



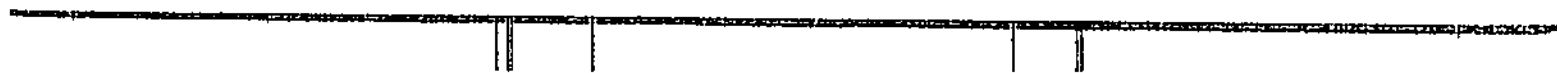
Hiranandani

D

ATLANTIS

AGREEMENT FOR SALE

FLAT NO.: 2504 WING C



11/10/2016 11:13:13

पावती

Original/Duplicate

Friday, October 21, 2016

नोंदणी क्र.: 39म

3:22 PM

Regn.: 39M

पावती क्र.: 9529 दिनांक: 21/10/2016

गावाचे नाव: पवई

दस्तावेजाचा अनुक्रमांक: करल3-8609-2016

दस्तावेजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: धर्मिष्ठा दिलीप ठाकर

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2520.00

पृष्ठांची संख्या: 126

एकूण:

रु. 32520.00

आपणास मूळ दस्त, यंत्रनेल प्रिंट, सूची-२ अंदाजे
3:40 PM ह्या वेळेस मिळेल.

सह दु.निबंधक कुर्ला - 3

वाजार मुल्य: रु.26519500 /-

मोवदला रु.34501250/-

भरलेले मुद्रांक शुल्क : रु. 1725300/-

सह. दुय्यम निबंधक
कुर्ला-३ (वर्ग-२)

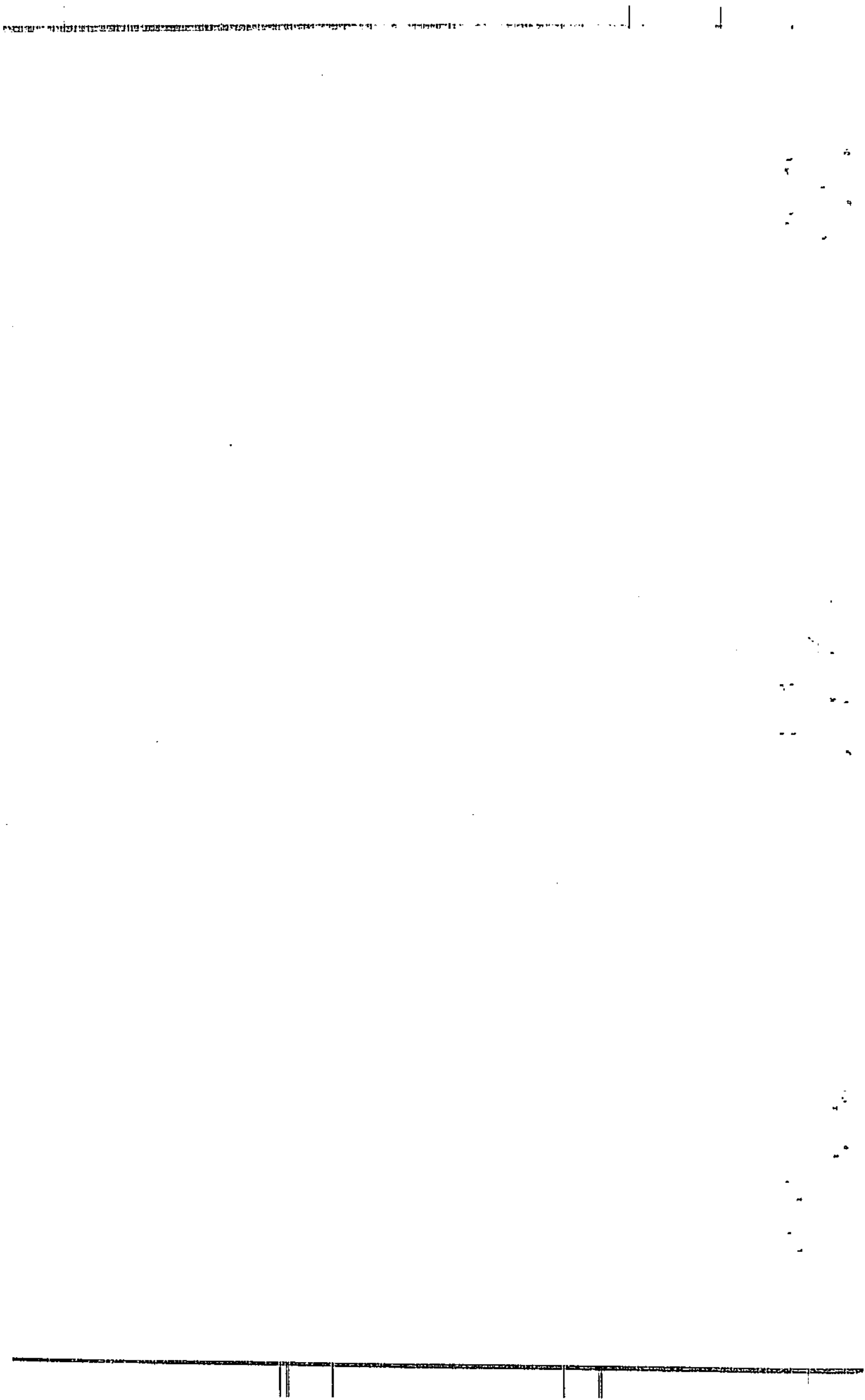
1) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: रु.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH005129449201617S दिनांक: 21/10/2016

