRAJ MISHRA
UDAYRAJ MISHRA

15/06/1968
Permanent Account Number

AUFPM9619L

Satish
Signature



बंदर-१/	
२७२६	२६
१०१०	



दस्त गोषवारा भाग - 2

बदर

दस्त क्रमांक (2126/2010)

दस्त क्र. [बदर-9-2126-2010] चा गोषवारा
बाजार मुल्य : 4748355 मोबदला 5000000 भरलेले मुद्रांक शुल्क : 32600

दस्त हजर केल्याचा दिनांक : 26/02/2010 11:33 AM
निष्पादनाचा दिनांक : 26/02/2010
दस्त हजर करणाऱ्याची सही :

पावती क्र. : 2133 दिनांक : 26/02/2010
पावतीचे वर्णन
नांव : राजीव अग्रवाल

30000 : गोंदणी फी
720 : नक्कल (अ. 11(1)), पुष्पांकनाची नक्कल
(अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

30720 : एकूण

दस्ताचा प्रकार : (25) करारनामा
शिक्या क्र. 1 ची वेळ : (सादरीकरण) 26/02/2010 11:33 AM
शिक्या क्र. 2 ची वेळ : (फी) 26/02/2010 11:37 AM
शिक्या क्र. 3 ची वेळ : (कबुली) 26/02/2010 11:38 AM
शिक्या क्र. 4 ची वेळ : (ओळख) 26/02/2010 11:38 AM

दस्त नोंद केल्याचा दिनांक : 26/02/2010 11:38 AM

दु. निबंधक, अंधेरी 3 (अंधेरी)

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करणे देणारे यांनी व्यक्तीशः ओळखतात,
व त्यांची ओळख पटवितात.

1) सतीश मिश्रा - - , घर/प्लॉट नं. : मिश्रा कुंज मोगरा अंधेरी

गल्ली/रस्ता : -

ईमारतीचे नाव : -

ईमारत नं. : -

पेट/वसाहत : -

शहर/गाव : -

तालुका : -

पिन : -

2) जयेश सावला - - , घर/प्लॉट नं. : 4 गारे हाऊस अंधेरी अंधेरी

गल्ली/रस्ता : -

ईमारतीचे नाव : -

ईमारत नं. : -

पेट/वसाहत : -

शहर/गाव : -

तालुका : -

पिन : -

दु. निबंधक या सही
अंधेरी 3 (अंधेरी)

प्रमाणित करणे येथील शा
दस्तामध्ये एकूण 25 पाने आहेत.

सह मुख्य निबंधक, अंधेरी क. 3,
मुंबई उपनगर जिल्हा.



बदर-9/2226/2010

पुस्तक क्रमांक १, क्रमांक बदर
नोंदला. 26 FEB 2010
दिनांक :

सह मुख्य निबंधक, अंधेरी क. 3,
मुंबई उपनगर जिल्हा.

मूल्यांकन पत्रक

मूल्यांकनाने वर्ष 2010
जिल्हा मुंबई(उपनगर)
प्रमुख मूल्य विभाग - 41-मुळगांव (अंधेरी)
उपमुख्य विभाग - 41/212-भुभाग: उत्तर, पूर्वे व दक्षिणेस गावाची हद्द व पश्चिमेस महाकाली गुंफा मार्ग.
मिळकतीचा क्रमांक सि.टी.एस. नंबर -- 63
नागरी क्षेत्राचे नांव मुंबई(उपनगर)
मिळकतीचे वर्गीकरण बांधीव

दिनांक 2/26/2010

2126

बाजार मूल्य दर तक्त्यानुसार प्रति चौ. मीटर मूल्यदर

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
24,200	48,400	50,900	62,900	66,000

मिळकतीचे क्षेत्र	90.78	चौरस मीटर	बांधकामाचे वर्गीकरण	1-आर सी सी
मिळकतीचा वापर	निवासी सदनिका		उदवाहन सविधा	आहे
मिळकतीचे वय	0 TO 2	(Rule 5)	मजला	5

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * घसारा टक्केवारी
= 48,400.00 * 100.00 / 100
= 48,400.00

(Rule 5 or 8)

A) मुख्य मिळकतीचे मूल्य = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * मिळकतीचे क्षेत्र * मजला निहाय घट/वाढ
= 48,400.00 * 90.78 * 105.00 / 100
= 4,613,439.60

(Rule 19 or 20)

