Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0302202201531	**Receipt Date**	03/02/2022

Received from MRS SUSHMA RAVI ARYA , Mobile number 0000000000, an amount of Rs.1600/-, towards Document Handling Charges for the Document to be registered on Document No. 1701 dated 03/02/2022 at the Sub Registrar office Joint S.R. Mumbai 4 of the District Mumbai District.

DEFACED
₹ 1600
DEFACED

Payment Details

Bank Name	MAHB	**Payment Date**	03/02/2022
Bank CIN	10004152022020301019	**REF No.**	002166873
Deface No	0302202201531D	**Deface Date**	03/02/2022

This is computer generated receipt, hence no signature is required.

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THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI CITY-IV ★ MUMBAI ★

CHALLAN
MTR Form Number-6

GRN MH012582818202122E	BARCODE	Date 02/02/2022-18:11:24	Form ID 25.2

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	ADIPA5998A
Office Name	BOM4_JT SUB REGISTRAR MUMBAI 4	Full Name	MRS SUSHMA RAVI ARYA
Location	MUMBAI		
Year	2021-2022 One Time	Flat/Block No. Premises/Building	FLAT NO.6904, 69TH FLOOR, TOWER A, OMKAR 1973 WORLI

Account Head Details	Amount In Rs.		
0030045501 Stamp Duty	322000.00	Road/Street	PANDURANG BUDHKAR MARG,
0030063301 Registration Fee	30000.00	Area/Locality	WORLI, MUMBAI
		Town/City/District	
		PIN	4 0 0 0 3 0
		Remarks (If Any)	PAN2=AAACO7919F~SecondPartyName=OMKAR REALTORS AND DEVELOPERS PVT LTD~
352000.00			
		Amount In Words	Three Lakh Fifty Two Thousand Rupees Only
Total	3,52,000.00		

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-IV MUMB

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Payment Details	BANK OF MAHARASHTRA	**FOR USE IN RECEIVING BANK**	
Cheque-DD Details		Bank CIN / Ref. No.	02300042022020230951 / 220338738589
Cheque/DD No.		Bank Date / RBI Date	02/02/2022-18:13:40 / Not Verified with RBI
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Mobile No. : 0000000000

Department ID : [illegible] valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

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Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-508-1701	0006082045202122	03/02/2022 10:32:11	IGR549	30000.00

Print Date 03-02-2022 10:33:02

CHALLAN
MTR Form Number-6

GRN MH012582818202122E	BARCODE	Date 02/02/2022-18:11:24	Form ID 25.2

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	ADIPA5998A
Office Name	BOM4_JT SUB REGISTRAR MUMBAI 4	Full Name	MRS SUSHMA RAVI ARYA
Location	MUMBAI		
Year	2021-2022 One Time	Flat/Block No. Premises/Building	FLAT NO.6904, 69TH FLOOR, TOWER A, OMKAR 1973 WORLI

Account Head Details	Amount In Rs.
0030045501 Stamp Duty	322000.00
0030063301 Registration Fee	30000.00
Total	3,52,000.00

Road/Street	PANDURANG BUDHKAR MARG,
Area/Locality	WORLI, MUMBAI
Town/City/District	
PIN	4 0 0 0 3 0
Remarks (If Any)	PAN2=AAACO7919F~SecondPartyName=OMKAR REALTORS AND DEVELOPERS PVT LTD~
Amount In Words	Three Lakh Fifty Two Thousand Rupees Only

Payment Details	BANK OF MAHARASHTRA	**FOR USE IN RECEIVING BANK**	
Cheque-DD Details		Bank CIN / Ref. No.	02300042022020230951 / 220338738589
Cheque/DD No.		Bank Date / RBI Date	02/02/2022-18:13:40 / Not Verified with RBI
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Mobile No. : 0000000000

Department ID :

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

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI CITY-IV

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Print Date 02-02-2022 06:14:01

Valuation

Flat No 6904

C. S. No	2/914 and Others
Division	Lower Parel
Area	1450 Sq. Ft Carpet
Floor	69th
Y. C.	New
Car Parking	2
Zone	12/89A
Resi Rate	3,10,900/-
Valuation :-	161.71 X 30250 X 1.20 X 1.05 = 61,63,600/-
	13.94 X 2 X 30,250 X 1.20 X 25% X 1.05 = 2,65,700/-
	Total = 64,29,300/-
Market Value	64,29,500/-
Agreement Value	Nil
Stamp Duty	3,22,000/-
Reg. Fees	30,000/-

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SA.

Supplemental Agreement

This Supplemental Agreement made at Mumbai this 3rd day Feb. in the Christian Year Two Thousand Twenty Two (2022);

Between

Omkar Realtors & Developers Private Limited a Company incorporated under the Companies Act, 1956 and having its registered office at Omkar House Off Eastern Express Highway, Opp. Sion-Chunnabhatti Signal, Sion (East), Mumbai 400 022 hereinafter referred to as **"Omkar"** (which expression shall unless it be repugnant to the context and meaning thereof be deemed to mean and include its successors and assigns) of the **One Part**;

SA.

And

Mrs. Sushma Ravi Arya Indian Inhabitant residing at Satlaj Terrace, Walkeshwar Road, Mumbai 400 006, hereinafter referred to as **"Sushma"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns), of the **Other Part**;

Whereas:-

A. Kash Foods Private Limited, Mr. Varun Ravi Arya and Mr. Nakul Ravi Arya are the co-owners of two separate pieces and parcels of contiguous land being **Property-1 and Property-2 at Worli**;

B. The Property 1 and Property 2 aggregating to 4657.50 sq.yds viz., 4134.27 sq.mtrs are hereinafter collectively referred to as "**the non-slum plot**" which are more particularly described in **FIRST** and **SECOND SCHEDULE** hereunder written;

C. By an Indenture of Conveyance dated 22nd December 2012 executed between Kash Foods Pvt. Ltd. described therein and herein as the Vendor, Electron House Private Limited, described therein as the Confirming Party, Mr. Nakul Ravi Arya described therein as Purchaser No.1, Mr. Varun Ravi Arya described therein as Purchaser No.2 (the Purchaser No.1 and Purchaser No.2 therein were collectively referred to as Purchasers). Kash Foods Private Limited conveyed 27% undivided share in the non-slum plot in favour of the Purchasers therein. The said Indenture of Conveyance dated 22nd December 2012 is duly registered with the office of the Sub Registrar of Assurances at Mumbai City-2 under Serial No.BBE-2-1711-2013;

D. Prior to acquiring the land bearing C.S. No. 914 of Lower Parel Division forming part of the Non-Slum Plot by the Kash Foods Pvt. Ltd., the then Owner Mr.Vinod Behari Bhatia had executed an Indenture of Lease dated 18th day of January, 1978 demising the land admeasuring 1848 Square yards equivalent to 1545.16 sq.mtrs or thereabout (1727.27 sq. mtrs. as per the Property Registration Card) bearing C.S. no.914(part) of Lower Parel Division to Jallo Subsidiary Industries Company (Ind.) Pvt. Ltd. for

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI CITY-I MUMBAI

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the period of 75 years commencing from 1st day of January, 1978 for rent and on the terms and conditions set-out in the said Indenture of Lease. The said Indenture of Lease is registered with the office of the Sub-Registrar of Assurances at Mumbai under Serial No.BOM-1271 of 1978. The said Jallo Subsidiary Industries Company (Ind.) Pvt. Ltd. is a wholly owned Subsidiary of the Omkar. Pursuant to the Resolution passed by the Board of Directors in the meeting held on 22nd February, 2013 the Jallo Subsidiary Industries Company (Ind.) Pvt. Ltd. has resolved for voluntary winding up of the Jallo Subsidiary Industries Company (Ind.) Pvt. Ltd. The Jallo Subsidiary Industries Company (Ind.) Pvt. Ltd. has intimated the Ministry of Corporate Affairs/ Registrar of Companies by filing necessary forms for voluntary winding up. By its resolution dated 22nd February, 2013 the shareholders of the Jallo Subsidiary Industries Company (Ind.) Pvt. Ltd. has appointed Mr. Gaurav V. Gupta as Liquidator of the company. The Liquidator, Mr. Gaurav Gupta has entered into and executed an Indenture of Assignment dated 23rd May, 2013 whereby assigning the leasehold rights in favour of Promoters as the Shareholder of Jallo Subsidiary Industries Company (Ind.) Pvt. Ltd. The Indenture of Assignment is duly registered with the Office of the Sub-Registrar of Assurances at Mumbai under serial number BBE-5/2499 of 2013 on 24th May, 2013. The said leasehold property is more particularly described in the **THIRD SCHEDULE** hereunder written and is hereinafter called **"Jallo Property"**;

E. The Omkar had represented, declared and confirmed that the Slum Rehabilitation Authority (SRA) has granted its permission by virtue of Letter of Intent bearing No. SRA/ENG/1308/GS/ML/LOI dated 7th April, 2011 (LOI), for development under the provisions of the Maharashtra Slum (Improvement, Clearance & Redevelopment) Act, 1971 read with Appendix IV of the Development Control Regulation for Greater Mumbai, 1991 (hereinafter referred to as "**D.C. Rules**"). The Omkar has executed a development agreement dated May 6, 2005, with Mahalaxmi SRA Co-operative Housing Society Ltd. (hereinafter referred to as "**the said Society**") and accordingly, Omkar is entitled to develop the Plot bearing C. S. No. 286 (pt), 793 (pt), 913(pt), 1/914, 3/914 & 1629 (pt), 6/1629 admeasuring 30,062.11 sq. mtrs. situated at Lower Parel,

Pandurang Budhkar Marg, Worli, Mumbai - 400025 and more particularly described in the **FOURTH SCHEDULE** hereunder written (hereinafter referred to as "**the Slum Plot**") in accordance with the provisions of Appendix IV of Regulations 33(10) of amended D. C. Rules;

F. The Omkar has represented, declared and confirmed that vide a registered Deed of Conveyance dated 2nd July, 2010, the Omkar has acquired from Vighnaharta Properties Pvt. Ltd. a plot of land being Collector's Old Nos. 85, 15, 151, 153, 161, 162 and 412 Collectors new nos. B/11990 and 12446 and Laughton's Survey No.3002 (part) bearing Cadastral Survey number 2/914 of Lower Parel Division admeasuring 2396.80 sq. mts. or thereabouts (as per Property Register Extract) with in the Registration Sub-District and District of Mumbai City and Mumbai Suburban and more particularly described in the **FIFTH SCHEDULE** hereunder written (hereinafter referred to as **"the Vighnaharta Plot"**);

G. The Omkar has represented, declared and confirmed that vide a registered Deed of Assignment dated 6th March, 2007, the Omkar has obtained leasehold rights from M/s. Industry House Premises Co-operative Society Limited, of all that piece and parcel of land lying being and situate at Hindcycle Road, Worli, Mumbai bearing plot no. 250B of Worli Estate Scheme No.52 which was formerly bearing C.S.No.7/1629 (part) and now bearing C.S.No.7E/1629 of Lower Parel Division admeasuring 1293 sq. yards i.e. equivalent to 1081.12 sq. mts. or thereabouts within the Registration Sub-District and District of Mumbai City and Mumbai Suburban and more particularly described in the **SIXTH SCHEDULE** hereunder written (hereinafter referred to as **"the Crest Plot"**). The Omkar is accepted as the Lessee by the MCGM. The Vighnaharta Plot and the Crest Plot forms part of the layout and Letter of Intent dated 7th April, 2011;

H. In the aforesaid background, the Omkar is entitled and authorized to develop the Slum Plot, the Vighnaharta Plot, Crest Plot and construct the rehab buildings on the Rehab Portion and also construct buildings on the Free Sale Portion in terms of the approvals and clearances or as may be revised or amended from

time to time as per the Slum Rehabilitation Scheme of the Government of Maharashtra;

I. The Non-Slum Plot being land locked is not capable of being independently developed and whereas the size and location of the Slum Plot, Vighnaharta Plot and Crest Plot, is such that optimum utilization of available FSI for construction of rehabilitation and free-sale buildings with best possible of planning and provision of amenities is feasible only by amalgamation of the afore-stated plots;

J. In the premises aforesaid, the Omkar had decided to amalgamate the Non-Slum Plot, Slum Plot, Vighnaharta Plot and Crest Plot (hereinafter referred to as "**the Property**") and develop the amalgamated plot as a single composite complex under SRA Scheme so as to achieve maximum efficiency in terms of open space, construction of independent buildings for Rehab and Free sale with optimum utilization of FSI and ample scope for provision of appropriate amenities and with access from 2 number of roads;

K. In the circumstances, with the object of developing all the afore-stated plots together including the Non-Slum Plot the Vendor has alongwith the other co-owners jointly and severally agreed to irrevocably permit the Omkar to amalgamate and utilize all the available FSI and benefits of their Non-Slum Plot admeasuring 4134.27 sq. mtrs. with the Slum Plot admeasuring 30,062.11 sq. mtrs., the Vighnaharta Plot admeasuring 2396.80 sq. mtrs. and Crest Plot admeasuring 1081.12 sq. mtrs. aggregating to 37,67[illegible] sq. mtrs. or thereabouts and more particularly described in the **SEVENTH SCHEDULE** hereunder written (hereinafter the amalgamated Non-Slum Plot, the Slum Plot, the Vighnaharta Plot and the Crest Plot are for brevity's sake collectively referred to as "**the full Property**"). The Vendor has alongwith the other co-owners agreed to grant and confer development rights in respect of the Non-Slum Plot admeasuring 4134.27 sq. mtrs. in the aggregate upon the Omkarfor development, construction and sale of buildings under Regulation 33(10) and other applicable provisions of the D. C. Rules, in accordance with L.O.I. issued/revised L.O.I.

to be issued by SRA under Slum Rehabilitation Scheme of the Government of Maharashtra;

L. By and under an Agreement for Grant of Development Rights dated 10th April, 2013 (hereinafter referred to as "**the said Development Agreement**") duly stamped and registered at the Office of the Sub-Registrar of Assurances at Mumbai vide Serial No. BBE-5/1775 of 2013 registered on 16th April 2013, executed between Kash Foods Pvt. Ltd., Nakul Ravi Arya, Varun Ravi Arya (all three therein referred to as "**the Owners**"), Jallo Subsidiary Industries Company (I) Pvt. Ltd. (therein referred to as "the Confirming Party") and Omkar herein, subject to the Owners retaining Floor Space Index (FSI) generated out of their Non-Slum Plot as required for construction and allotment to the Owners, in respect of Owners Allocation as set out in Clause 4 of the said Development Agreement, Varun Ravi Arya has granted and conferred unto Omkar the right and authority and/or power of construction on and the development of the Varun Ravi Arya's 27% undivided right, title, interest and share in the Non-Slum Plot, subject to the terms and conditions more particularly mentioned therein. In consideration of the right granted by Varun Ravi Arya as mentioned in the said Development Agreement, Omkar has over and above the consideration mentioned therein also agreed to construct and hand over to the Varun Ravi Arya constructed residential premises admeasuring in aggregate 21,437 sq. ft. usable carpet area in Towers to be constructed by the Omkar on the Free Sale Portion of the Property along with right of exclusive enjoyment of 20 car parking in the podium of Tower A, free of cost and upon other terms and conditions more particularly setout therein. The Parties had agreed that they shall execute 2 (two) separate agreements in respect of each residential flat to be allotted to Varun Ravi Arya as mentioned hereinabove;

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In view of the aforesaid, by an Articles of Agreement dated 10th April 2013 duly registered with the Office of the Sub-Registrar of Assurances at Mumbai under serial number BBE-5/1804/2013 executed between Omkar herein and therein referred to as the Party of the First Part and Varun Ravi Arya therein referred to as The Party of the Second Part, Omkar had allotted one residential

flat viz. a residential premises bearing no. 5801 admeasuring 7,862 sq. feet usable carpet area on the 58th habitable floor being on 73rd floor / level of Tower A ("**the Entire Floor Flat**") and the right of exclusive use and enjoyment of 6 car parking spaces bearing Nos. 23, 24, 25, 26, 27 and 28 in the podium P-01 level of the Tower A **("the Car Parking Space")**.