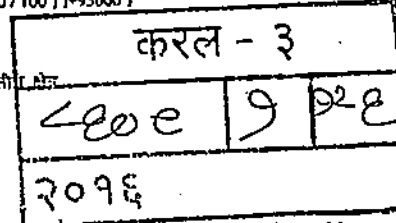
वैकेचे नाव व पत्ता: Panjab National Bank

2) देयकाचा प्रकार: By Cash रकम: रु 2520/-

Dharmishta D. Thacker



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID करल3	201610213408	21 October 2016,03:20:42 PM			
मूल्यांकनाचे वर्ष जिल्हा मूल्य विभाग उप मूल्य विभाग सर्व्हे नंबर / न. भू क्रमांक :	2016 मुंबई(उपनगर) 114-पवई - कुर्ला 114/541 भूभाग: आदिशंकराचार्य मार्गावर दर्शनी विकसित झालेल्या मिळकती. सि.टी.एस. नंबर/10				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु. खुली जमीन	निवासी सदनिका 245400	कार्यालय 272200	दुकाने 339200	औद्योगिक 245400	मोजमापनाचे एकक चौरस मीटर
बांधीव क्षेत्राची माहिती मिळकतीचे क्षेत्र- बांधकामाचे वर्गीकरण- उद्वहन स्थिती- प्रकल्पाचे क्षेत्र-	82.52चौरस मीटर 1-आर सी सी आहे 2 to 10 hector	मिळकतीचा वापर- मिळकतीचे घय- मजला -	निवासी सदनिका 0 TO 28th floor 21st floor To 30th floor	मिळकतीचा प्रकार- मूल्यदर/बांधकामाचा दर-	बांधीव Rs.245400/-
(सूत्र) प्रकल्पाचे क्षेत्रानुसार दर	= ((घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर) * 105 %).				
प्रकल्पाचे क्षेत्रानुसार	निवासी सदनिका करीता प्रती चौ. मीटर दर = Rs.257670/-				
मजला निहाय घट/वाढ	= 115% apply to rate = Rs.296320/-				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर * धुल्या जमिनीचा दर) * घसा-यानुसार गतिन दर) * धुल्या जमिनीचा दर) = (((296320-95000) * (100 / 100)) + 95000) = Rs.296320/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचा क्षेत्र = 296320 * 82.52 = Rs.24452326.4/-				
E) वंदित वाहन तळाचे क्षेत्र वंदित वाहन तळाचे मूल्य	27.9चौरस मीटर = 27.9 * (0 * 25/100) = Rs.1711665/-				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेग्रेमार्डन मजला क्षेत्र मूल्य + सगळ्याच मजलीचे मूल्य + वरील मजलीचे मूल्य + वंदित वाहन तळाचे मूल्य + धुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या धुल्या जमिनीचे मूल्य = A + B + C + D + E + F + G + H = 24452326.4 + 0 + 0 + 0 + 1711665 + 0 + 0 + 0 = Rs.26163991.4/-				



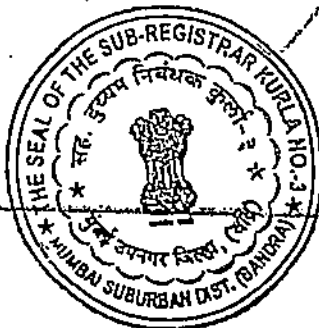
सह. दुय्यम निबंधक
कुर्ला-३ (वर्ग-२)



2016
महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग
मुल्यांकन अहवाल सन २०१६

१. दस्तावा प्रकार :- क२१२ज।भा। अनुच्छेद क्रमांक २५०
२. सादरकर्त्याचे नाव :- ए.मि.वि. दिलीप ठकर
३. तालुका :- मुंबई / अंधेरी / बोरीवली / कुर्ला
४. गावाचे नाव :- पवडा
५. नगरपालिका क्रमांक / सर्व्हे क्र. / अंतिम मुखंड क्रमांक :- १- १०.१६
६. मूल्य दरविभाग (शेन) :- ११४१५४१
७. मिळकतीचा प्रकार :- खुली जमीन / निवासी / कार्यालय / दुकान / औद्योगिक
प्रति चौ. मी. दर :- २४५४००/-
८. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- ८२.५२ म्.सेट / विल्ट अप चौ. मीटर / व्हट
९. कारपाकिंग :- २ गच्ची :- — पोटमाळा :- —
१०. भजला क्रमांक :- २५४ उदवाहन सुविधा आहे / नाही. करल - ३
११. बांधकाम वर्ष :- — पसारा :- —
१२. बांधकामाचा प्रकार :- आर. सी. सी. / इतर पक्के / अर्धे पक्के / काच्चे
१३. बाजामुल्यदर तक्त्यातील मार्गदर्शक पुचन क्र. :- — ज्याच्याचे दितीली घट / वट
१४. भाडेकरू व्याप्त मिळकत असल्यास :- १. त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र) :- —
२. नवीन इमारतीत दिलेले क्षेत्र :- —
३. भाड्याची रक्कम :- —
१५. लिट अँड लायसन्सचा दत्त :- १. प्रतिमाह भाडे रक्कम :- —
निवासी / अनिवासी २. अनामत रक्कम / आगावू भाडे :- —
३. कालवधी :- —
१६. निर्धारित केलेले बाजामूल्य :- २६५१९५००/-
१७. दस्तामध्ये दर्शविलेली मूळदला :- ३४५०१२५०/-
 $245400 \times 5\% \times 257670 \times 15\% \times 296321$
 $296321 \times 82.52 = 245409$
 $296321 \times 5\% \times 279 = 2066839$
 26519248
१८. देय मुद्रांक शुल्क :- १७२५३०० भरलेले मुद्रांक शुल्क :- १७२५३००
१९. देय नोंदणी फी :- ३००००