E) वंदिस्त वाहन तळाचे क्षेत्र = 11.15 चौरस मीट
वंदिस्त वाहन तळाचे मूल्य = 11.15 * (25.00 / 100) * 48,400.00
= 134,915.00

(Rule 17(1))

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + पोटमाक्याचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य +
वंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इमारती भावतीच्या खुल्या जागेचे मूल्य
= A + B + C + D + E + F + G + H
= 4,613,439.60 + 0.00 + 0.00 + 0.00 + 134,915.00 + 0.00 + 0.00 + 0.00
= 4,748,354.60



DATED THISDAY OF 2010

(1) Mr. SANDEEP D. DOSHI,

(2) Dr. DEVAL S. DOSHI,

..... Vendors

AND

Mr. RAJEEV AGARWAL

..... Purchaser

Sumit
26/11/10
12-05p

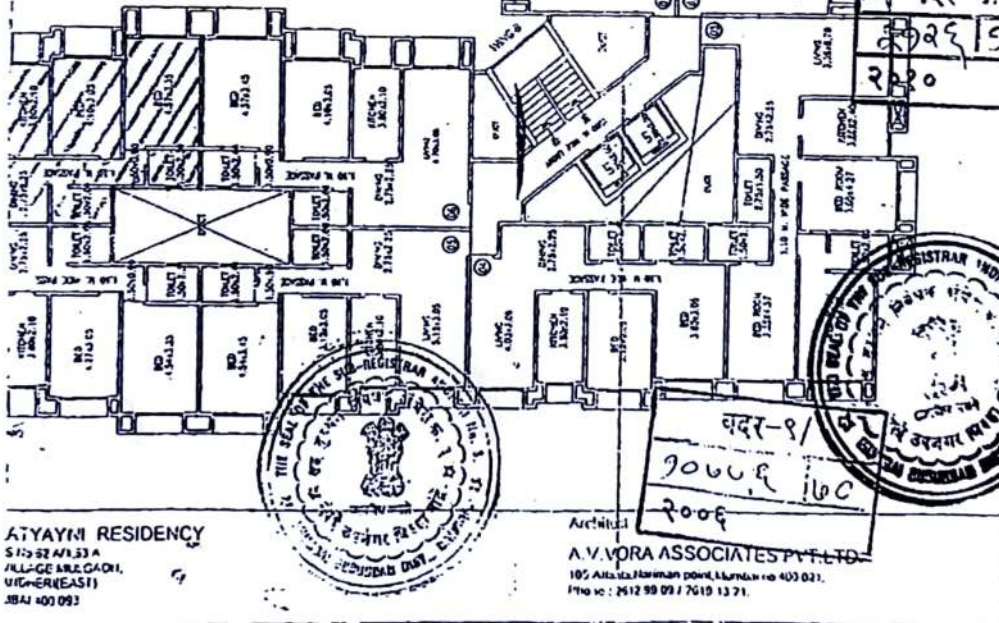
AGREEMENT FOR SALE

ANNEXURE - VI

Q2 BHK
Flat No:- 501
Floor:- 5th
Wing:- 'C'

STARVING DEVELOPERS PVT. LTD.

Director



ATYAYM RESIDENCY
S 170 52 A/133 A
ALL-GE BRZ GADRI
VIG-ER(EAST)
IBAI 400 093

Architect

A.V.VORA ASSOCIATES PVT. LTD.
105, Alta, Nariman point, Mumbai 400 021.
Pho no: 2512 99 09 / 7610 13 71.