N. By and under a Deed of Gift dated 7th September 2018, duly registered with the Office of the Sub-Registrar of Assurances at Mumbai under serial number BBE-5/9893/2018 executed between Varun Ravi Arya therein referred to as the Donor of the One Part and Mrs. Sushma Ravi Arya, therein referred to as a Donee of the Other Part and said Sushma herein, Varun Ravi Arya has voluntarily and irrevocably granted, transferred, assigned and delivered all his rights, title, claims, interest, charges and benefits of the Agreement dated 10th April 2013, duly registered with the Sub-Registrar of Assurances at Mumbai under Sr. No. BBE-5/1804/2013 and/or of whatsoever nature in respect of the said Entire Floor Flat together with all the benefits and advantages incidental or ancillary thereto, unto in favor of said Sushma in the manner as set out therein;

O. By a letter dated 15th September, 2018, Varun Ravi Arya has intimated to the said Omkar about the execution of Deed of Gift in respect of the said Entire Floor Flat in favour of said Sushma and said Omkar has updated its record accordingly;

P. Certain disputes and differences however arose between the Varun Ravi Arya, other two co-owners and the said Omkar with respect to various deliverables under the Said Development Agreement dated 10th April 2013 ("**Dispute**"). Varun Ravi Arya and other two co-owners thus initiated arbitration proceedings by issuing a letter dated 11th January 2018 under section 21 of the Arbitration and Conciliation Act, 1996 ('**Act**'). Varun Ravi Arya, other two co-owners also filed a Petition under Section 9 of the Act before the Hon'ble Bombay High Court. The Hon'ble Bombay High Court vide its Order dated 1st February, 2018 granted ad-interim injunction including to restrain the said Omkar from parting with possession of

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any of the flats forming part of the Omkar's Allocation to its purchasers in Towers 'A', 'B' and 'C';

Q. By consent of the Parties, the said Petition under Section 9 of the Act was converted into Application under Section 17 of the Act and the Arbitral Tribunal of Mr. E. P. Bharucha (Sr. Advocate), as the Sole Arbitrator thereof (hereinafter referred to as **"the Tribunal"**), was constituted;

R. After hearing the Parties, the Tribunal vide its Order dated 25th April 2018 continued the restrain of handing over the possession of the Flats of the Omkar's Allocation till such time the said Omkar completes construction of the Owners' Allocation as defined under the Said Development Agreement or till the completion of the present Arbitration proceedings and 30 days thereafter, whichever is earlier ('**Restraint**'). Being aggrieved and dissatisfied from the said Order dated 25th April 2018, the said Omkar preferred the Appeal bearing no. ARBP(L) No. 588 of 2018 before this Hon'ble High Court, Bombay;

S. Thereafter, the Parties have amicably settled the disputes and differences with respect to deliverables of the portion of the Owner's Allocation in terms of the Said Development Agreement;

T. In terms of the settlement arrived at between the parties herein, it is agreed that the said Sushma shall be entitled to the said Entire Floor Flat which shall be converted into 5 independent self-contained flats on 69th floor in Tower – A along with 9 car parking spaces at podium level P-05 and an additional flat being Flat No. 3001 on 30th floor in Tower A along with 2 car parking spaces at podium level P-05 of the building known as "**Omkar 1973 Worli**";

U. In view of aforesaid, the said Omkar has agreed to allot flat bearing number 6904 on the 69th floor in sale Tower "A" of the building known as "Omkar 1973 Worli" (hereinafter referred to as the "said Flat") together with right to exclusively use 2 car parking spaces bearing number 112 & 113 on podium level P-05 (hereinafter referred to the "**said Car Parking Spaces**"). The said Flat and said Car Parking Spaces are collectively referred to as the "said Premises". The said Omkar has agreed to provide the said

Premises with certain amenities for exclusive use as are set out at **ANNEXURE - A** to this Agreement;

V. The said Omkar has obtained the LOI bearing No.SRA/ENG/1308/GS/ML/LOI dated April 7, 2011 from SRA, which permits amalgamation of the Slum Plot with other plots acquired or obtained development rights by the said Omkar on the terms and conditions contained in the said LOI;

W. The said Omkar proposed to construct 3 residential wings with a common podium on the Free Sale Portion of the Property viz. Tower A, B and C. The plans for the re-development of the Property were submitted and in pursuance whereof the SRA has sanctioned plans vide Intimation of Approval (IOA) bearing No. SRA/ENG/2162/GS/ML/AP dated August 1, 2011 *inter alia* for construction of residential building viz. (i) Tower A on Free Sale Portion of the Property consisting of basement, ground, parking and amenities floors (15 no.) podium and 75 upper habitable floors, (ii) Tower B on Free Sale Portion of the Property consisting of basement, ground, parking and amenities floors (15 no.) podium and 60 upper habitable floors and (iii) Tower C on Free Sale Portion of the Property consisting of basement, ground, parking and amenities floors (15 no.) podium and 75 upper habitable floors;

X. The said Omkar has commenced construction of Tower A, Tower B and Tower C in accordance with the plans sanctioned by the SRA and in accordance with the LOI bearing No. SRA/ENG/1308/GS/ML/LOI dated April 7, 2011 amended from time to time and last being on 25th November, 2016 and other necessary approvals issued/granted by the SRA in respect of Tower A, Tower B and Tower C;

Y. The said Omkar has entered into prescribed Agreement with the Architect, Mr. Anand V. Dhokay registered with the Council of Architects and also appointed Buro Happold as structural designers for preparing structural designs and drawings and specifications of Tower A;

Z. In view of the aforesaid the Parties hereto have entered into this Agreement on the terms and conditions hereinafter appearing.

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

1. The recitals contained hereinabove form an integral and operative part of this Agreement as if the same are incorporated herein verbatim.

2. In pursuance of the aforesaid Development Agreement and in terms of the settlement arrived at between the parties herein, the said Omkar confirms having allotted and handed over possession to the said Sushma a residential premises bearing number 6904 admeasuring 1450 sq. feet carpet area on the 69th floor in Sale Tower "A" of the building known as "**Omkar 1973 Worli**" ("**the said Flat**") and the right of exclusive use and enjoyment of 2 car parking spaces bearing Nos. 112 & 113 in the podium P-05 level of the Tower A **("the Car Parking Space")** (hereinafter the said Flat together with Car Parking Space is collectively referred to as "**the said Premises**") and more particularly described in **EIGTH SCHEDULE.** The said Omkar has agreed to provide the said Premises certain amenities for exclusive use as are set out at **ANNEXURE - A** to this Agreement. The said Flat is delineated in **RED** colour boundary line on the plans which is annexed hereto and marked as **ANNEXURE - B** and the Car Parking Spaces are also delineated in **BLUE** colour boundary line on the car parking plans which are annexed hereto and marked as **ANNEXURE - C**.

3. The carpet area of the said flat is 1450 sq. ft. including enclosed balcony and door jambs.

4. The percentage of the undivided interest of the said Sushma in the common areas and facilities limited or otherwise pertaining to the said Flat shall be in proportion of the area of the said Flat agreed to be allotted to it to the total area of Tower A.

5. The said Sushma shall have pro rata undivided share in the common area and facilities to the total area of Tower A and also in the limited common area and facilities.

6. The said Sushma is not liable to pay amount towards any construction cost, club / gym / spa membership fees / development

charges or any other charges in respect of allotment of the Premises and that the said Omkar alone shall be liable to bear and pay the cost for construction and all other charges in respect of allotment of the Premises. It is further agreed that, the club / gym / spa membership fees / development charges shall be freely transferable by the said Sushma to its assigns / prospective purchasers of the said Flat at no cost / transfer fee.

7. The said Flat shall be used for residential purposes only as per the D.C. Rules and the said Sushma shall not use the said Flat or any part or portion thereof for any other purposes whatsoever. The said Sushma shall use the Car Parking Space only for the purpose of keeping or parking vehicles and for no other purpose.

8. The said Sushma along with other purchasers of premises in Tower A will join in forming and registering the co-operative society/condominium/limited company ("**the Ultimate Body**") and for this purpose the said Sushma shall from time to time sign and execute the application for registration and/or membership and other papers and documents necessary in respect of the Premises allotted to the said Sushma for the formation and the registration of the Ultimate Body and for becoming a member, including the bye-laws of the Ultimate Body and duly fill in, sign and return to the said Omkar, so as to enable the said Omkar to register the Ultimate Body under the provisions of applicable act within the prescribed time limit.

9. Save and except a sum of Rs.261/- (Rupees Two Hundred and Sixty One Only) payable towards Society Shares and membership the said Sushma shall not be liable to pay any charges including but not limited to scrutiny fees, entrance fee, club / gym / spa membership fees / development charges, legal costs, stamp duty, GST, any statutory tax / levy / penalty, other charges and expenses, professional fees of the Attorney at law/Advocate in connection with formation of the Ultimate Body, preparing the rules regulations and bye-laws of the Ultimate Body.

10. The said Sushma shall be entitled to retain, sell, dispose of, mortgage, grant on leave and license, create tenancy and/or

otherwise deal with the Premises and appropriate the entire sale proceeds or other receivables arising therefrom to themselves without accounting for the same to the said Omkar. The said Sushma shall also be entitled to mortgage the Premises and/or the said Sushma shall be entitled to avail loan/finance against the security of the Premises. Provided further that no permission/NOC will be required to be taken by the said Sushma and/or its nominees and transferees from the said Omkar for the sale, transfer, mortgage and/or for creation of third party rights in respect of the Premises. Save and except Rs. 261/- which the said Sushma shall be liable to pay as membership fees, the said Sushma shall also not be liable to pay any scrutiny fees, entrance fee, club / gym / spa membership fees / development charges, transfer charges premium or any other sums by whatever name called for the transfer of the Premises to any third person / transferee /nominee, till such time that the possession and charge of the Property is handed over to the registered Ultimate Body. It is further clarified that the said Sushma and/or such Assignees/ Nominees of the said Sushma shall be admitted as members of the Ultimate Body. The Parties hereto agree that the said Omkar shall not charge / levy any transfer fee by whatsoever name called upon the transfer in respect of her Allocation by the said Sushma or their Assignees / nominees to prospective purchaser(s) of flats forming part of the said Sushma's allocation, till the possession and charge of the Property is handed over to the registered Ultimate Body. If so required by the said Sushma, the said Omkar shall within 15 days upon demand by the said Sushma join as confirming party to any such dealing / agreement by the said Sushma, in respect of the said Flat and shall also grant No Objection Certificate for transfer of the flats of the said Sushma without charging any transfer fee for all successive transfers from the said Sushma or their Assignees / nominees, till the possession and charge of the Property is handed over to the registered Ultimate Body.

11. It is further clarified that, if the said Sushma sells, transfers, mortgages to its nominees / transferees and/or creates third party rights in respect of the Premises, then the said Omkar shall be

bound to sign and execute the Agreement as Confirming Party, if required by the said Sushma.

12. It is further clarified that, the prospective purchasers / transferees / nominees of the said Sushma shall be entitled to mortgage their respective flats/premises for obtaining loan from Banks and/or financial institutions etc. and the said Omkar and the said Sushma hereby grant their irrevocable consent to such borrowing provided always it shall be responsibility and liability of such purchasers / transferees / nominees alone to repay the loans with interest accrued thereon and further provided that neither the said Omkar nor the said Sushma shall incur any liability whatsoever (financial or otherwise) in respect thereof.

13. The sanctioned plan also include premium paid utility areas viz. flower bed, AHU, Janitor Room, Servant Toilet, excluding fire escape and ducts, of about 478 square feet for exclusive and beneficial use of the said flat for which they are sanctioned.

14. The said Omkar so far as handing over possession of the Premises to the said Sushma are concerned, covenants with the said Sushma as under:-

(i) The said Omkar shall subject to force majeure conditions (but not due to any willful default or delay on the part of the said Omkar), complete the amenity work as is more particularly set out in Annexure – A hereto in the said Premises along with occupation certificate, electricity connection and water connection on or before April 30, 2019 or such extended time as may be mutually agreed ("**Completion Period**") (time being of essence);

(ii) In the event the amenity work as is more particularly set out in Annexure – A hereto in the said Premises is not completed within the Completion Period i.e. on or before April 30, 2019 or such extended time as may be mutually agreed, as provided in Clause 14(i) hereinabove, then in that event the said Omkar shall pay to the said Sushma a further sum equivalent to ongoing market rental of the Flats in

question, from the scheduled date of completion thereof mentioned herein till the actual date of completion of the amenity work as is more particularly set out in Annexure – A hereto in the said Premises and handing over to the said Sushma with Occupation Certificate, water, electricity alongwith amenities as stipulated herein whereby the said Sushma in turn is able to fulfill her obligations towards purchasers of premises from her, subject to and without prejudice to the other rights and remedies which may be available to the said Sushma. The ongoing market rental shall be computed at 4% p.a. of Ready Reckoner value of flats as per ASR and which shall be payable every month;

(iii) Save and except the flats set out in Reserved Area – B in Annexure – D herein , the said Omkar shall be entitled to hand over possession of the flats forming part of the Omkar's Allocation to its present and future purchasers;

(iv) The possession of the flats on the 67th & 68th floor in Tower A (save and except flat no.6701 & 6802 in Tower A) shall be handed over by Omkar to the Purchasers thereof only upon Omkar handing over the said premises to Sushma with Occupation Certificate, water, electricity alongwith amenities as stipulated herein

(v) The said Sushma and/or its nominees shall be liable to bear and pay the monthly outgoings, municipal taxes and maintenance charges in respect of the Premises immediately upon the said Omkar completing the amenity work as is more particularly set out in Annexure – A hereto in the said Premises with Occupation Certificate with water and electricity connection in respect thereof;

(vi) The plans of the said Premises have been sanctioned by the SRA on 22nd January, 2016 and Occupation Certificate is obtained by the said Omkar on 28th July, 2017. The possession of the said Premises is handed over to the said Sushma. However, the said Sushma has permitted the said Omkar to use the said Flat and other 4 flats on the 69th floor

allotted to the said Sushma for the purpose of completing the construction on the 70th, 71st and upper floors in Tower A for a period upto 30th April, 2019 or such extended time as may be mutually agreed;

(vii) The said Omkar shall vacate the said Flat after removing all their belongings, materials and staff therefrom and provide the said Flat fully finished with amenities as per ANNEXURE - A without charging any additional consideration alongwith water connection and electricity connection on or before 30th April 2019 or such extended time as may be mutually agreed.