लिपीक



सहस्रमुख्यमक निबंधक
कुर्ला-३ (वर्ग-२)

महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
ई-सुरक्षित बैंक व कोषागार पावली
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

14067330017968

Bank/Branch: PNB/POWAI(870900)
Pmt Txn id.: 131016M286025
Pmt DtTime: 13-10-2016@11:42:59
ChallanIdNo: 03006172016101250049
District: 7101/MUMBAI

Stationery No: 14067330017968
Print DtTime: 13-10-2016@12:56:01
GRAS GRN: MH005129449201617S
Office Name: IGR199/KRL3_JT SUB REGIST

StDuty Schm: 0030045501-75/Sale of Other NonJudicial Stamps SoS
StDuty Amt: R 17,25,300/- (Rs One Seven, Two Five, Three Zero Zero only)

RgnFee Schm: 0030063301-70/Ordinary Collections IGR
RgnFee Amt: R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article: B25/Agreement to sale/Transfer/Assignment
Prop Mvblty: Immovable Consideration: R 3,45,01,250/-
Prpp Descr: FLAT NO 2504, ATLANTIS C WING, HIRANANDANI, GARDENS, POWAI, MUMBAI, Maha
rastra

Duty Payer: (PAN-AEDPT4213R) DHARMISTHA DILIP THACKER
Other Party: (PAN-AAAFLO589R) LAKE VIEW DEVELOPERS

Bank official1 Name & Signature

Bank official2 Name & Signature

--- Space for customer/office use --- Please write below this line ---



Dharmistha D. Thacker

करल - ३		
८६०६	१३	१२६
२०१६		

e-SBTR IS VALID UPTO SIX MONTHS FROM THE DATE OF PAYMENT.

Data of ESBTR for GRN MH005129449201617S
Bank - PUNJAB NATIONAL BANK

Bank/Branch	: POWAI	Stationary No	: 14067330017968
Pmt Txn Id	: 131016M286025	Print DTime	: 13/10/2016 12:56:01
Pmt DtTime	: 13/10/2016 11:42:59	GRAS GRN	: MH005129449201617S
ChallanIdNo	: 03006172016101250049	Office Name	: IGR199 / KRL3_JT SUB REGISTRAR KURLA NO 3
District	: 7101 / MUMBAI		

StDuty Schm : 0030045501-75/ Stamp Duty(Bank Portal)
StDuty Amt : Rs 17,25,300.00/- (Rs Seventeen Lakh Twenty Five Thousand Three Hundred Rupees Only)

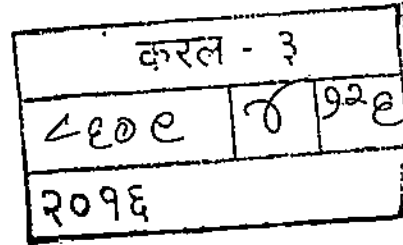
RgnFee Schm : 0030063301-70 / Registration Fee
RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Article : B25
Prop Mvblty : Immovable
Prop Descr : FLAT NO 2504,ATLANTIS C WING,HIRANANDANI,GARDENS ,
: , POWAI,MUMBAI,Maharashtra
: 400076

Duty Payer : PAN-AEDPT4213R DHARMISTHA DILIP THACKER
Other Party : PAN-AAAFLO589R LAKE VIEW DEVELOPERS

Bank Scroll No : 1
Bank Scroll Date : 14/10/2016
RBI Credit Date : 14/10/2016
Mobile Number : 9821139757

Only for verification-not to be printed and used



करल - ३
८८०६ ५ १२६
२०१६



AGREEMENT FOR SALE

✓ ARTICLES OF AGREEMENT made at Mumbai this 21st day of OCTOBER in the Year 2016 BETWEEN M/S. LAKE VIEW DEVELOPERS, a Partnership Firm, registered under the Indian Partnership Act, 1932 and having its Office at 514, Dalamal Towers, Nariman Point, Mumbai - 400021, having PAN No. AAAFL0589R, hereinafter called the "PROMOTERS" (which expression shall unless it be repugnant to the context or the meaning thereof, mean and include its successors, the partner or partners for the time being of the said firm, the survivor or survivors of them and the respective heirs, executors, administrators of such survivor and his/her or their assigns) of the ONE PART.