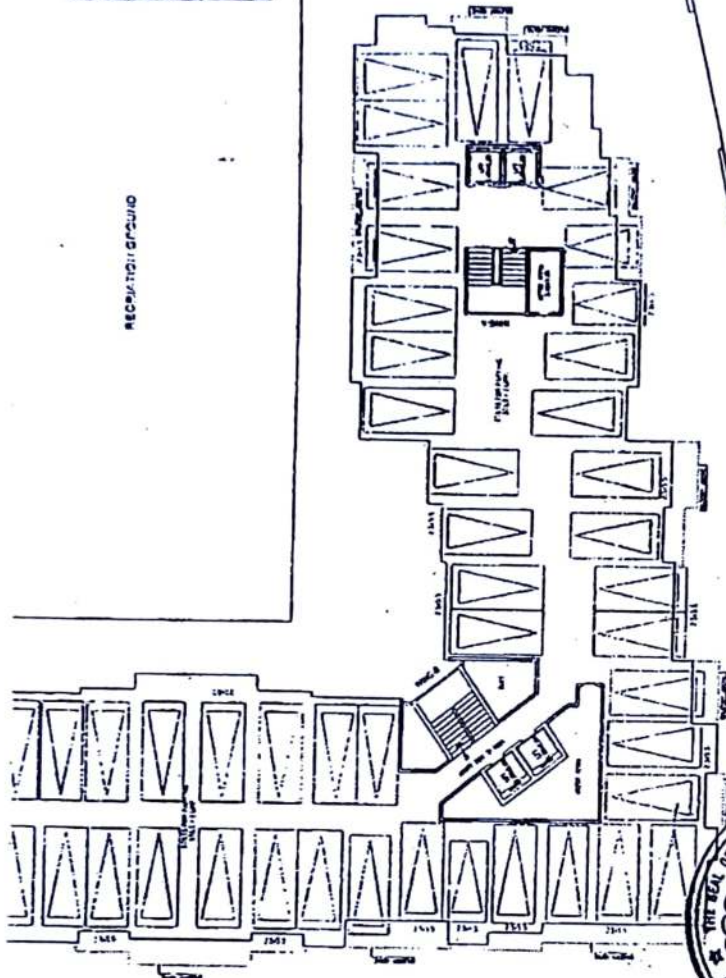
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68

ANNEXURE - VII

RECREATION GROUND



13.40 M. WIDE P. ROAD

बदर-९
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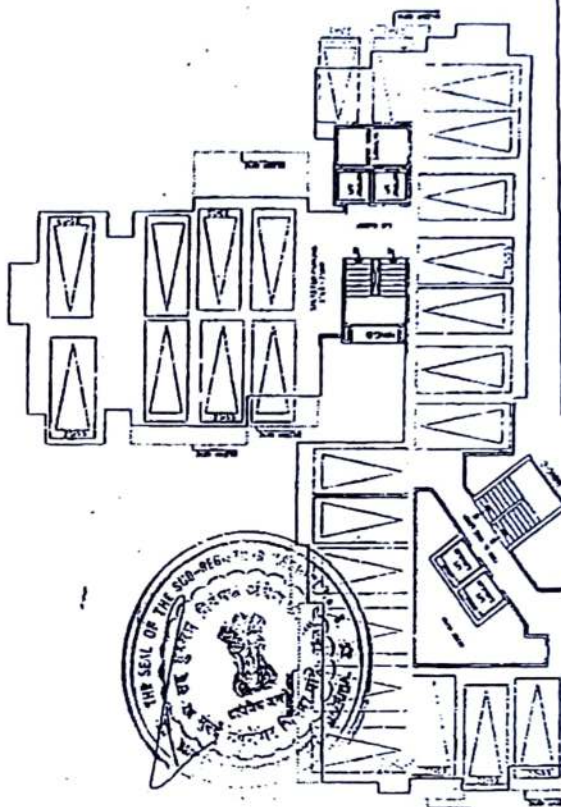


Architect
A.V. VORA ASSOCIATES
101 A Ramji Nagar, 2nd Floor, Mumbai
Phone: 2612 98 09 / 2616 13 21





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बदर-९/
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२०७५

STULT FLOOR PLAN
AND FEATURE VIB

Developers

STARTING DEVELOPERS

1300 5th Ave. General Bldg. 2228 Randolph (E 222) Durham, NC 27703
Phone: (919) 767-7582 or 91

KUTYAYNI RESM

213 400 62 41 81 4
 22 191 408 191 408 191
 23 408 191 408 191
 24 191 408 191 408



10/02/2010

दुय्यम निबंधक:

11:48:51 AM

पुणे जिल्हा (पुणे)

दस्त गोषवारा भाग-1

वदर9

दस्त क्र 2126/2010

दस्त क्रमांक : 2126/2010

दस्ताचा प्रकार : करारनामा

नु क्र पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1. ☐ **पक्षकाराचे नाव व पत्ता**
पक्षकाराचे नाव व पत्ता
पक्षकाराचे नाव व पत्ता
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पक्षकाराचे नाव व पत्ता

लिहून देणार
वय
सही



Handwritten signature

2. ☐ **पक्षकाराचे नाव व पत्ता**
पक्षकाराचे नाव व पत्ता
पक्षकाराचे नाव व पत्ता
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लिहून देणार
वय 38
सही



Handwritten signature

3. ☐ **पक्षकाराचे नाव व पत्ता**
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पक्षकाराचे नाव व पत्ता
पक्षकाराचे नाव व पत्ता

लिहून देणार
वय 34
सही



Handwritten signature



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