15. The said Omkar hereby covenants with the said Sushma, that:-

(i) that the plans of the said Premises are sanctioned after making payment of premium under the New DCR;

(ii) the said Omkar hereby covenants, represents and warrants that Letter of Intent and other permissions and sanctions hitherto obtained by it are valid and subsisting;

(iii) the said Omkar shall at its entire costs and expenses comply with all layout conditions, conditions of Letter of Intent, Intimation Of Approval (I.O.A)., Commencement Certificate (C.C.), Occupation Certificate (O.C.) which may be stipulated by SRA/MCGM for the purpose of redevelopment of the Property and such other infrastructure as may be stipulated in the revised Letter of Intent/IOA & CC/Layout and revisions made thereto from time to time, so that construction of the said Tower A comprising free sale building and allotment of the Premises of the said Sushma is not delayed;

(iv) the said Omkar shall continue to keep its title to the said Slum Plot, Vighnaharta Plot and Crest Plot clear and marketable and shall at their own cost and expenses deal with, resolve and settle all disputes, claims, demands, suits, complaints and impediments, litigation, which are pending and/or may be raised, filed or created by the slum dwellers

/occupants / tenants / society /other developers, if any/original owners/ contractors and professionals appointed by them/ associates / MMRDA/ SRA or any other persons, authorities and bear and pay the cost of litigation/ compensation /settlement thereof;

(v) the said Omkar shall not create any charge or encumbrance of whatsoever nature in respect of the said Premises nor shall the said Omkar by any of its act, deed or conduct make the Premises subject matter of any litigation;

(vi) In respect of any of the premises forming part of the said Sushma's Allocation, the said Omkar hereby confirms that:-

(a) it has not entered into any agreement, arrangement, writing or contract for transfer and / or for allotment / option to purchase / sale of any of the premises with any person in any manner whatsoever and that the said Omkar has not accepted any token deposit, earnest money or any consideration from any person;

(b) it has not created any charge and / or offered as security any of the premises to any bank / financial institution / NBFC / investor; and / or

(c) has not given any undertaking to any authority / person to not to deal with any of the premises forming part of Owners Allocation including the said Flat;

(vii) the said Omkar shall not sell, transfer, assign, mortgage, convey, lease, create leave & licence, charge and/or any third party rights and/or part with possession of the Premises;

(viii) the said Omkar shall, whenever required so to do from time to time and at all times hereafter, execute and sign or cause to be executed and signed all such letters, forms, applications, deeds, documents, writings and papers, if any, for more perfectly securing, assuring and effectually

transferring the Premises unto and to the use of the said Sushma forever.

16. The said Sushma agrees, records, confirms and declares that the said Sushma shall use the Premises strictly in terms of and subject to the following:-

(a) The said Sushma shall maintain the Premises at its own cost in good tenantable repair and condition from the date the possession of the said Flat is taken and shall not do or suffer to be done anything in or to the said Flat and Tower A, its staircase or any passage which may be against the rules, regulations or bye-laws of concerned local or any other authority or change/alter or make addition in or to Tower A in which the said Flat is situated and the said Flat itself or any part thereof;

(b) The said Sushma shall not store in the said Flat any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of Tower A or storing of which goods is objected to by the concerned local or other authority and not do any act whereby the staircase, common passages or any other structure of Tower A including entrances of Tower A is damaged and in case any damage is caused on account of negligence or default of the said Sushma then, the said Sushma shall be liable for the consequences of the breach and for rectifying such damage to its original condition;

(c) The said Sushma shall not do or suffer to be done any thing in or to Tower A or the said Flat which may be governed under the Rules and Regulations and bye-laws of the Ultimate Body, the concerned local authority or other public authority;

(d) The said Sushma shall not demolish or cause to be demolished the said Flat or any part thereof, nor any alteration in the elevation and outside colour scheme of Tower A and to keep the portion, sewers, drains, pipes in the

said Flat and appurtenances thereof in good tenantable condition, and in particular, so as to support, shelter and protect Tower A and shall not chisel or in any other manner damage the columns, beams, walls, slabs, or RCC pardis or make any other structural changes in the said Flat, without prior written permission of the Ultimate Body;

(e) The said Sushma shall not do or permit to be done any act or thing which may render void or voidable any insurance of the Property and Tower A or any part thereof or whereby any increased premium shall become payable in respect of the insurance or which is likely to cause nuisance or annoyance to users and occupiers of the other premises in Tower A;

(f) The said Sushma shall not throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat in the compound or in any portion of the Property and Tower A;

(g) The said Sushma shall bear and pay all increases in local taxes water charges insurance and such other levies if any which are imposed by the Maintenance Committee, concerned local authority and /or Government and/or other public authority;

(h) To use the said Flat only as a residential flat for bonafide residential use and not as a guest house or for any commercial purposes or as a godown for storage of goods;

(i) Not to do or cause to be done any act which may cause nuisance or annoyance to any other occupants of Tower A or to the owners or occupiers of the adjoining buildings and observe all the rules, regulations and the Registered Bye-laws of the Ultimate Body;

(j) Not to use or permit to be used the said Premises for any illegal or immoral purposes;

(k) The said Sushma is aware that the Party of the First Part or the Maintenance Agency nominated by the said Omkar shall

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provide certain Maintenance Services in Tower A until expiry of 3 years from the date of obtaining full Occupation Certificate of the last sale tower. The said Sushma hereby agrees to pay her share of costs, charges, expenses and fees payable for the said services to the said Omkar or the Agency as the case may be from the date the said Omkar completes the amenity work as per Annexure – A hereto in the said Premises.

17. The said Omkar may effect certain amendments to the proposed plans in respect of layout of the building known as "Omkar 1973 Worli", which the said Sushma agrees to accept and to accordingly get the plans sanctioned from the Competent Authority. The said Omkar further agrees to redevelop the Property in accordance with the plans sanctioned by the SRA and the said Omkar shall not carry out any change or amendments in such sanctioned plans which would result in reduction of area of the premises or the floors on which the said Sushma's premises allotted are changed. The said Omkar hereby further agrees to observe, perform and comply with the terms, conditions and stipulations, if any, which may be imposed by the local authorities and shall carry out the development work strictly in accordance with the law. The said Omkar shall not do anything or omit to do anything which would in any way effect or prejudice the rights of the said Sushma in respect of allocation of the said Sushma.

18. It is further agreed between the Parties that, if within a period of 3 (three) years from the date the said Omkar hands over possession of the said Flat to the said Sushma, the said Sushma brings to the notice of the said Omkar any defect in the Premises or in the material used therein or any unauthorised change in the construction of Tower A, then, wherever possible such defects or unauthorised changes shall be rectified by the said Omkar at its own cost and in case, if the said Omkar fails to rectify such defects/unauthorized changes within 15 days of the same being brought to the notice of the said Omkar, then the said Sushma shall be entitled to carry out the rectification at the costs and expenses of the said Omkar. It is however clarified that the said Omkar shall not be liable for any defects in the Premises, if such defects are a result

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of the changes or alterations or modification carried out by the said Sushma in the Premises.

19. All letters, circulars, receipts and/or notices issued by the said Omkar and the said Sushma dispatched under certificate of posting to the address known to the said Omkar and the said Sushma will be sufficient proof of the receipt of the same by the said Omkar and the said Sushma and shall completely and effectually discharge the said Omkar and the said Sushma.

20. This Agreement shall always be subject to the provisions of the applicable act and the rules made thereunder or other provisions of law applicable thereto or any other Act that may be formed after the execution of this Agreement.

21. The Parties hereby agree that in the event of there being any dispute by and between the Parties hereto in respect of interpretation of any of the terms and conditions herein contained as also in respect of any matter arising out of or in relation to this Agreement, the same shall be referred to Arbitration in accordance with the provisions of the Arbitration and Conciliation Act, 1996 and the decision / Award of the sole arbitrator/umpire, as the case may be shall be final and binding. The venue of Arbitration shall be in Mumbai and in English language.

22. Neither party shall be entitled to terminate this Agreement on any ground whatsoever. However, in the event of a breach of any of the terms and conditions contained herein by any party, the other shall be entitled to specific performance of these presents.

23. The Parties hereto record, declare and confirm that this Agreement shall be supplemental to the Articles of Agreement dated 10th April, 2013 registered under Sr. no. BBE-5/1804/2013 and shall be read accordingly.

24. This Agreement will not be amended, altered or modified except by a written instrument signed by the parties.

25. This Agreement shall be subject to the exclusive jurisdiction of Courts at Mumbai.

26. The Permanent Account Numbers of the Parties hereto are as under:

Name	Permanent Account Numbers
Omkar Realtors & Developers Pvt. Ltd.	AAACO7919F
Mrs. Sushma Ravi Arya	

27. The Parties hereto shall on execution hereof lodge the same for registration within the time limit prescribed by the Indian Registration Act, 1908 and admit execution thereof.

28. The said Omkar has paid stamp duty of Rs.9,05,955/- on the Development Agreement on the construction cost of Rs.1,81,19,096/- in respect of the said Entire Floor Flat described therein. The said Development Agreement is treated as main/principal document and this Agreement is treated as incidental and/or subsidiary document and is accordingly stamped at Rs. 300/- (Rupees Three Hundred only).

29. Each Party shall bear and pay the professional fees of their respective Advocates & Solicitors.

In Witness Whereof the Parties hereto have set and subscribed their respective hands the day and year first hereinabove written.

THE FIRST SCHEDULE HEREINABOVE REFERRED TO
(description of the Property - I)

27% undivided right, title, interest and share in all that piece and parcel of land containing by admeasurement 2657.50 sq. yards equivalent to 2222.05 sq. mtrs. or thereabouts and assessed by the municipality of Bombay under 'G' Ward No. 1777 (1) and Street No. 776 at Worli Road in the City and Registration Sub-District and District of Mumbai City and bounded on or towards the East by C.S.No.913, on or towards the West by C.S.No.286(part) on or towards the North by C.S.No.2/914 and on of towards the South Partly by C.S.No.3/914 and which piece of land forms a part of a larger piece of land registered in the Books of the Collector of Land Revenue under Old nos. 86, 15, 86, 151, 153, 161,162, 412, New

Nos. B/11, 990 and 12/446 New Survey No. 1/3002 and Cadestral Survey No. 914 and 4/914 of Lower Parel Division.

THE SECOND SCHEDULE ABOVE REFERRED TO
(description of the Property - II)

FIRSTLY - Property - II - A :

27% undivided right, title, interest and share in all that piece and parcel of land situate lying and being on the Delisle Road (on the proposed Foras Road) in the Registration Sub-District and District of Mumbai City and Mumbai Suburban containing by admeasurement 2,000 square yards i.e.. 1,672.25 square metres or thereabouts and registered in the Books of the Collector of Land Revenue under Old Nos. 85, 86, 149, 146, 166 and 277 New Survey No.1/3003 C. S. No.1-A 913 and 915 of Lower Parel Division in the Books of the Collector or Municipal Rates and Taxes under G Ward No.1779 (1) (2) and Street No.777 and 777-A and bounded as follows, that is to say :

On or towards the East	by C.S.No.913
On or towards the West	by drainage.S.No.286(part)
On or towards the North	by C.S.No.915, 1/914 and 3/914
On or towards the South	by C.S.No.1/913 and 1A/913

SECONDLY - Property - II - B :

27% undivided right, title, interest and share in all that piece and parcel of land situate at Delisle Road (Proposed Fores Road) in the Sub-Registration District and District of Mumbai City and Mumbai Suburban containing by admeasurement 287 square yards i.e. 239.97 square metres or thereabouts and bearing Cadastral Survey No.1/913, Lower Parel Division and bounded as follows :

On or towards the East	by C.S.No.913
On or towards the West	by drainage.S.No.286(part)
On or towards the North	by described.S.No.1A/913
On or towards the South	by C.S.No.286(part)

THE THIRD SCHEDULE HEREINABOVE REFERRED TO:
(description of the Jallo Property)

All that piece and parcel of land containing by admeasurements 1848 sq. yards equivalent to 1545.16 sq. mtrs.or thereabouts bearing C.

S. No. 914 of Lower Parel Division situated at Pandurang Budhkar Marg, Worli.

THE FOURTH SCHEDULE HEREINABOVE REFERRED TO
(description of the Slum Plot)

ALL THAT piece and parcel of land bearing C. S. Nos. 286 (pt), 793 (pt), 913(pt), 1/914, 3/914 & 1629 (pt), 6/1629 admeasuring 30062.11 sq. mtrs. of Lower Parel Division situate, lying and being at Pandurang Budhkar Marg, G-South Ward, Worli within the Registration Sub-District and District of Mumbai City and Mumbai Suburban and bounded as follows:

On or towards the East	by Century Mill Compound Wall;
On or towards the West	by Asphalt Plant, Udhyog Bhavan, Bavan Chawl;
On or towards the North	by Anna Nagar, 22.80 mts. proposed D.P. road; and
On or towards the South	by Pandurang Budhkar Marg.

THE FIFTH SCHEDULE HEREINABOVE REFERRED TO
(description of the Vighnaharta Plot)

ALL THAT the lands being Collector's Old Nos. 86,15,151,153,161,162 and 412 Collector's New Nos. B/11990 and 12446 and Laughton's Survey No.3002 (Part) bearing Cadastral Survey No.2/914 of Lower Parel Division admeasuring according to Title Deeds 2981.72 sq. yds. and according to the Property Register Extract 2396.80 sq. mtrs. but ascertained on actual survey admeasuring 2391 sq. mtrs. or thereabout within the Registration Sub-District and District of Mumbai City and Mumbai Suburban together with the structure standing thereon and bounded as under:-

On or towards the North	by municipal land and drainage channel;
On or towards the South	by land bearing C.S. No.4/914;
On or towards the East	by S.H. Tandel Marg, and beyond that by C.S. No.794 of Century Mills; and
On or towards the West	by drainage channel bearing C.S. No.286.

THE SIXTH SCHEDULE HEREINABOVE REFERRED TO
(description of the Crest Plot)

ALL THAT piece or parcel of land or ground situate, lying and being at Hindcycle of Road Worli, Mumbai bearing Plot No.250B of Worli Estate Scheme No.52 which is bearing Cadastral Survey no.1629 of Lower Parel Division and in a lease executed by Municipal Corporation in favour

of the said Society the same is mentioned as Cadastral Survey No.7/1629 Part and now bearing C.S.No.7E/1629 of Lower Parel Division admeasuring 1293 sq. yards i.e. equivalent to 1081.12 sq. mtrs. or thereabout together with all the structures standing thereon including a building standing thereon known as Crest House within the Registration Sub-District and District of Mumbai City and Mumbai Suburban and bounded as follows: -

On or towards the North	by Municipal Asphalt Plant;
On or towards the East	by Proposed 40 Wide Road;
On or towards the South	by Plot No.250C of this Estate; and
On or towards the West	by 15' wide passage.

THE SEVENTH SCHEDULE HEREINABOVE REFERRED TO
(description of the Property)

ALL THAT pieces and parcels of land more particularly set out in the table hereunder:

Sr. No.	C. S. No	Area in sq. mtrs.	Described in
1.	914 and 4/914	2,222.05	First Schedule
2.	1-A 913 and 915	1,672.25	Firstly in Second Schedule
3.	1/913	239.97	Secondly in Second Schedule
4.	286 (pt), 793 (pt), 3, 1/914, 3/914 29 (pt), 6/1629	30,062.11	Fourth Schedule
5.	2/914	2396.80	Fifth Schedule
6.	7E/1629	1081.12	Sixth Schedule
	Total	**37,674.30**	

all situate in Lower Parel Division with the Registration Sub-District and District of Mumbai City and Mumbai Suburban and lying and being at Pandurang Budhkar Marg, Lower Parel Division, Worli, Mumbai 400 030.

THE EIGTH SCHEDULE HEREINABOVE REFERRED TO
(description of the Premises)

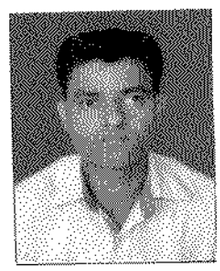
ALL THAT residential premises bearing no. 6904 admeasuring 1450 sq. ft. carpet area on the 69th floor in Sale tower "A" alongwith 2 car parking

spaces bearing Nos. 112 & 113 in the podium P-05 being situate on land bearing Cadastral Survey Nos.2/914, 4/914, 914, 3/914, 1/914, 915, 1A/913(part), 913(part) and 286(part) of Lower Parel Division within the Registration Sub-District and District of Mumbai City and Mumbai Suburban.