करल - ३		
८६०८	६	७२६
२०९६		



And Mr. /Mrs. /Miss/Ms. DHARMISTHA DILIP THACKER

, having PAN No. AEDPT4213R, hereinafter called the "PURCHASER/S" (which expression shall unless it be repugnant to the context or the meaning thereof mean and include his/her/their respective heirs, executors, administrators and permitted assigns) of the OTHER PART;

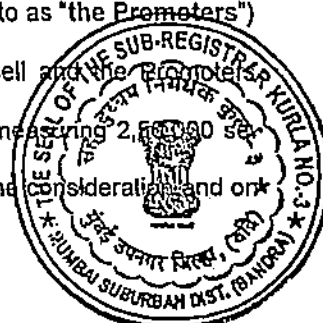
D.D.

WHEREAS (1) LAJPATRAI M. VARMA (2) RAMNIKLAL L. DHARIA (3) KIRTANLAL M. DHARIA and (4) NATWARLAL M. KADAKIA, carrying on business in the firm name and style of M/S. N. LAJPATRAI DHARIA & CO. (hereinafter referred to as "the Original Owners"), were seized and possessed of

or otherwise well and sufficiently entitled to pieces or parcels of lands or ground situated, lying and being at Village Powai Taluka Kurla in the Registration District and Sub-District at Mumbai City and Mumbai Suburban near I.I.T. Powai and more particularly described Firstly in the First Schedule hereunder written

करल - ३		
८६०८	७	१२६
१६ १२ ८३		

AND WHEREAS by an Agreement for Development-cum-Sale dated 15th December, 1983 and made between the said Original Owners of the One Part and M/s. LAKE VIEW DEVELOPERS (hereinafter referred to as "the Promoters") of the Other Part the said Original Owners agreed to sell and the Promoters agreed to purchase the aforesaid lands, then thought-admeasuring 2,09,025 sq. yards. equivalent to 2,09,025 sq. mtrs. or thereabouts for the consideration and on the terms and conditions therein contained.



AND WHEREAS pursuant to the said Agreement for Development-cum-sale dated 15th December, 1983 the said Original Owners executed Power of Attorney in favour of a Partner of the Promoters on 15th day of December, 1983, authorizing him *inter alia* to do and carry out various acts, deeds, matters and things for and on behalf of the said Original Owners as contained therein.

AND WHEREAS the said Agreement for Development-cum-sale dated 15th December, 1983 was subject to the Joint Survey of the said larger lands and subject to retention of certain area by the said Owners as contained therein.

AND WHEREAS pursuant to the said Agreement for Development-cum-sale dated 15th December, 1983, the said Original Owners have placed the Promoters in possession of the said larger lands more particularly described Secondly in the First Schedule hereunder written (hereinafter referred to as the "Larger Lands") with right to deal with, develop and dispose of the same.

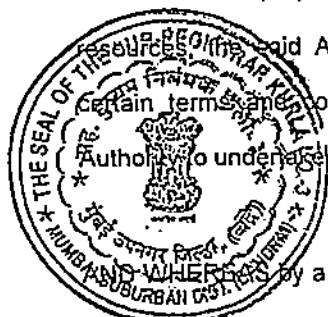
AND WHEREAS the said Larger Lands were subject to Reservation under the Bombay Metropolitan Region Development Authority under B.M.R.D.A. Act 1974

(hereinafter referred to as "the said Authority") for Powai Area Development

करल - ३ Scheme ("PADS").	
८६०६	८ १२६
२०१६	

AND WHEREAS the State Government after calling upon the Original Owners and the other Owners to show cause against the intended acquisition, acquired *inter alia* the said Larger Lands under the provisions of B.M.R.D.A. Act.

AND WHEREAS on the representation by the Original Owners to the State Government for proposed development of the said Larger Lands out of their own



the said Authority agreed to dispose of the said Larger Lands on certain terms and conditions. The State Government had directed the said Authority to undertake execution of PADS.

AND WHEREAS by a Tripartite Agreement dated 19th November, 1986 and made between the Government of Maharashtra of the First Part, the said Authority of the Second Part and Harishchandra Chandrabhan Sharma and other, which include the Original Owners, of the Third Part, the State Government agreed to dispose of *inter alia* portion described Firstly in the First Schedule hereunder written and forming part of the larger property in favour of the said Owners.

AND WHEREAS pursuant to the said Tripartite Agreement, an Agreement to Lease was executed on 19th November, 1986, by the said Authority *inter alia* in favour of the said Original Owners therein described as Licensees and pursuant to the Original Owners having conceded and/or handed over *inter alia* the said larger lands to the said Authority under the said Scheme as a result of acquisition under the B.M.R.D.A. Act, 1974, the said Authority agreed to grant a Lease for a period of eighty years with effect from 19th November, 1986 in respect of the said Larger Lands described Firstly in the First Schedule hereunder written in favour of the Original Owners on the terms and conditions therein contained.

AND WHEREAS upon the Joint Survey the area of the land as set out in the Agreement for Development-cum-sale dated 15th December, 1983, was varied as

recorded vide further agreements between the Parties and confirmation by the Original Owners. It was confirmed by the Original Owners that the lands which are the subject matter of aforesaid agreements are the same land which are subject matter of the Tripartite Agreement dated 19th November, 1986, except for a portion of land admeasuring 14,717 sq. mtrs. retained by the Original Owners as more particularly described Secondly in the First Schedule hereunder written.

करल - ३	
८६०८	९२६
२०१६	

AND WHEREAS accordingly the Promoters are entitled to develop ^{inter alia} the portion more particularly described Thirdly in the First Schedule hereunder written. (hereinafter referred to as, "the Said Property").

AND WHEREAS the Promoters have been developing the said large lands, which includes the Said Property forming part of PADS in phase-wise manner for last several years on layout development basis.



AND WHEREAS the Promoters are entitled to allot and sell Flat in the proposed building "ATLANTIS", with three wings having basements, still, podiums and 27 levels/floors for Wings A & B and 28 levels/floors for Wing C, being constructed on a portion on the Said Property. The Plans for the construction of the Said Building have been sanctioned under the I.O.D. issued by the Executive Engineer, (Eastern Suburbs), Municipal Corporation of Greater Mumbai (MCGM). The copies of the I.O.D. and Works Commencement Certificate (C.C.) are annexed hereto and marked with Letter "A" COLLECTIVELY.

AND WHEREAS the title of the Promoters has been certified by M/s. M.V. Kini & Co., Advocates, as per their certificate of title dated 2nd January, 2015, a copy of which is annexed hereto and marked with Letter "B".

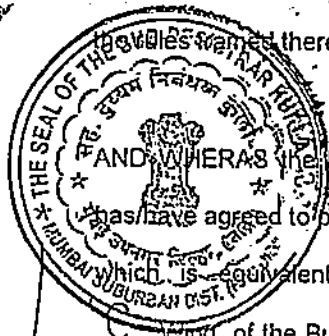
AND WHEREAS the Said Property stands in the Revenue Records and Municipal records in the name of the said Original Owners / the said Authority and the Promoters as Developers thereof; the copies of the relevant P.R. Card showing

the names of the said Original Owners / the said Authority and of the Partners of

करवा Promoters, are annexed hereto and marked with Letter "C" COLLECTIVELY.		
CEOE	90	726
2096		

AND WHEREAS the building plans for the building to be constructed on the Said Property in Sector V, to be known as "ATLANTIS", having three Wings, A, B & C, have been sanctioned. (hereinafter referred to as "the Said Building").

AND WHEREAS the Purchaser/s has been provided by the Promoters an opportunity to inspect the plans prepared by the Promoters' Architect and other documents as specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963, and the provisions contained thereunder.



AND WHEREAS the Promoters have agreed to sell and the Purchaser/s has/have agreed to purchase Flat No. 2504, admeasuring 68.75 sq. mtrs. which is equivalent to 740 sq.ft. (carpet area), on the 25th level of C Wing of the Building "ATLANTIS" situated on a portion of the Said Property (hereinafter referred to as "the Said Premises") along with the benefit to use TWO Covered/Mechanised Car Parking, for the consideration and on the terms and conditions hereinafter appearing.

D D.

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

1. The Promoters are developing the Said Larger Lands, which include the Said Property, situated, lying and being at Village Powai, Taluka – Kurla in the Registration District and Sub District of Mumbai City and Mumbai Suburban more particularly described Thirdly in the First Schedule hereunder written (hereinafter referred to as "the Said Property") in a phase wise manner on layout development basis for last several years under the Agreement for Development-cum-Sale dated 15th December, 1983 and made between the Promoters and the said owner and under the Tripartite Agreement dated 19th November, 1986 and

made between the Government of Maharashtra of the First Part, the said Authority of the Second Part and Harishchandra Sharma and others including the said Original Owners of the Third Part and under the Agreement to Lease also dated 19th November, 1986, granted by the said Authority to the Original Owners on the terms and conditions therein contained.

करील - ३		
८६०८	९९	७२६
३०९६		

2. The Promoters are constructing proposed multistoried building as per the sanctioned plans under I.O.D. and C.C. issued by the Executive Engineer (Eastern Suburbs) copies of which are annexed hereto and marked with Letter "A" COLLECTIVELY. The Purchaser/s confirm/s that the Purchaser/s provided by the Promoters an opportunity to inspect the originals of the said plans, I.O.D. and C.C. and Purchaser/s confirms that the copies annexed hereto are the true copies of the said I.O.D. and C.C. and the same are inspected by the Purchaser/s prior hereto.