The Common Seal)
by the withinnamed Omkar)
Omkar Realtors & Developers Pvt. Ltd.)
hereunto affixed pursuant to the)
Resolution passed by the Board of)
Directors in their meeting held on 17/01/2022)
authorizing Mr. NILESH PALANDE,)
the Director of the Company, to)
execute these presents, who has signed)
these presents in the presence of...)

For Omkar Realtors & Developers Pvt. Ltd.

Director / Authorised Signatory



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Signed And Delivered
by the withinnamed Sushma
Mrs. Sushma Ravi Arya
in the presence of ...

1) D.

2)

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI CITY-IV
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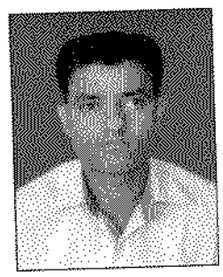
Name	Photograph	Left Hand Thumb Impression
Omkar Realtors & Developers Pvt. Ltd. For Omkar Realtors & Developers Pvt. Ltd. Director / Authorised Signatory (Authorised representative)		
Mrs. Sushma Ravi Arya		

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Annexure - A

GENERAL SPECIFICATIONS & FINISHING SCHEDULE FOR WORLI PROJECT		
	FINISHING SPECIFICATION	
	AREA	FINISHING
1	Living/Kitchen/Puja & lobby Area	Imported Marble or equivalent
2	Bed Room-1,2,3 & 4/Cinema Room	Imported Marble or equivalent
3	Master Bed Room & Study Room	Wood Flooring
4	All Bathroom	Agglomerated Marble or equivalent
5	Store room/maid Room/uty room	Agglomerated Marble or equivalent
6	Servants Toiletilit	Antiskid -Vitrified Flooring
7	Living & Dinning Deck & All Bed Room Deck	Antiskid flooring
	GENERAL PROVISIONS	
1	Electrical Fixture, Fitting & wires will be Havells/Siemens or equivalent	
2	Deck Railing- 1.3 to 2.1 mts high glass railing	
3	Air Conditioning to all flats with Central High side water cooled VRV AC provision & BTU meter	
4	All lifts with Power Back up & Critical area with power back up	
5	Modular kitchen	
6	Ready to receive building automation system - only wiring	
7	CCTV surveillance system	

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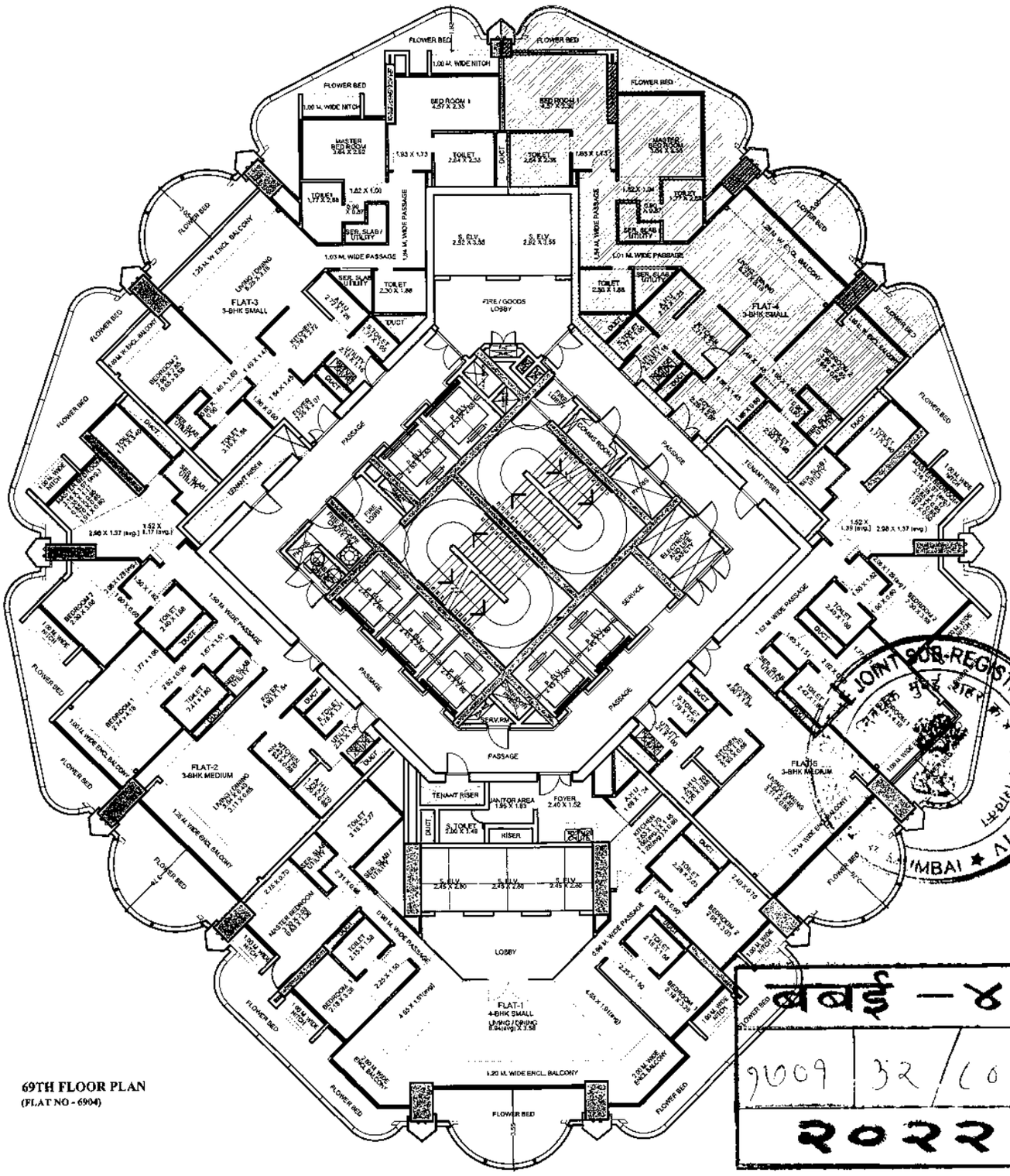
Annexure "B"

SALE TOWER-1



69TH FLOOR PLAN
(FLAT NO - 6904)

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Annexure – "D"

Reserved Area – B

Sr. no.	Flat no.	Config	Tower	Area
1	3702	4 BHK Large	B	3691
2	1801	5 BHK Medium	B	4226
3	1703	4 BHK Medium	B	3618
4	1803	4 BHK Medium	B	3618
5	2203	4 BHK Medium	B	3618
6	2303	4 BHK Medium	B	3618

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दस्त क्रमांक : 1775/2013
नोंदणी :
Regn:63m

गावाचे नाव : 1) लोअर परेल

(1)विलेखाचा प्रकार	डेव्हलपमेंट अँग्रीमेंट
(2)मोबदला	435040500
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	0
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :, इतर माहिती: मिळकत क्रमांक (१) :- संपूर्ण जमीन व बांधकाम, सी. एस. क्रमांक - ९१४, ४/९१४, लोअर परळ विभाग, क्षेत्रफळ - २,२२२.०५ चौरस मीटर., मिळकत क्रमांक (२)(अ) :- संपूर्ण जमीन व बांधकाम, सी. एस. क्रमांक - १अ/९१३, ९१५, लोअर परळ विभाग, क्षेत्रफळ - १,६७२.२५ चौरस मीटर., मिळकत क्रमांक (२)(ब) :- संपूर्ण जमीन व बांधकाम सी. एस. क्रमांक - १/९१३, लोअर परळ विभाग, क्षेत्रफळ - २३९.९७ चौरस मीटर तसेच काश फूड्स यांना ओमकार ७९, २१८ चौ. फूट कारपेट क्षेत्रफळाचे बांधकाम विनामुल्य करून देणार आहेत व इतर माहिती दस्तात नमूद केल्याप्रमाणे(C.T.S. Number : 1/913, 1A-913, 4/914, 914, 915, ;))
(5) क्षेत्रफळ	1) 4134.22 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-काश फूड्स प्रा. लिमिटेड तर्फे संचालक श्री. सत्येन भाविशी - वय:-30; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: १५-बी, चंद्रमुखी, , ब्लॉक नं: नरिमन पॉईंट,, रोड नं: . . पिन कोड:-400021 पॅन नं:-AACCK3424D 2): नाव:-श्री. नकुल रवि आर्य - - वय:-32; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सतलज टेरेस, ब्लॉक नं: वाळकेश्वर रोड,, रोड नं: वाळकेश्वर रोड,, , . पिन कोड:-400006 पॅन नं:-ADEPA4689A 3): नाव:-श्री. वरुण रवि आर्य - - वय:-28; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सतलज टेरेस, ब्लॉक नं: वाळकेश्वर रोड,, रोड नं: वाळकेश्वर रोड,, , . पिन कोड:-400006 पॅन नं:-AEIPA6374F 4): नाव:-जालो सबसिडीअरी इण्डस्ट्रिस कंपनी इंडिया प्रायव्हेट लिमिटेड तर्फे प्रायव्हेट लिमिटेड श्री. गौरव वी. गुप्ता वय:-32; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ओमकार स्केअर, ब्लॉक नं: सायन चुनाभट्टी सिग्नल समोर,सायन (पु),, रोड नं: पूर्व द्रुतगती मार्ग, , , . पिन कोड:-400022 पॅन नं: AAACJ1495R
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मेसर्स ओमकार रिअल्टर्स एंड डेव्हलपर्स प्रा. लिमिटेड तर्फे संचालक श्री. जबूलाल वर्मा तर्फे कुलमुखत्यार धारक श्री. रवि दिक्षित - वय:-30; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ओमकार हाउस, ब्लॉक नं: सायन चुनाभट्टी सिग्नल समोर,सायन (पु), , रोड नं: पूर्व द्रुतगती मार्ग, , . पिन कोड:-400022 पॅन नं:-AAACO7919F 2): नाव:-मेसर्स ओमकार रिअल्टर्स एंड डेव्हलपर्स प्रा. लिमिटेड तर्फे संचालक श्री. कमलकिशोर गुप्ता - वय:-55; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ओमकार हाउस, ब्लॉक नं: सायन चुनाभट्टी सिग्नल समोर, सायन (पु), , रोड नं: पूर्व द्रुतगती मार्ग, , . पिन कोड:-400022. पॅन नं:-AAACO7919F
(9) दस्तऐवज करुन दिल्याचा दिनांक	10/04/2013
(10)दस्त नोंदणी केल्याचा दिनांक	16/04/2013
(11)अनुक्रमांक,खंड व पृष्ठ	1775/2013
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	21800000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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

THE JOINT SUB-REGISTRAR, MUMBAI CITY-IV
दुय्यम निबंधक मुंबई शहर क्र. ४ यांचा शिक्का
MUMBAI

THE JOINT SUB-REGISTRAR, MUMBAI CITY-IV
दुय्यम निबंधक मुंबई शहर क्र. ४ यांचा शिक्का
MUMBAI

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सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई शहर 5
दस्त क्रमांक : 1804/2013
नोदंणी :
Regn:63m

गावाचे नाव : 1) लोअर परेल

(1)विलेखाचा प्रकार	पर्यायी जागेचा करार
(2)मोबदला	0
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	0
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :, इतर माहिती: नवीन बांधण्यात येणाऱ्या इमारतीत सदनिका क्र.५८०१ , ५८ वा मजला, टॉवर ए/१, क्षेत्रफळ ७८६२ चौ. फूट कारपेट अशी सदनिका देण्यात येत आहे, सोबत ६ वाहनतळ अनुक्रमे क्र.२३, २४, २५, २६, २७ आणि २८ हे वाहनतळ पोडीयम पी-०१ लेवलमध्ये आहेत, सी. एस. क्रमांक २/९१४, ४/९१४, ९१४, ३/९१४, १/९१४, ९१५, १ए/९१३(पार्ट), ९१३(पार्ट) आणि २८६ (पार्ट), लोअर परळ विभाग आणि इतर माहिती दस्तात नमूद केल्याप्रमाणे ((C.T.S. Number : 2/914, 4/914, 914, 3/914, 1/914, 915, 1A/913(part), 913(part) & 286(part) ;))
(5) क्षेत्रफळ	1) 876.80 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स ओमकार रिअल्टर्स एंड डेव्हलपर्स प्रा. लिमिटेड तर्फे संचालक श्री. कमलकिशोर गुप्ता - - वय:-55; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ओमकार हाउस,, ब्लॉक नं: सायन चुनाभट्टी सिग्नल समोर, सायन (पु), मुंबई , रोड नं: पूर्व द्रुतगती मार्ग, , , . पिन कोड:-400022 पॅन नं:-AAACO7919F
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्री. वरुण रवी आर्य - - वय:-28; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सतलज टेरेस , ब्लॉक नं: -, रोड नं: वाळकेश्वर रोड,, महाराष्ट्र, मुम्बई. पिन कोड:-400006 पॅन नं:-AEIPA6374F
(9) दस्तऐवज करुन दिल्याचा दिनांक	10/04/2013
(10)दस्त नोंदणी केल्याचा दिनांक	16/04/2013
(11)अनुक्रमांक,खंड व पृष्ठ	1804/2013
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	300
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI CITY-IV

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मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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

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सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई शहर 4

दस्त क्रमांक : 9893/2018

नोंदणी :

Regn:63m

गावाचे नाव : 1) लोअर परेल

(1)विलेखाचा प्रकार	बक्षीसपत्र
(2)मोबदला	0
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	351663529.14
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :, इतर माहिती: सदनिका क्र 5801,58 वा मजला,(हेबिटेबल फ्लोर 73 वा मजला प्रमाणे सदनिका क्र. 7301),क्षेत्र 7,862 चौ फुट कार्पेट,टॉवर ए,ओमकार 1973 वरळी,पांडुरंग बुधकर मार्ग,वरळी,मुंबई-400025.सोबत 6 कार पार्किंग नं 23,24,25,26,27 आणि 28 पोडीयम पी-01 टॉवर ए मध्ये. लोअर परेल विभाग,न.भु.क्र.2/914,4/914,914,3/914,1/914,915,1ए/913(पार्ट),913(पार्ट),286(पार्ट)व इतर माहिती व मिळकतीचे वर्णन दस्तात नमूद केल्याप्रमाणे.((C.T.S. Number : 2/914,4/914,914,3/914,1/914,915,1A/913(part),913(part) and 286(part) ;))
(5) क्षेत्रफळ	1) 876.80 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-वरून रवी आर्या - - वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सतलज टेरेस , ब्लॉक नं: -, रोड नं: वाळकेश्वर रोड , महाराष्ट्र, मुम्बई. पिन कोड:-400006 पॅन नं:-AEIPA6374F
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुषमा रवी आर्या - - वय:-59; पत्ता:--, -, सतलज टेरेस, -, वाळकेश्वर रोड , मालाबार हिल, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400006 पॅन नं:-ADIPA5998A
(9) दस्तऐवज करुन दिल्याचा दिनांक	07/09/2018
(10)दस्त नोंदणी केल्याचा दिनांक	07/09/2018
(11)अनुक्रमांक,खंड व पृष्ठ	9893/2018
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	10550000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI CITY-IV ★ MUMBAI ★

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	within family

बबई – ४

१७०९ / ३७ / ८०

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SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/2162 /GS/ML/AP

Date : 28 JUL 2017

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To,

Shri. Anand V. Dhokay of
M/s. Anand V. Dhokay Architects & Designer,
F-63, Palm Acres,
Mahatma Phule Road, Mulund (E),
Mumbai - 400 081.