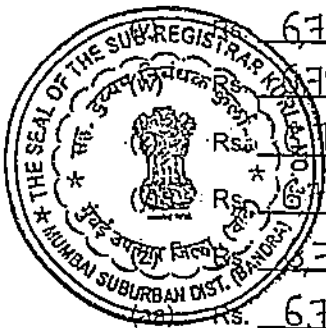


3. The Promoters have agreed to sell and the Purchaser/s has/have agreed to purchase the Said Premises admeasuring 68.75 sq. mtr. which is equivalent to 740 sq. ft. (Carpet Area) for the price of Rs. 345,01,250 /- (Rupees THREE CRORE FORTY FIVE LAKHS ONE THOUSAND TWO HUNDRED AND FIFTY only) (including Rs. Nil. Being the proportionate price of the common area and facilities appurtenant to the Said Premises as shown in the typical level plan annexed hereto) to be paid by the Purchaser/s to the Promoters in the following manner :

- (a) Rs. 21,95,699/- Earnest Amount
- (b) Rs. 6,79,701/- On or before 6-11-2016
- (c) Rs. On completion of plinth.
- (d) Rs. On completion of 1st Slab
- (e) Rs. On completion of 2nd Slab
- (f) Rs. On completion of 3rd Slab
- (g) Rs. On completion of 4th Slab
- (h) Rs. On completion of 5th Slab

(i)	Rs.	
करल - 3		
(ii)	Rs.	
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		On completion of 6 th Slab
		On completion of 7 th Slab
		On completion of 8 th Slab
		On completion of 9 th Slab
(m)	Rs.	On completion of 10 th Slab
(n)	Rs.	On completion of 11 th Slab
(o)	Rs.	On completion of 12 th Slab
(p)	Rs.	On completion of 13 th Slab
(q)	Rs. 6,79,700/-	On completion of 14 th Slab
(r)	Rs. 6,79,700/-	On completion of 15 th Slab
(s)	Rs. 6,79,700/-	On completion of 16 th Slab
(t)	Rs. 6,79,700/-	On completion of 17 th Slab
(u)	Rs. 6,79,700/-	On completion of 18 th Slab
	Rs. 6,79,700/-	On completion of 19 th Slab
	Rs. 6,79,700/-	On completion of 20 th Slab
	Rs. 6,79,700/-	On completion of 21 st Slab
	Rs. 6,79,700/-	On completion of 22 nd Slab
	Rs. 6,79,700/-	On completion of 23 rd Slab
	Rs. 6,79,700/-	On completion of 24 th Slab
(bb)	Rs. 6,79,700/-	On completion of 25 th Slab
(cc)	Rs. 6,79,700/-	On completion of 26 th Slab
(dd)	Rs. 6,79,700/-	On completion of 27 th Slab
(ee)	Rs. 6,79,700/-	On completion of 28 th Slab
(ff)	Rs. -	On completion of -
(gg)	Rs. -	On completion of -
(hh)	Rs. 16,69,050/-	On or before possession being offered
	Rs. 3,45,01,250/-	TOTAL

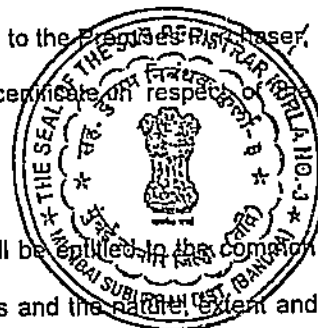


On possession of the Said Premises being offered by the Promoters to the Purchaser/s as Licensee pending execution of deed of lease or assignment in favour of registered Co-operative Society / Organisation and upon execution of such Lease and/or Deed of Assignment such personal license to enter upon and enjoy the Said Premises in favour of the Purchaser/s shall automatically become

absolute possession of the Purchaser/s. The Purchaser/s shall pay the amounts as aforesaid as also all other amounts and moneys becoming due and payable as per the terms and conditions of this Agreement on their respective due dates without fail and without any delay or default as time in respect of the said payments is of the essence of the contract. The Promoters will forward to the Purchaser/s intimation of the Promoters having carried out the aforesaid work at the address given by the Purchaser under this Agreement and the Purchaser will be bound to pay the amount of installments within Nineteen days of receipt by the Purchaser of such intimation by e-mail or by courier at the address of the Purchaser/s as given in these presents.

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4. The Promoters hereby agree to observe perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by MCGM at the time of sanctioning the building plans or thereafter and shall, before handing over possession of the Premises to the Purchaser, obtain from MCGM occupation and/or completion certificate in respect of the Building.



5. It is expressly agreed that the purchaser shall be entitled in the common areas and facilities appurtenant to the Said Premises and the nature, extent and description of such common areas and facilities and percentage of undivided interest which the Purchaser/s shall enjoy in the common areas and facilities appurtenant to the Said Premises agreed to be sold, is set out in the Second Schedule hereunder written.

6. The Promoters have informed the Purchaser and the Purchaser is aware that –

(i) The Promoters are constructing the Said Building 'ATLANTIS' having three wings, in Sector V, as per the Layout approved by MCGM dated 28th April, 2014, on the Said Property, as a part of phase-wise development of the Said Property forming part of PADS, which is being developed on layout development basis in phase-wise manner for last several years.