Sub :-Part Occupation Permission to 02 & 01 Basements + Ground + 1 & 2 Parking Floors and Part Bare Shell portion of Sale Tower 1 and Tower 2 of proposed sale building in S.R. Scheme on plot bearing C.S.No.286(pt), 793(pt), 913, 1/913, 1A/913, 914, 1/914, 2/914, 3/914, 4/914, 915, 1629(pt) , 6/1629 7E, 1629(Crest scheme plot no. 250B) of Lower Parel Division, Pandurang Budhkar Marg, Worli, Mumbai - 400 025 for "Mahalaxmi Co-op. Hsg. Soc

Ref : Your letter dated 20/07/2017.

Gentleman,

With reference to above, the part development work of 02 & 01 Basements + Ground + 1 & 2 Parking Floors + 52nd to 69th upper residential floors of Sale Tower 01 & 52nd to 54th part upper residential floors of Tower 02 consisting of 89 Sale Residential Tenements of sale building under S.R. Scheme on the plot bearing C.S. No. C.S.No.286(pt), 793(pt), 913, 1/913, 1A/913, 914, 1/914, 2/914, 3/914, 4/914, 915., 1629(pt) , 6/1629 7E, 1629(Crest scheme plot no. 250B) of Lower Parel Division, Pandurang Budhkar Marg, Worli, Mumbai - 400 025 for "Mahalaxmi Co-op. Hsg. Society Ltd." which is completed under the supervision of Architect Shri. Anand V. Dhokay, License No. CA/87/10855, Structural Engineer Mr. Sameer Shah of M/s. Buruhappold Engineering, Lic No. STR/S/196 and Site Supervisor Shri. Kishor Parmar, Lic. No. P/458/SS-I may be occupied (Bare Shell) on the following conditions:-

1. The certificate under Section 270 A of BMC Act shall be submitted.

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI CITY-IV MUMBAI

Administrative Building, Prof. Anant, Kanekar Marg, Bandra (East), Mumbai - 400 051.
Tel. : 2656 5800, 2659 0405 / 1879, Fax : 022-2659 0457, E-mail : info@sra.gov.in

SRA/ENG/2162/GS/ML/AP

2. That you shall comply the balance conditions of LOI/IOA before full OCC to sale building.

3. That the developer shall take due precautions while completing the remaining work of sale residential tenements and abide by the indemnity bond indemnifying SRA regarding any complaints from the occupants due to the ongoing work.

4. That the developer shall complete the balance work including finishing items as per approved plan for the floors approved hereunder as per the agreement between developer & purchaser and SRA & its officers shall be indemnified on all accounts in this regards.

A set of certified completion plans is returned herewith as token of approval.

Note: This permission is issued without prejudice to action under section 305, 353 A of BMC Act.

Yours faithfully,

— Sd —

Executive Engineer-I
Slum Rehabilitation Authority

Copy to :
1. M/s. Omkar Realtors & Developers Pvt. Ltd.
2. Society - "Mahalaxmi Co-op. Hsg. Society Ltd."
3. Asst. Municipal Commissioner, (G/South Ward)
4. A.A.&C. [illegible] (G/South Ward)
5. A.E. [illegible] (G/South Ward)

For information please.

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI CITY-IV ★ MUMBAI ★

28/7/10
Executive Engineer-I
Slum Rehabilitation Authority

क्रमांक — ४
1009 | 3६/10
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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/2162/GS/ML/AP

COMMENCEMENT CERTIFICATE 20 OCT 2011 SALE BUILDING NO 1

To,
M/s. Omkar Realtors & Developers Pvt.Ltd.
~~Omkar Esquare, Off Eastern Express~~ Highway,
Opp. Sion Chunabhatti Signal, Sion (E),
Mumbai - 400 022.

Sir,

With reference to your application No. 1281 dated 28-4-2011 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. _____ C.T.S. No. 286(pt) * of village Lower Parel Divn T. P. S. No. _____ ward G/S, situated at Pandurang Budhkar Marg, Worli, Mumbai *793(pt), 913, 1/913, 1A/913, 914, 1/914, 2/914, 3/914, 915, 4/914, 1629(pt), 6/1629 (pt) & 7E/1629 (crest scheme plot no. 2508)

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned

In LOI U/R No. SRA/ENG/1308/GS/ML/LCI dt. 07-4-2011

IOA U/R No. SRA/ENG/2162/GS/ML/AP dt. 01-5-2011

and on following conditions.

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

The C.E.O. (SRA) has appointed Shri D.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 for work up to top of 10th podium level of Wing 1, 2 & 3 of Sale Bldg. No. 1.

For and on behalf of Local Authority
The Slum Rehabilitation Authority

20/10/11

Executive Engineer (SRA)-II
FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

नोंद - ४
CO
२०२२

OFFICE OF THE JOINT SUB REGISTRAR, MUMBAI CITY-IV

SRA/ENG/2162/GS/ML/AP

18 FEB 2014

This CC is reendorsed for full height for Tower 1 (i.e including OHT, LMR and staircase room) and upto top of 25th habitable floors (i.e upto 43rd floor top) for tower 2 as per approved plans dated 01/05/2013

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI CITY-IV ★ MUMBAI ★

18/02/14

Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/2162/GS/ML/AP -6 MAY 2015

This CC is re-endorsed upto top of 30th floor for Tower-1 and upto top of 43rd floor for Tower-2 as per amended plans dtd. 03/03/2015.

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06/05

Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/2162/GS/ML/AP 30 JUN 2015

This CC is further extended upto top of 48th floor for Tower-1 and upto top of 44th floor for Tower-2 as per approved amended plans dtd. 03/03/2015

30/06

Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/2162/GS/ML/AP 8 FEB 2016

This CC is re-endorsed and further extended upto top of 64th floor for Tower-1 and upto top of 46th floor for Tower-2 and to staircase and lift lobby core upto 65th floor for Tower-1 and upto 51st floor for Tower-2 as per approved amended plans dtd. 22/01/2016.

08/02/2016

Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/2162/GS/ML/AP 16 FEB 2016

This CC is re-endorsed and further extended upto top of 60th floor for Tower-1 and upto top of 56th floor for Tower-2 and to staircase and lift lobby core upto 14th floor for Tower-1 and upto 60th floor for Tower-2 as per approved amended plans dtd. 22/01/2016

16/02/16
Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/2162/GS/ML/AP 07 JUL 2016

This C.C. is further extended upto 61st floor for Tower-2 and upto 16th floor for Tower-3 by regularization and to further extend the CC for Tower-2 upto top of 63rd floor and to staircase and lift lobby core upto 67th floor for Tower-2 and to staircase and lift lobby core upto 21st floor for Tower-3 as per approved amended plans dtd. 22/01/2016.

THE JOINT SUB-REGISTRAR, MUMBAI CITY-IV
MUMBAI

11/07/2016
Executive Engineer
(Slum Rehabilitation Authority

SRA/ENG/2162/GS/ML/AP 17 APR 2017

This CC is re-endorsed and further extended
Tower 1 - from 70th to 72nd floor
Tower 2 - from 62nd to 63rd floor and for staircase & lift lobby core upto 74th floor
Tower 3 - from 17th to 20th floor by regularization from 21st to 28th floor for RCC framework only and for staircase & lift lobby core upto 33rd floor as per approved amended plans dtd. 14/12/2016.

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2022

13/4/17
Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/2162/GS/ML/AP 12 JUN 2017

This CC is further extended from 20th to 37th floor for RCC frame work by regularization of 29th & 30th floor and for staircase & lift lobby core upto 42nd floor for tower 3 as per approved amended plans dtd. 14/12/2016.

12/6/17
Executive Engineer
Slum Rehabilitation Authority

CHIEF REGISTRAR FOR THE TOWN AND ISLAND OF BOMBAY

1. Ward No. | 2. Name of Street or Locality | 3. Street No.

4. Cadastral Survey No. | 5. Tenure | 6. Area in Sq.Ft/Mtr | 7. Longitude Survey No. | 8. Collector New No. (Collector Peat Roll No.)

9. Ground Rent due to Govt. | 10. Name of Person in Beneficial Ownership | 11. Mode of Acquisition by Present Owner | 12. Devolution of Title

13. Original Grant from Govt. | 14. Lease from Public Body or Fazindar | 15. Ground Rent due to Public Body or Fazindar | 16. Superintendents Initial

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI CITY-IV ★ MUMBAI ★

सह दुय्यम निबंधक मुंबई शहर क्र. ४ मुंबई

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दस्त क्र. - ४

०७/३३/१००६

14 JUN 2012

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI CITY-IV MUMBAI

Superintendent
Mumbai City Survey and Land Records

2012

2. Name of Street or Locality

Cadastral Survey No.

Leasehold Survey No. [illegible]

Collectors (Pot) Rent Roll No.

9. Ground Rent Due to whom | 10. Name of Person in Beneficial Ownership | 11. Mode of Acquisition by Present Owner | 12. Description of Title

13. Original Grant from Govt., if any | 14. Lease from Public Body or Fazindar | 15. Ground Rent due to Public Body or Fazindar | 16. Superintendents Initial

17. Remarks

1182.64

ONE THOUSAND ONE HUNDRED EIGHTY TWO POINT SIXTY FOUR sq. Mtrs. ONLY)

Superintendent

Mumbai City Survey and Land Recs

0 4 JUN 2012

बबई - ४

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1. Serial No.	2. Name of Street or Locality	3. Street No.	4. Cadastral Survey No.	5. Ward	6. Area in sq.Yds/Mts.	7. Assessment Charge No.	8. Collectors Area No. (Collectors Rent Roll No.)
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

9. Ground Rent due to Govt.	10. Name of Person in Occupation Ownership	11. Mode of Acquisition by Present Owner	12. Devolution of Title
[illegible]	[illegible]	[illegible]	[illegible]

13. Original Grant from Govt., if any	14. Lease from Public Body or Tazledar	15. Grounds	16. Superintendents Initial
[illegible]	[illegible]	[illegible]	[illegible]

17. Remarks	18. Continued
[illegible]	[illegible]

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI CITY-IV

बबई - ४

1009 20/60

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[illegible] Remarks

[illegible]

Name of Applicant: [illegible]
Date of Application: [illegible]/2012
Fee [illegible]
Reference [illegible]
Date of Issue

14 JUN 2012

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI CITY-IV

[illegible] Assessed

[illegible] 1988 Rs. [illegible]
[illegible] 1998 Rs. 132.25 [illegible]
[illegible] 2003 Rs. [illegible]
[illegible] 2011 Rs. [illegible]
For last [illegible] years
[illegible] 2021 Rs. [illegible]

(Perticular "[ ]" brackets shows entry [illegible])

Note: This is a true copy of the extract of [illegible] which forms part of this office record and the area of the property referred to therein is 494.78 sq. meters.
(FOUR HUNDRED NINTY FOUR POINT SEVENTY EIGHT sq. mtrs. ONLY)

Superintendent
[illegible] City Survey and Land Records

[illegible]

1. Area Pg | 2. Name of Place of Facility | 3. Survey No.

4. Cadastral Survey No. | 5. Income [illegible] | 6. Area in [illegible] | 7. Lagacy Survey No.

8. Collectors Res No. (Collectors Rent Roll No.)

9. Ground Rent due to Govt. | 10. Name of Person in Beneficial Ownership | 11. Mode of Acquisition by Present Owner | 12. Devolution of Title

13. Original Grant from Govt. [illegible] | 14. Lease from Public Body or Facility | 15. Annual [illegible] Rent due to Public Body or Facility

16. Remarks | 17. Continued

[illegible]

Annual Lev[illegible] fixed as per [illegible] 1969 and vide Co[illegible]
[illegible] 10 Years
[illegible] 1971 to 31 7 1981 [illegible]
[illegible] 1981 to 31 7 1991 [illegible]
[illegible] 1991 to 31 7 2001 [illegible]
[illegible] 2001 to 31 7 2011 [illegible]
[illegible] 10 Years
[illegible] 2011 to 31 7 2021 [illegible]

[illegible]
Note : This is a true [illegible] of the original [illegible]
and the [illegible]
FOUR HUNDRED SEVENTY FOUR POINT SEVENTY FIVE sq. mtrs. ONLY

[illegible]

14 JUN 2012

[illegible]

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THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI CITY-IV

[illegible]

31 MAY 2012

SURVEY ENTRIES FOR THE PROPERTY [illegible]

1. Survey No. | 2. Area of Survey No. (in acres) | 3. Street No. | 4. Sub. No. Survey No. | 5. Tenure | 6. Area in Sq.Mts./Hts. | 7. Location Survey No. | 8. Collectors Area No. (Collectors Land Roll No.)

[illegible]

9. Ground Rent Due to Govt. | 10. Name of Person in Beneficial Ownership | 11. Mode of Acquisition by Present Owner | 12. Re-election of Title

[illegible] | [illegible] | [illegible] | No

13. [illegible] Ground Rent Due Govt., [illegible] | 14. Lease from Public Body of [illegible] | 15. Ground Rent due to Public Body or Tazinder | 16. Superintendents Initial

[illegible]

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI CITY-IV

2022 | 10 | 22 | 9009 | 8/12 | 1/2

[illegible]

12. Original Grant Date Govt.

14. Name Has Public Gen. Tenants

15. Ground Rent due to Public Body or Tenants

9. Continued

Assessment Levies/Fixed as per IGR Act, 1909 and Rule Cal.Rs.

For 1 st 10 Years

1st	1 1971 to 31 7 1981 Rs. 264.39	P.A.	
2nd	1 1981 to 31 7 1991 Rs. 670.26	P.A.	
3rd	1 1991 to 31 7 2001 Rs.1034.00	P.A.	
4th	1 2001 to 31 7 2011 Rs.1372.58	P.A.	

For 5 th 10 Year

5th	1 2011 to 31 7 2021 Rs.2016.50	P.A.	

Exchanger "I J" Graduate shows entry deleted ?

Note : This is a true copy of the extract of C.S.Register which is

and the area of the property referred to therein is 2590.60 Sq. Mtrs. ONLY

(1990 THOUSAND FIVE HUNDRED NINETY SIX, POINT EIGHTY Sq. Mtrs. ONLY)

Superintendent
Mumbai City Survey and Land Records

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI CITY-IV
सह दुय्यम निबंधक मुंबई शहर ४
MUMBAI

31 MAY 2016

सह दु. नि. - ४
मुंबई शहर
90/CO
2022

CITY REGISTER FOR THE TOWN AND ISLAND OF BOMBAY

1. House No.

2. Name of Street or Locality

3. Street No.

4. Cadastral Survey No.

5. Ward

6. Municipal Block No.

7. Taughtons Survey No.

8. Collectors New No. (Collectors Peat Roll No.)

Ground Rent

10. Name of Person in Beneficial Ownership due to Govt.

11. Mode of Acquisition by Present Owner

12. Devolution of Title

13. Original Grant from Govt., if any

14. Lease from Public Body or Zarindar

15. Ground Rent due to Public Body or Zarindar

16. Superintendents Initial

17. Remarks

9. Continued

(Rectangular [ ] Brackets shows area deducted)

Note : This is a true copy of the extract of the [illegible] of the area part of this office in [illegible] and the area of the property referred to therein [illegible] 41.31 Sq. Metres.

(FORTY ONE POINT EIGHTY ONE Sq. Metres. ONLY)

Superintendent
Mumbai City Survey and Land Records

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दस्त - ४
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४९१०

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI CITY-IV

SUPPLY [illegible] TOWN AND ISLAND OF BOMBAY

Block No.	2. Name of Street or Locality	[illegible]	4. Cadastral Survey No.	5. Tenure	6. Area in Sq.Yds/Mts.	7. Cadastral Survey No.	8. Collector's New No. (Collector's Next Bill No.)
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]

9. Ground Rent Due to Govt.	10. Name of Person in Beneficial Ownership	11. Mode of Acquisition by Present Owner	12. Devolution of Title
[illegible]	[illegible]	[illegible] CONVEYANCE DT.29.4.[illegible] VIDE C.S.NO.915 OF THIS [illegible] [illegible]	Not

13. Original Grant from Govt., if any

14. Lease from [illegible] Lessee or Tenant

15. Ground Rent Due to Public Body or Tenant

16. Superintendent's Initials

[illegible]

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI CITY-IV

[illegible]

2022	1009	2-[illegible]
	01/12	

15. Original Grant from Govt., if any

14. Lease from Public Body or Tenant

16. Ground Rent due to Public Body or Tenant

i.e. Superintendents fee

P.M.

60..

P.M.

PAGING 25.

17. Remarks

CESS REBELLED FROM 0 % 96.315.

A:

X [PRAFULAL MAGANLAL SAMPAT],

Y [DHANVANTRAI MAGANLAL SAMPAT],

Z [MAHENDRA MAGANLAL SAMPAT]

[CONFIRMING AS EXECUTOR UNDER THE NEW ITEM NAME AND STYLE OF "BOMBAY TEXTILE

AS DOCUS BELOW"]

[CONFIRMING]

[IDEN] AS AT [illegible] 01.29.1.1960 FROM "A" TO [illegible] IN "X,Y & Z"

SH. EQU. 2 OR AT 50.00% WIDE 0 S.NO.[illegible] & 915 A. THIS DIV

SH/ 15 0.[illegible]/ [illegible] SUPPL.

E-[BANDUAR [illegible]

F [LAXMIDAS [illegible]]

G-[MAHIDAS [illegible]]

H [MAHIDAS [illegible]]

I [DIRIDAS [illegible]]

[[illegible] IN [illegible] "MAGANLAL CHAMBERS [illegible]"]

[[illegible] [illegible] MORTGAGE DT [illegible] IN

SOR.T AS [illegible] "A,Y,Z" IN

CO.2 [illegible] CHAPNE

[illegible] 15 [illegible] 25,000/ [illegible] & 915 A

[illegible]

SH/ 15 [illegible] SUPPL.

[illegible]

[illegible]

[illegible]

FOR THE [illegible] OF 16,000/ [illegible] & 915 [illegible] AND THE SE

[illegible]

SH/ 5.[illegible] [illegible] SUPPL

[DEED] [illegible] AS RECORDABLE 01.12.1.1975 FROM [illegible] "A,Y & Z" IN LOC.

[illegible] IN [illegible] OF MORTGAGE DT [illegible] 50.0,000/

[illegible] ALSO [illegible] 915.

SH/ [illegible]

[illegible]

Name of [illegible]

Date of [illegible]

[illegible]

[illegible]

[illegible]

[illegible] "A" Hereinafter shown duly delineated

[illegible] true copy of the extract of the Register which forms part of this [illegible]

and the area of the property referred to therein is 239.97 Sq. meters.

"TWO HUNDRED THIRTY NINE POINT NINTY SEVEN sq. mtrs. ONLY"

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI CITY IV

MUMBAI ★ मुंबई

3 [illegible] 2002

1. Sheet No.	2. Name of Street or Locality	3. Street No.	4. Cadastral Survey No.	5. Tenure	6. Area in Sq.Yds/Mts.	7. Lagbhons Survey No	8. Collection Nos. (Collector Hard Hold No.)
[illegible]	[illegible]	[illegible]	16/[illegible]	[illegible]	90.12/95 [illegible] 50.30 [illegible] 616.10	[illegible]	[illegible]

9. Ground Rent Arrears due to Govt.

10. Name of Person in Occupation

11. Mode of Acquisition by Present Owner

12. Devolution of Title

13. Other Details

14. Lease Period Public Body or Fazlaadar

15. Ground Rent due to Public Body or Fazlaadar

16. Superintendent's Initial

Nil

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI CITY-IV

सह दुय्यम निबंधक मुंबई शहर क्र. ४ मुंबई विभाग

२०२२ | ४ - सह | 9009 | 4/7/22

2022

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13 Original Grant Date [illegible]

13 Remarks

[illegible]

14. Lease [illegible] Public Body or Tarikda:

15. Areas [illegible] 16. Superintendent [illegible]
Real date [illegible]
Public Body
or Tarikada

[illegible]

7. Continued

Assessment Levied/Fixed [illegible] Cal.No.]
[illegible] 10 Years

[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
For Last 10 [illegible]		
[illegible]	[illegible]	[illegible]

SUB-REGISTRAR, MUMBAI CITY-II

[illegible] Remarks

9. Continued

SDF 26 [illegible] 55, SD/ [illegible]

a [illegible] SANGHVI]
b [illegible] SANGHVI]
c [illegible] SANGHVI]
[illegible] OF THE BUSINESS [illegible] BOMBAY [illegible]
[illegible]

[illegible] 10,000 [illegible] DIVISION
SD/ [illegible] 13 2 1966

[illegible]
[illegible]
[illegible]
[illegible]
[illegible]
[illegible] DESHMUKH]
[illegible] TRANSFER [illegible] FROM [illegible]
[illegible]
[illegible] 25,000/ [illegible]
[illegible] DIVISION
SD/ [illegible] 17 65

[illegible] AGREEMENT [illegible] CHARGE [illegible]
[illegible]
[illegible] REPAYMENT [illegible] MORTGAGE [illegible]
[illegible] CHARGE RS.10,000 [illegible]
[illegible] DIVISION]
SD/ [illegible] 5 [illegible] SD/ 14 [illegible]

[illegible] AGREEMENT [illegible]
[illegible] FOR
[illegible] DIVISION
SD/ [illegible]

[illegible] VILAS L GOSAVI
Date [illegible] 08/06/2017
[illegible] 500 00
[illegible] 06/2017
[illegible]

बबई - ४
[illegible] ६९ ५६ ६०
२०२२

[illegible] brackets [illegible] entry [illegible]
[illegible] this is a true copy of [illegible] Lancaster black [illegible] Record
and the area of the property referred to [illegible] is 678.10 sq. meters.
[illegible] HUNDRED SEVENTY EIGHT POINT TEN sq. mts. ONLY)

[illegible] 12-6-17
Superintendent
[illegible] City Survey and Land Records

31 MAY [illegible]

Serial No. [illegible]
Division No. [illegible]
Page No. [illegible]

SURVEY REGISTER FOR THE TOWN AND ISLAND OF BOMBAY
(Prepared under Section [illegible] of the Bombay [illegible] Act, [illegible])

Sheet No. [illegible]

1. Sheet No.	Name of Street or Locality	3. Street No.	4. Cadastral Survey No	5. Tenure	6. Area in Sq.Yds/mts.	7. Laughtons Survey No	8. Collectors New No. (Collectors Rent Roll No.)
[illegible]	[illegible]	[illegible]	[illegible]	INAM I F.T.A.	SQ.YARDS (637.00) SQ.METRES [illegible]	PART OF [illegible]	[illegible] [illegible] [illegible]

9. Ground Rent (If Made at Present in Beneficial Ownership due to Govt.)

[illegible] [illegible] FOR THE SITE OF MOBLEC

10. Mode of Acquisition by Present Owner

[illegible] PART OF SUIT

ACQUIRED FOR MOBLC CHARNEL UNDER C.R.NO.16983 DT.20.11.1906

(FOR [illegible] PART OF SUIT) ACQUIRED FOR LOW LEVEL CHARNEL BUDLE U [illegible]

(FOR [illegible] CONVEYANCE [illegible] FROM THE CENTURY SPINNING & MFG.CO.LTD.

11. Devolution of Title

Nil

12. Original Grant from Govt., if any

Nil

13. Lease from Public Body of Fazlidar

Nil

14. Growed Rent due to Public Body or Fazlindar

Nil

15. Superintendents Initial

Nil

16. Remarks

[illegible] NO. [illegible] 1963.

[illegible] ORDER NO [illegible]

[illegible] Applicant: [illegible]
Date of Application: [illegible]
Fee Recovered, Rs. [illegible]
Reference of Issue. [illegible]
Date of Issue

17. Continued

Assessment Levied/Fixed as per IGR Act, 1969 and vide Col.No.1)
For First 10 Years
[illegible] 1971 to [illegible] 1981 Rs. 39.10 P.A.
[illegible] 1981 to [illegible] 1991 Rs. [illegible] P.A.
[illegible] 1991 to [illegible] 2001 Rs. 270.50 P.A.
[illegible] 2001 to [illegible] 2011 Rs. [illegible] P.A.
For last 10 Years
[illegible] 2011 to [illegible] 2021 Rs. 591.00 P.A.

(Rectangular ( )) brackets shows entry deleted)
Note :- This is a true copy of the extract of C.S.Register which forms part of this office record and the area of the property referred to therein is 532.61 Sq. meters.
(FIVE HUNDRED THIRTY TWO POINT SIXTY ONE sq. mtrs, ONLY)

Superintendent
Mumbai City Survey and Land Records

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI CITY-IV
मुंबई शहर जिल्हा

RECEIVED
31 MAY 2011
MUMBAI CITY SURVEY

2022

[illegible]

[illegible] REGISTER FOR THE TOWN AND ISLAND OF BOMBAY

[illegible] of the Maharashtra [illegible] 1966

Extracted on [illegible]

1. Sheet No.	2. Name of Street or Locality	3. Street No.	4. Cadastral Survey No.	5. Feature	6. Area in Sq.Yds/Rl.	7. Lagbhaus Survey No.	8. Collector's New No. (Collector's Book Vol. No.)
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

9. Ground Rent due to Govt.	10. Name of Person in Beneficial Ownership	11. Mode of Acquisition by Present Owner	12. Devolution of title
Nil	(1)(a) THE MUNICIPAL CORPORATION FOR THE CITY OF BOMBAY (MUNICIPAL MARKAZI CHAWL)	(a) WRITTEN OUT THE LAND AS IT ACQUIRED FOR WORK LOW LEVEL CHANNEL VIDE G.R.MUD.3595,163,8029,5722 & 12107 DT.[illegible].1904, 8.3.1904, 21.8.1904,10.6.1906 & 22.12.1906 RESPECTIVELY	Nil

13. Original Grant from Govt., if any	14. Lease from Public Body or Fazindar	15. Ground Rent due to Public Body or Fazindar	16. Superintendents Initial
Nil	Nil	Nil	[illegible]

17. Remarks

[illegible] CLAUSE [illegible] OF [illegible] BY THE [illegible] FOR [illegible] UNDER ACQUISITION OF [illegible] & [illegible] IMPROVEMENT TRUST IN SCHEME NO.52 RECEIVED ON

[illegible] NO 76071 CONVEYANCE WITH ASSIGNMENT OF LAND LEASE DT.[illegible] FROM DAT TILAWAT BULAKHI TO [illegible] KHAMIRAMAK [illegible] OF [illegible] SQ. [illegible] TENACITY IN FILLED [illegible] DRAINAGE CHANNEL TOP NO.20067 DOT 22.3.55, DOT 23.3.55

[illegible] NO 15471 RECEIPT DT.[illegible] RETURNED UNNOTED FOR NOT COMPLYING THE REQUISITIONS CALLED BY THE OFFICE VIDE MEMO DT.[illegible] DOT [illegible] 5.3.74.

[illegible] NO.[illegible] DT.[illegible] RETURNED UNNOTED FOR NOT COMPLYING THE REQUISITIONS CALLED BY THE OFFICE VIDE MEMO DT.25.3.70 DOT [illegible] DOT [illegible]

[illegible] OF [illegible] HOLDING IS [illegible] BY MUMBAI ELECTRIC SUPPLY AND TRANSPORT UNDERTAKING FROM MUNICIPAL CORPORATION OF GREATER BOMBAY [illegible]

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI CITY-IV
MUMBAI
सह दुय्यम निबंधक मुंबई शहर - ४
मुंबई शहर

2202
07/7/07
[illegible]

(Remarks

SURVEY CARRIED OUT OFFICER [illegible] ON 2.4.91. FURTHER [illegible]
[illegible] IS ALSO CARRIED OUT BY THIS OFFICE ON 18.3.93.
REF. : CSLR/SALR-II/1 S NOR[illegible]/S.R.NO.33/2009 [illegible]
99/91 92.
SD/ 8.11.91, A.S.I.R.[illegible] SD/ 4.11.91.ASSTT.SUPERI[illegible]

A AN AREA ADMEASURING 194.15 SQ.MTRS.HAVE SEEN [illegible] FROM C.S.NO.
786 OF THIS DIVISION AND ADD TO C.S.NO.7C/2629 [illegible]
COMMISSIONER(ESTABLSH) GNC LETTER NO.ACC/[illegible]
DT.09-02-2010 AND MEASUREMENT CARRIED OUT BY [illegible] H.P.NO.
SALE NO.1[illegible]/2016
VIDE H.P.NO.104/2010
SD/ N.S.[illegible] 2.00/ 23 3 2014 SUPRI.N [illegible]

Name of Applicant. VILAS R.AOSAYI
Date of Application:04/06/2012
Fee recovered: Rs.[illegible]/00.00
Reference of issue. [illegible]
Date of issue :

14 JUN 2012

2022

1-8

(Rectangular '( )' brackets [illegible]
Note : This is a true copy of [illegible] as part of this office record
and the area of the property refer[illegible] 392.09 sq. meters.
(ONE LAKH FIFTEEN THOUSAND THREE HUNDRED NINETY TWO POINT ZERO NINE sq. mtrs. ONLY)

Superintendent
Mumbai City Survey and Land Records

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI

SUPERINTENDENT
31 MAY 2012
SURVEY & LAND RECORDS

[illegible] REGISTER [illegible] ISLAND OF BOMBAY

[illegible] ACT, [illegible]

[illegible] S. S. [illegible]

1. [illegible] No.	2. Name of Street or Locality	3. [illegible] No.	4. Cadastral Survey No.	[illegible]	[illegible] Area in Sq. Yds./Mts.	[illegible]	8. Collector's New No. (Collector's Rent Roll No.)
[illegible]	[illegible]	[illegible]		[illegible]	[illegible]	[illegible]	[illegible]