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The Promoters are entitled to carry out further construction of buildings or structures in a phased wise manner on the Said Larger Lands, which include the

said Sector V and in such manner as the Promoters deem fit and proper as per

the plans that may be sanctioned by the Municipal Corporation from time to time

and until the land covered by the Tripartite Agreement dated 19th November,

1986 is fully developed as provided and required under the said Tripartite

Agreement and the Agreements to Lease, all dated 19th November, 1986, the

Promoters are not liable to and cannot cause execution of Lease of the Said

premises and/or assignment thereof in favour of the proposed organisation of

various premises.

(iii) The Said Building is being constructed pursuant to and in compliance with the Orders, including common Order and Judgment dated 22.2.2012 passed by the Hon'ble Bombay High Court in PIL Nos.131 of 2008, 91 of 2008 and 21 of 2010 (Said PILs). Copy of the said common Order and Judgment is available on the official website of the High Court.

(iv) As stipulated in said common Order and Judgment passed in the Said PILs, no two flats can be sold to the same person or any member of her/his family, being her/his spouse and children.

7. The Purchaser doth hereby confirm that, from the date of entering into this Agreement, it shall be the obligation of the Purchaser to bear and pay any additional development charges for layout conditions and fulfillment thereof and the same shall be borne and paid by the Purchaser alongwith the other prospective Purchasers of the premises in the said building under construction and development by the Promoters on the land more particularly described Thirdly in the First Schedule hereunder written and Promoters shall not be responsible or liable in that behalf.

Letter "C" and the Purchaser/s confirm that the inspection of the said original record is taken by the Purchaser/s prior to the execution of these presents and the copies annexed hereto are the copies of the original records inspected by the

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13. It is expressly agreed that the Said Premises shall contain (save and except car parking space, area covered under Stilt which shall be a normal brick structure with cement plaster and cement flooring) specifications, fixtures, fittings and amenities as set out in Fourth Schedule hereunder written and the Purchaser confirms that the Promoters shall not be liable to provide any other specifications, fixtures, fittings and amenities in the Said Premises.



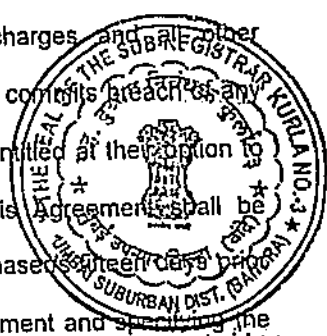
14. The Promoters confirm that they are developing the Said Property with the use of Additional Floor Space Index ("FSI"), Fungible FSI and Transferable Development Rights in accordance with the plans sanctioned by MCGM.

15. The Purchaser/s confirm that the Promoters have granted to the Purchaser/s an opportunity to inspect all necessary title documents and approvals, in respect of the Said Property including the documents set out hereinabove and the Purchaser/s confirm/s that he/she/they has/have entered into this Agreement after being satisfied with the aforesaid documents.

16. The Purchaser/s confirms that the installments payable by the Purchaser/s and all amounts payable under these presents shall be paid on the respective due dates without any delay or default as time in respect of payment of installments and in respect of all amounts payable under these presents by the Purchaser/s to the Promoters, is of the essence of the contract. If the Purchaser makes delay or default in making payment of any of the installments and/or any other amounts, the Promoters shall issue a delay/default notice requiring the Purchaser to take necessary remedial action within thirty days of receipt of such notice. In case of any delay/default, the Purchaser shall be required to pay monthly compounded interest on amount due at 12% p.a., till the amount is received by the Promoters,

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without prejudice, to other rights in law and under these presents that the Promoters may enjoy. It is further agreed that if the Purchaser/s fails to remedy a delay/default in payment of either the installments or any other amount or amounts under these presents on due dates (including his/her proportionate share of taxes, rates, cesses, other charges, betterment charges and all other outgoings) (even after thirty day notice period expires), or commits breach or breaches of the terms of this Agreement, the Promoters shall be entitled at their option to terminate this Agreement. This option to terminate this Agreement shall be exercised by the Promoters only after giving to the Purchaser/s fifteen days notice in writing of their intention to terminate this Agreement and specifying the breach or breaches of the terms and conditions on account of which the Promoters intend to terminate the Agreement and if the Purchaser fails to remedy such breach or breaches within the stipulated period of fifteen days from the date of such notice from the Promoters. It is further agreed that upon termination of this Agreement as stated herein, the Promoters shall be at liberty, without prejudice to their other rights and remedies available under law, to sell and dispose of the Said Premises to any person or persons as the Promoters may deem fit. After the sale of said Premises, the amount/s which the Purchaser/s may have till then paid to the Promoters, shall be refunded by the Promoters, without interest, after deducting therefrom (i) losses (if any) that may arise on account of sale of the Premises (ii) the amount of interest the Purchaser is liable to pay to the Promoters for delayed payment and (iii) the [other expenses] like brokerage paid, legal and documentation charges etc., if any.



17. The Purchaser/s shall be liable to pay Service Tax and VAT or any other taxes, charges etc. applicable to the allotment / sale of the Said Premises. The Purchaser/s shall also be liable to pay alongwith the consideration value, additional charges as contained in Clause 23) herein below.