9. Ground Rent due to Govt.	10. Name of Person in Beneficial Ownership	11. Mode of Acquisition by Present Owner	12. Devolution of Title
[illegible]	[illegible] SHUKLA]	(A) [illegible] CONVEYANCE DT. 29.4.43 FROM [illegible] & [illegible] ALSO C.S.NO. [illegible]	[illegible]
	[illegible] GOKULDAS KALIDAS [illegible] (1/2 SHARE) AND [illegible] HARIDAS GOKULDAS KOTAK (1/2 SHARE)	(B) [illegible] CONVEYANCE DT. 6.7.1948 [illegible] IN COL. 10 FOR [illegible] C.S.NO. 1A/913 OF THIS DN. [illegible]	
	[illegible] KALIDAS [illegible] 1995	(C) [illegible] FROM OFFICIAL ASSIGNEE [illegible] INTEREST OF "B, C" [illegible] C.S.NO. 1A/913 OF [illegible]	
	[illegible] DAYABHAI SANGHVI; [illegible] DAYABHAI SANGHVI	(D) [illegible] CONVEYANCE [illegible] SHARE IN COL. 10 [illegible] DECEASED [illegible] ALSO C.S.NO 1A/913, [illegible] VIDE M.R. NO. [illegible]	
	[illegible]	[illegible] RELEASE DT. 16.02.1995 [illegible] SANGHVI [illegible] UNDIVIDED SHARE IN THE [illegible] OF [illegible] ALSO C.S.NO. 1A [illegible] VIDE M.R. NO. [illegible]	
		[illegible] DEED OF TRANSFER DT. [illegible] 1995 [illegible] IN COL. 10 [illegible] AS BENEFICIARIES [illegible] COL. 10 [illegible] C.S.NOS. 1A/913, 1/913 OF [illegible] VIDE M.R. NO. [illegible]	
		(F) [DEED NO. 1463/2005] DEED OF CONVEYANCE DT. [illegible] 10 2005 [illegible] "F" IN [illegible] IN COL. 10 FOR RS. [illegible] VIDE M.R. NO. 512/2007 [illegible] DEED OF CONVEYANCE DT. [illegible] 2006 [illegible] & "F" IN [illegible] IN COL. 10 FOR RS. 2,50 [illegible] ALSO VIDE C.S.NO. [illegible] 1/913 OF THIS DIVISION VIDE M.R. NO. 512/2007	

13. [illegible] from Govt. if any

14. Lease from Public Body or Tarindar

15. Ground Rent due to Public Body or Tarindar	16. Superintendent's Initial
[illegible]	[illegible]

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Gund

13. Original Grant from Govt., if any

14. Lease from Public Body or Tazindar

15. Ground Rent due to Public Body or Tazindar

16. Superintendents Initial

17. Remarks

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI

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69/10

[illegible]

[illegible]

[illegible]

Name of Applicant [illegible]
Date of Application [illegible]
Fee recovered Rs. [illegible]
Reference of issue [illegible]
Date of [illegible]

14 JUN 2012

[illegible] shows entire [illegible].
Note This [illegible] map of the extent of [illegible] which forms part of this office record and the area of the property referred to therein [illegible] 294.15 Sq. meters.
[illegible] HUNDRED NINETY FOUR POINT FIFTEEN Sq. Mtr. ONLY

Superintendent
[illegible]

31 MAY 2012

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI CITY-IV

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[illegible] OF THE TOWN AND ISLAND OF BOMBAY
[illegible] Maharashtra Land Revenue [illegible]

Name of Street or Locality	Street No.	Cadastral Survey No	Tenure	Area in Sq.Yds./Mts.		Collectors New No. (Collectors Rent Roll No.)
[illegible]	[illegible]	[illegible]	LEASE	[illegible]	[illegible]	[illegible]

9. Ground Rent due to Govt.	10. Name of Person in Beneficial Ownership	11. Mode of Acquisition by Present Owner	12. Devolution of Title
[illegible]	(a) [illegible] BEHARI BHATIA [illegible] 22.4.2007 LESSOR [illegible] SUBSIDIARY INDUSTRIES [illegible] LIMITED LESSEE [illegible] BAPNA [illegible] SANTOSH [illegible] [illegible] MANOJ [illegible] BAJAJ [illegible] [illegible] ANAND RANJAN SINGH [illegible] [illegible] KAVITA KISHORE [illegible] (SUB-LESSEE) [illegible] ROOGS PVT LTD	(a) DEED NO.1292 CONVEYANCE OF 27.3.1947 FROM [illegible] (b) [illegible] NO.1222 NOTICE OF LIS PENDENS DT.25.3.1957 [illegible] (c) DEED NO.1278/1973 DEED OF LEASE DT.16.1.1974 FROM [illegible] IN COL.10 COMMENCING FROM 1ST JAN 1970 FOR 75 YEARS [illegible] CO.NO [illegible] NO.424/2014 (d) DEED NO.2547/2010 DECLARATION CUM INDEMNITY OF [illegible] HAVE RIGHT [illegible] IN COL.10 VIDE ALSO C.S.NO.4/914 OF THIS DIVISION VIDE R.R NO.783/2011 (e) DEED NO 3179/2010; DEED OF CONVEYANCE DT.03 04 10 MADE BY [illegible] TO 'G' IN COL.10 INRESPECT OF 25% SHARE FOR RS.3,0[illegible] VIDE ALSO C.S.NO.4/914 OF THIS DIVISION VIDE R.R.NO.784/2011 (DEED NO.2551/2010) DEED OF CONVEYANCE DT.22 07 10 MADE BY [illegible] COL.10 INFAVOUR OF 'G' IN COL.10 INRESPECT OF 25% SHARE FOR RS.3,00,00,000/ VIDE ALSO C.S.NO.4/914 OF THIS DIVISION VIDE R.R NO.785/2011 (DEED NO.2553/2010) DEED OF CONVEYANCE DT.22 07 10 MADE BY [illegible] COL 10 INFAVOUR OF 'G' IN COL.10 INRESPECT OF 25% SHARE FOR RS 3,00,00,000/ VIDE ALSO C.S NO.4/914 OF THIS DIVISION VIDE R.R.NO.786/2011 (DEED NO.2555/2010) DEED OF CONVEYANCE DT.22 07 10 MADE BY [illegible] COL 10 INFAVOUR OF 'G' IN COL.10 INRESPECT OF 25% SHARE FOR RS 3,00,00,000/ VIDE ALSO C.S NO.4/914 OF THIS DIVISION VIDE R.R.NO.787/2011	Nil

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THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI CITY-IV

7. Ground Rent (a. Name of Person to whom Ground Rent due to Govt.

13. Original Grant from Govt., if any

Nil

14. Lease from Public Body or Tazladar

15. Ground rent due to Public Body or Tazladar

Nil

16. Superintendent's Initial

17. Remarks

9. Continued

Assessment Revised/Fixed as in the 1st Vol. 1st and side Col.No.17

For first 10 Years

(i) 1.5.1971 to 31.7.1981 as

(ii) 1.8.1981 to 31.7.1991 as

(iii) 1.8.1991 to 31.7.2001 as

(iv) 1.8.2001 to 31.7.2011 as

For next 10 years

(v) 1.8.2011 to 31.7.2021 as

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI CITY ★ MUMBAI ★

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17. Remarks	7. Continued
50/ 10.11.1960,50/ 15.11.60 SUBMH. [HECP NO.764] RECONVEYANCE 01.4.2.66 FROM 'X' TO CON.3 TO 'A' TO CON.16 TO RELEASE OF MORTGAGE DT.23.10.78 FOR RS.30,000/ 50/ 10.11.1960,50/ 17.11.60 SUBMH.	

Name of Applicant: VILAS R.GOSAVI
Date of Application:04/06/2012
Fee recovered. Rs.75331500.00
Reference of issue. 4040042278126
Date of issue .

14 JUN 2012

{ Rectangular '[ ]' Brackets shows entry deleted }
Note : This is a true copy of the extract of F.S.Register which forms part of this office record and the area of the property referred to thereto is 1227.27 Sq. meters.
(ONE THOUSAND SEVEN HUNDRED TWENTY SEVEN POINT TWENTY SEVEN sq. mtrs. ONLY)

12.6.12
Superintendent
Bombai City Survey and Land Records

31 MAY 2012

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THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI CITY-IX ★ MUMBAI ★

Division: LOWER PAREL
Register No. 237
Page No. 77

SURVEY REGISTER FOR THE TOWN AND ISLAND OF BOMBAY
(Prepared under Section 282 of the Maharashtra Land Revenue Act, 1966)

Fed by: S. O. Bodarkar
Validated by : SHRI S. S. BHOSALE

1. Sheet No.	2. Name of Street or Locality	3. Street No.	4. Cadastral Survey No.	5. Tenure	6. Area in Sq.Yds/Mts.	7. Langhams Survey No.	8. Collectors Rent No. (Collectors Rent Roll No.)
498,501	DELISLE ROAD PART	Nil	913	(LEASE) L.I.A.	SQ.YARDS (2567.00) SQ.METERS 2146.33	PART OF 1004	Nil (Nil) No.Bill

9. Ground Rent due to Govt.	10. Name of Person in Beneficial Ownership	11. Mode of Acquisition by Present Owner	12. Devolution of Title
Nil	(A)-THE SECRETARY OF STATE FOR INDIA IN COUNCIL. (PUBLIC PASSAGE)	- Nil	- Nil -

13. Original Grant from Govt., if any	14. Lease from Public Body or Fazindar	15. Ground Rent due to Public Body or Fazindar	16. Superintendents Initial
Nil	Nil	Nil -	Nil

17. Remarks

-SEE LRD 1760 RECONSTITUTION OF ORMCSRIP WIDE SUPRT'S REMARK DT.12.12.52.
SO/ 22.1.53.SO/ 27.1.53 SUPRT.

Name of Applicant: VILAS R.GOSAVI
Date of Application:04/06/2012
Fee recovered: Rs.15741500.00
Reference of Issue: 6040006770123
Date of issue :

14 JUN 2012.

(Rectangular "[ ]" brackets shows entry deleted)
Note : This is a true copy of the extract of C.S.Register which forms part of this office record and the area of the property referred to therein is 2146.33 Sq. meters.
(TWO THOUSAND ONE HUNDRED FORTY SIX POINT THIRTY THREE sq. mtrs. ONLY)

12.6.12
Superintendent
Bombai City Survey and Land Records

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI CITY-IV MUMBAI

SUPERINTENDENT CITY SURVEY & LAND RECORDS

2012 (0) 33 16006 1 8

Division: LOWER PAREL
Register No. 229-B
Page No. 47

SURVEY REGISTER FOR THE TOWN AND ISLAND OF BOMBAY
(Prepared under Section 287 of the Maharashtra Land Revenue Act, 1966)

Fed by:SHRI S. D. BADAKKHE
Validated by : SHRI S. S. BHOSALE

1. Sheet No.	2. Name of Street or Locality	3. Street No.	4. Cadastral Survey No.	5. Tenure	6. Area in Sq.Yds/Mts.	7. Lengthons Survey No.	8. Collectors New No. (Collectors Rent Roll No.)
496	WORLI ESTATE	'B' WARD NO.1771,ST.NO.770 WORLI	6G/1629	MUNICIPAL LAND	SQ.METERS 183.13	-NIL-	-NIL- [-NIL-]

9. Ground Rent due to Govt.	10. Name of Person in Beneficial Ownership	11. Mode of Acquisition by Present Owner	12. Devolution of Title
- Nil -	(A)-THE MUNICIPAL CORPORATION OF GREATER MUMBAI	(A)-VIDE ORIGINAL ENTRY OF C.S.NO.6/1629 & AS PER THE ORDER OF SUPERINTENDENT DT.9-8-2012 AND MEASUREMENT MR.NO.344/2012 & ALSO VIDE PLAN NO.8 OF 7-4-2010 GIVEN BY MCGM VIDE THEIR LETTER NO.AC/ ESTATES/28116/L.B.III DT.10-4-2012 AS IMPROVEMENT COMMITTEE/ CORPORATION APPROVED THE PROPOSED UNDER ICR 131 DT.30-8-2010 AND C.R.NO.56 DT.7-9-2010 VIDE ALSO C.S.NO.6A/1629 VIDE MTR.NO.821/2012	- Nil -

13. Original Grant from Govt., if any	14. Lease from Public Body or Fazindar	15. Ground Rent due to Public Body or Fazindar	16. Superintendents Initial
- Nil -	- Nil -	- Nil -	(A)-SD/-,SD/-14-08-2012 SUPDT.M.C.S.& L.R.

17. Remarks

- Nil -

Name of Applicant: ONKAR REAL.& DEVE.PVT.LTD
Date of Application:14/08/2012
Fee recovered: Rs.*****500.00
Reference of issue: 016408020125
Date of issue : 21 AUG 2012

(Rectangular '[ ]' Brackets shows entry deleted)
Note :- This is a true copy of the extract of C.S.Register which forms part of this office record and the area of the property referred to therein is 183.13 Sq. meters.
(ONE HUNDRED EIGHTY THREE POINT THIRTEEN sq. mtrs. ONLY)

16/8/12
Superintendent
Mumbai City Survey and Land Records

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI CITY-V MUMBAI

SUPERINTENDENT CITY SURVEY & LR 21 AUG 2012 INDIA FIVE RUPEES

2009/3600

Division: LOWER PARCEL
Register No. 229-B
Page No. 51

SURVEY REGISTER FOR THE TOWN AND ISLAND OF BOMBAY
(Prepared under Section 292 of the Maharashtra Land Revenue Act, 1966)

Fed by:SHRI S. B. GADAKHE
Validated by : SHRI S. S. BHOSALE

1. Sheet No.	2. Name of Street or Locality	3. Street No.	4. Cadastral Survey No.	5. Tenure	6. Area in Sq.Yds/Mtr.	7. Laughtons Survey No.	8. Collectors New No. (Collectors Rent Roll No.)
496	WORLI ESTATE	'G' WARD NO.1771,31.NO.778 WORLI	4A/1629	MUNICIPAL LAND	SQ.METERS 682.20	-NIL-	-NIL- (-NIL-)

9. Ground Rent due to Govt.	10. Name of Person in Beneficial Ownership	11. Mode of Acquisition by Present Owner	12. Devolution of Title
- Nil -	(A)-THE MUNICIPAL CORPORATION OF GREATER MUMBAI	(A)-VIDE ORIGINAL ENTRY OF C.S.NO.6/1629 & AS PER THE ORDER OF SUPERINTENDENT DT.9-8-2012 AND MEASUREMENT NR.NO.344/2012 ALSO VIDE PLAN OF 7-4-2010 GIVEN BY MCGM VIDE THEIR LETTER NO.AC/ESTATE S/20116/LB III DT.10-4-2012 AS IMPROVEMENT COMMITTED CORPORATION APPROVED THE PROPOSAL UNDER ICR NO.131 DT.30-4-2010 AND CR.NO.527 DT.7-9-2010 VIDE ALSO C.S.NO.4B/1629 VIDE NIRN.820/2012	- Nil -

13. Original Grant from Govt., if any	14. Lease from Public Body or Fazinder	15. Ground Rent due to Public Body or Fazinder	16. Superintendents Initial
- Nil -	- Nil -	- Nil -	(A)-SD/-,SD/-14-08-2012 SUPDT.M.C.S.& L.R

17. Remarks

- Nil -

Name of Applicant: ONKAR REAL.& DEVE.PVT.LTD
Date of Application:14/08/2012
Fee recovered: Rs.*****500.00
Reference of issue: 816408020126
Date of issue :

21 AUG 2012

(Rectangular '[ ]' Brackets shows entry deleted)
Note :- This is a true copy of the extract of C.S.Register which forms part of this office record and the area of the property referred to therein is 682.20 Sq. meters.
(SIX HUNDRED EIGHTY TWO POINT TWENTY sq. mtrs. ONLY)

Superintendent
Mumbai City Survey and Land Records

SUPERINTENDENT
21 AUG 2012
CITY SURVEY & LAND RECORDS

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI CITY-IV

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OMKAR REALTORS & DEVELOPERS PRIVATE LIMITED

Regd. Office: Omkar House, Off Eastern Express Highway,
Opp. Sion Chunnabhatti Signal, Sion (East), Mumbai – 400 022
Tel No. 022-66254100 Fax No. 022 24034066
E-mail – contact@omkar.com CIN – U70100MH2005PTC157754

CERTIFIED TRUE COPY OF THE EXTRACT OF MINUTES OF MEETING NO.20/2021-22 OF THE BOARD OF DIRECTORS OF OMKAR REALTORS & DEVELOPERS PRIVATE LIMITED HELD ON MONDAY, JANUARY 17, 2022 AT THE REGISTERED OFFICE OF THE COMPANY AT OMKAR HOUSE, OFF EASTERN EXPRESS HIGHWAY, OPP. SION CHUNABHATTI SIGNAL, SION (EAST), MUMBAI – 400 022 COMMENCED AT 10.30 A.M. AND CONCLUDED AT 11.00 A.M

ITEM NO. 7 : AUTHORITY TO MR. BHANUPRATAP SINGH, MR. KETAN SHINDE AND MR. NILESH PALANDE DIRECTORS OF THE COMPANY TO EXECUTE SUPPLEMENTAL AGREEMENT WITH MRS. SUSHMA ARYA

The Chairman informed the Board that it was proposed to enter into supplemental agreement and/or such other ancillairy documents with Mrs. Sushma Ravi Arya with respect to residential premises bearing number 6904 in Sale Tower "A" of the building known as "Omkar 1973 Worli".
The Chairman thereafter placed draft of Supplemental Agreement before the meeting.

The Board considered the same and passed the following resolutions:

"**RESOLVED THAT** the Consent of the Board of Directors of the Company be and is hereby accorded for execution of Supplemental agreement and/or such other ancillairy documents with Mrs. Sushma Ravi Arya with respect to residential premises bearing number 6904 in Sale Tower "A" of the building known as "Omkar 1973 Worli". The draft of supplemental agreement placed before the meeting, be and is hereby approved.

RESOLVED FURTHER THAT Mr. Bhanupratap Singh and/or Mr. Ketan Shinde and/or Mr. Nilesh Palande Directors of the company be and is hereby authorized for and on behalf of the Company to sign, execute, register and deliver the said Supplemeal agreement and such other ancillary documents in this respect and to admit, re-present & appear before office of Registrar or Sub Registrar of Assurances or such other statutory or regulatory authority for the purpose of its registration and authorized to delegate power of registration of said Agreement and such other necessary documents to its constituted attorney, power of attorney or any other employees, consultants or advisors of the Company and to do all such acts, deeds, matters and things which may deem necessary, incidental, pertinent or desirable in this respect.

RESOLVED FURTHER THAT the Common Seal of the Company, if required, be affixed on the Supplemental Agreement and other documents, in terms of the Articles of Association of the Company.

RESOLVED FURTHER THAT a certified true copy of this resolution, issued under signature of any of the Directors or Secretary of the Company be submitted to whomsoever it may concern."

CERTIFIED TRUE COPY
FOR OMKAR REALTORS & DEVELOPERS PRIVATE LIMITED

Omkar Realtors & Developers Pvt. Ltd.

KETAN SHINDE
DIRECTOR
DIN: 09096812

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

OMKAR REALTORS AND
DEVELOPERS PRIVATE LIMITED

भारत सरकार

02/12/2005

Permanent Account Number
AAACO7919F

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI CITY-IV ★ MUMBAI ★

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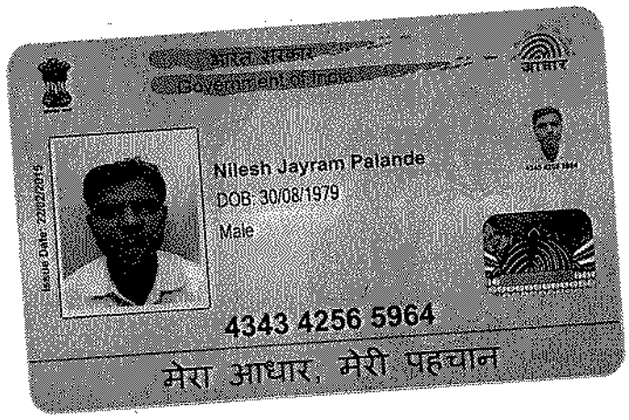
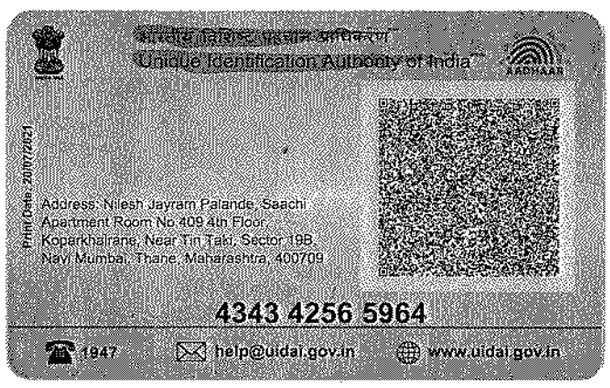


THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI CITY-IV
MUMBAI



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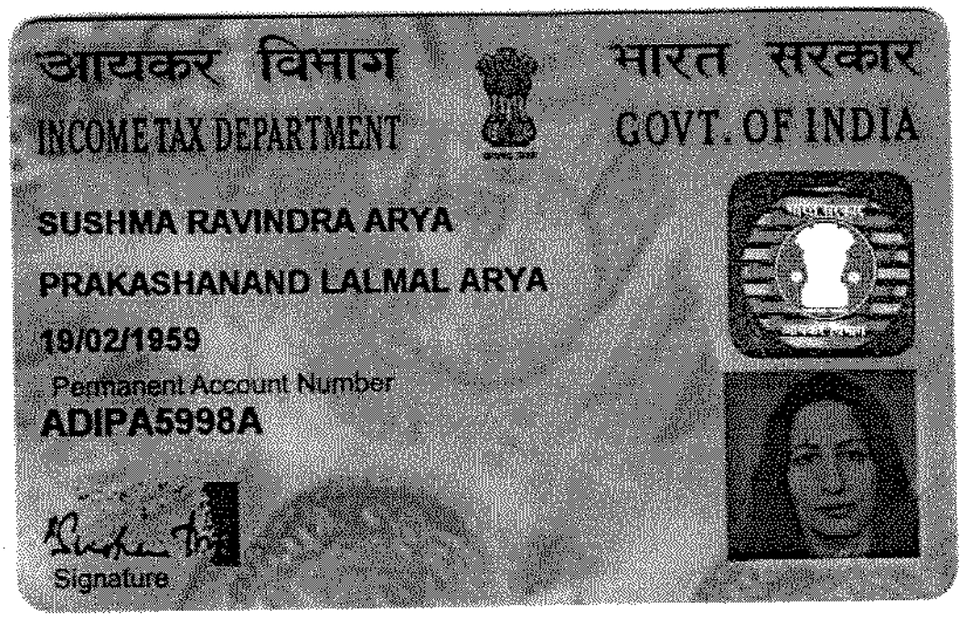

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUSHMA RAVINDRA ARYA

PRAKASHANAND LALMAL ARYA

19/02/1959

Permanent Account Number
ADIPA5998A

Signature

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI CITY-V
MUMBAI

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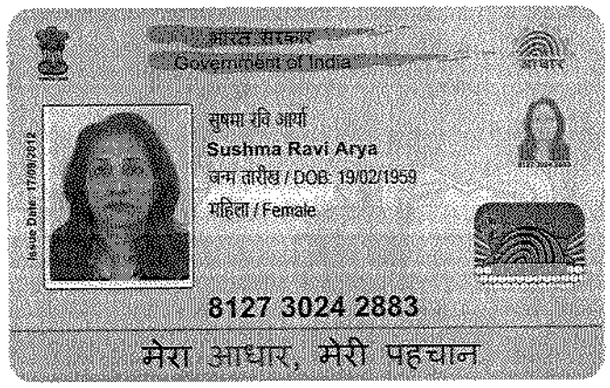
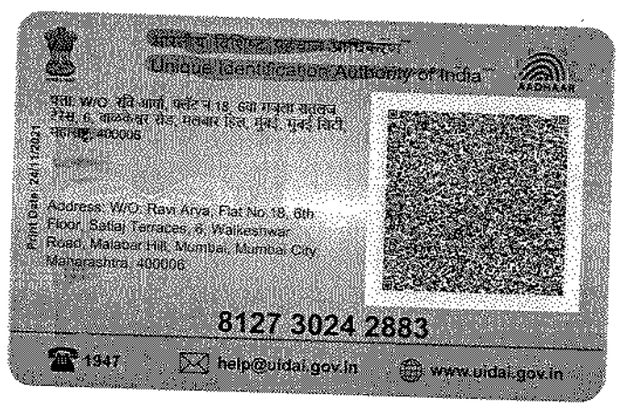
THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI CITY-IV
MUMBAI

बक्कल – ४
१७०९ / ७३ / ८०
२०२२





THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI CITY-IV
MUMBAI

बबई – ४
1009 Gr CO
२०२२

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI CITY-IV
MUMBAI

बबई - ४

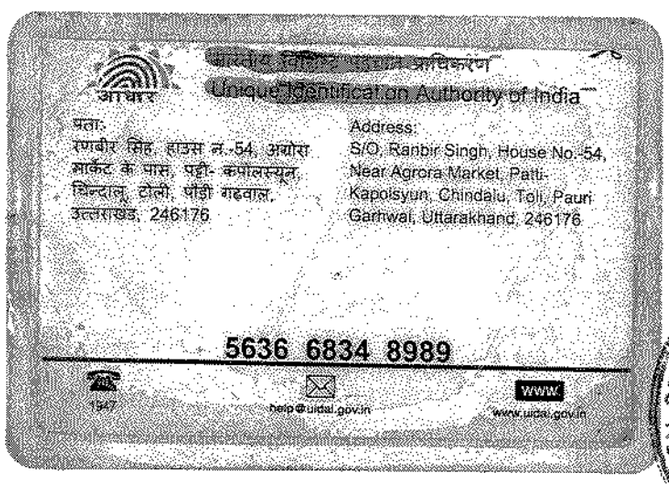
7609	04/10

२०२२


भारत सरकार
Government of India
धरमबीर सिंह बिष्ट
Dharambir Singh Bisht
जन्म तिथि / DOB : 22/02/1989
पुरुष / Male
5636 6834 8989
मेरा आधार, मेरी पहचान

D.Sbisht

बबई – ४
7009 UE CO
२०२२


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India
आधार
पता:
रणबीर सिंह, हाउस न.-54, अग्रोरा मार्केट के पास, पट्टी- कपोलस्यून, चिन्दालू, टोली, पौड़ी गढ़वाल, उत्तराखंड, 246176
Address:
S/O, Ranbir Singh, House No.-54, Near Agrora Market, Patti- Kapolsyun, Chindalu, Toli, Pauri Garhwal, Uttarakhand, 246176
5636 6834 8989
1947
help@uidai.gov.in
www.uidai.gov.in

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI CITY-IV
मुंबई शहर
MUMBAI

D.Sbisht

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI CITY-IV
MUMBAI

अदुं — ४	
१६०१	७७/८०
२०२२	

[redacted]

अजय पांडुरंग बेर्डे
Ajay Pandurang Berde
जन्म वर्ष / Year of Birth : 1982
पुरुष / Male

6119 3270 9258

आधार — सामान्य माणसाचा अधिकार

बबई – ४
1609 | 0C | C0
२०२२

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No :MH01 20180041430 DOI : 15-11-2018
Valid Till : 14-11-2038 (NT)

FORM 7
RULE 18 (2)

15-11-2018

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

COV	DOI
LMV	15-11-2018
MCWG	15-11-2018

DOB : 15-06-1998 BG :

Name :SHEKHAR NALAVADE
S/D/W of:SHANTARAM NALAVADE
Add :TA-KA- 58 AZAD NAGAR ZOPADPATTI TAKANDAS KATARIYA MARG MATUNGA
Mumbai,MH
PIN :400019
Signature & ID of Issuing Authority: MH01

Signature/Thumb Impression of Holder

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI CITY-IV
MUMBAI

508/1701
गुरुवार,03 फेब्रुवारी 2022 10:32 म.पू.

दस्त गोषवारा भाग-1

ववई4 velco
दस्त क्रमांक: 1701/2022

दस्त क्रमांक: ववई4 /1701/2022

बाजार मुल्य: रु. 64,29,500/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.3,22,000/-

दु. नि. सह. दु. नि. ववई4 यांचे कार्यालयात
अ. क्र. 1701 वर दि.03-02-2022
रोजी 10:31 म.पू. वा. हजर केला.

पावती:1851 पावती दिनांक: 03/02/2022
सादरकरणाराचे नाव: **सुषमा रवि आर्या - -**

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1600.00
पृष्टांची संख्या: 80	
एकुण:	31600.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक, मुंबई-4

सह दुय्यम निबंधक, मुंबई-4

दस्ताचा प्रकार: पुरवणी करारनामा

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

शिक्का क्र. 1 03 / 02 / 2022 10 : 31 : 27 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 03 / 02 / 2022 10 : 32 : 13 AM ची वेळ: (फी)

प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीसाठी दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर निष्पादक व्यक्ती प्रतीपादन व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता कायदेशीर बाबींसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे लिहून घेणारे

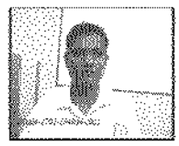
THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI CITY-IV
सह दुय्यम निबंधक मुंबई शहर
MUMBAI

दस्त गोषवारा भाग-2

बबई4 COLCO
दस्त क्रमांक:1701/2022

03/02/2022 10 38:14 AM

दस्त क्रमांक :बबई4/1701/2022
दस्ताचा प्रकार :-पुरवणी करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:ओमकार रिअल्टर्स अँन्ड डेव्हलपर्स प्रा. ली. चे संचालक निलेश पालांडे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ओमकार हाउस, ब्लॉक नं: सायन चुनाभट्टी सिग्नल समोर सायन पु मुंबई, रोड नं: ऑफ इस्टर्न एक्स्प्रेस हायवे, महाराष्ट्र, मुम्बई. पॅन नंबर:AAACO7919F	लिहून देणार वय :-42 स्वाक्षरी:-		
2	नाव:सुषमा रवि आर्या - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सतलज टॅरेस, ब्लॉक नं: -, रोड नं: वाळकेश्वर रोड, मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:ADIPA5998A	लिहून घेणार वय :-63 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत पुरवणी करारनामा या दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:03 / 02 / 2022 10 : 36 : 45 AM

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

अनु क्र.	पक्षकाराचे नाव व पत्ता		छायाचित्र	अंगठ्याचा ठसा
1	नाव:अजय - बेर्डे वय:40 पत्ता:101 राम भुवन रेसिडेन्सी, पहिला मजला, व्ही एस आगाशे पथ दादर प मुंबई पिन कोड:400028	स्वाक्षरी		
2	नाव:धरमवीर बिष्ट - - वय:33 पत्ता:घेणारप्रमाणे पिन कोड:400006	स्वाक्षरी		

शिक्का क्र.4 ची वेळ:03 / 02 / 2022 10 : 37 : 36 AM

शिक्का क्र.5 ची वेळ:03 / 02 / 2022 10 : 37 : 49 AM नोंदणी पुस्तक 1 मध्ये

सह दुय्यम निबंधक, मुंबई-4

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MRS SUSHMA RAVI ARYA	eChallan	02300042022020230951	MH012582818202122E	322000.00	SD	0006082045202122	03/02/2022
2	MRS SUSHMA RAVI ARYA	eChallan		MH012582818202122E	30000	RF	0006082045202122	03/02/2022
3		DHC		0302202201531	1600	RF	0302202201531D	03/02/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

1701 /2022

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प्रमाणित करणेत येते की या दस्तामध्ये एकूण.....10.....पाने
पुस्तक क्रमांक-१, बबई-४/..१५०१..../२०२२
नोंदला.
दिनांक 3 FEB 2022

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI

सह दुय्यम निबंधक वर्ग-२ मुंबई शहर क्र. ४