18. The amount paid by the Purchaser/s to the Promoters shall be appropriated firstly towards taxes payable by him/her, then towards interest payable for all outstanding installments towards consideration in respect of the

Said Premises, cheque bounce charges, if any, then any administrative expenses and lastly towards consideration/outstanding dues in respect of the Said

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19. The Promoters will sell the premises intended to be constructed on the Said Property with a view that the Purchasers of all the premises in the Said Building shall be admitted to a Co-operative Society of all such prospective Purchaser/s (hereinafter referred to as "the said Organisation"). Upon the Purchaser/s of all the premises in the Buildings, already constructed and to be constructed on the Said Property, paying in full their respective dues payable by them to the Promoters and complying with the terms and conditions of their respective Agreements with the Promoters, and only after the land covered under the Power Area Development Scheme is fully developed, the Promoters shall cause lease and/or Assignment and Transfer of the Said Property to be executed in favour of a Federation of the Societies of all the buildings constructed/to be constructed on Said Property (hereinafter referred to as "the Federation") in accordance with the said Tripartite Agreement dated 19th November, 1986. It is expressly agreed that the Purchaser/s shall not at any time seek sub-division of the said Property.

20. It is expressly agreed that the possession of the Said Premises will be handed over by the Promoters to the Purchaser/s by 31st day of December, 2019, provided the Promoters have received the full purchase price of the Said Premises and other amounts payable by the Purchaser/s to the Promoters under these presents and, provided the construction of the said building is not delayed on account of non-availability of steel, cement or other building material, water or electric supply and no act of God, Civil Commotion, Riot, War or any notice, Order, Rule, Notification of the Government and/or any other Public Body and/or Competent Authority and/or any order of Court / Tribunal / Forum and/or any reasons and/or circumstances beyond control of the Promoters, has disturbed the construction schedule of the Said Building and there is no delay in issue of Occupation Certificate and/or Building Completion

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Certificate by the MCGM and/or Planning Authority and circumstances beyond the

control of the Promoters. If the Promoters for any of the aforesaid reasons

beyond the control of the Promoters are unable to give possession of the Said

Premises by the date stipulated hereinabove, the Promoters shall be entitled to

proportionate extension of time for handing over possession of the said Premises.

If thereafter also, they are unable to handover the said Premises the Promoters

agree that they will pay, subject to (i) the Purchaser/s making full consideration

value with other charges as contained in this Agreement and (ii) the possession is

not delayed because of the acts and omissions of the Purchaser/s, an amount (said

equivalent to rental prevailing in the market in the near vicinity for same size

tenement, till handing over possession of the said Premises. If even after period

of three years thereafter, the Promoters are unable to give possession of the Said

Premises, they shall be liable on demand by the Purchaser/s to refund to the

Purchaser/s the amounts already received by them in respect of the Said

Premises alongwith monthly compounded interest at the rate of 12% per annum.

Till the entire amount alongwith interest as aforesaid is refunded by the Promoters

to the Purchaser/s, subject to prior encumbrances, if any, be a charge on the Said

Premises. It is agreed that upon refund of the said amount, the Purchaser/s

shall have no right, title, interest, claim, demand or dispute of any nature

whatsoever either against the Promoters or in respect of the Said Premises / or

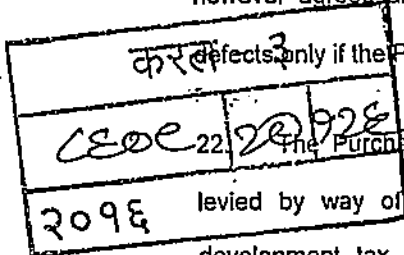
Said Property in any manner whatsoever and the Promoters shall be entitled to

deal with and dispose of the Said Premises to any person or party as the

Promoters may desire.

21. The Promoters agree that within a period of three years from the date of the Promoters offering possession of the said Premises to the Purchaser(s) if the Purchaser/s brings to the notice of the Promoters any defect in the Said Premises or the said Building in which the Said Premises is situated or the material used therein, then, wherever possible such defects shall be rectified by the Promoters at their own cost within six months from the date of intimation failing which the Purchaser may rectify such defects through mutually appointed Licensed Architect and the cost incurred in that behalf shall be reimbursed to the Purchaser/s. It is

however agreed and confirmed that the Promoters will be liable to rectify the defects only if the Promoters are responsible for such defects.



The Purchaser/s hereby agrees that in the event of any amount being levied by way of premium and other charges, betterment charges and/or development tax, security deposit, charges for the purpose of giving water connection, drainage connection and electricity connection / payable to the MCGM and/or to State Government, B.S.E.S., other taxes and/or payments of a similar nature becoming payable by the Promoters, the same shall be paid by the Purchaser/s to the Promoters in proportion to the area of the Said Premises. It is agreed that the betterment charges referred to hereinabove shall mean and include pro-rata charges which the Purchaser/s may be called upon to pay by the Promoters in respect of installation of water line, water mains, sewerage line, sewerage mains, electric cable, electric substation (if any) making and maintaining of Internal Roads and access to the Said Property, drainage layout and all other facilities till the charge of the said Building / Property is handed over to the Federation of all the Societies / Organizations of the Purchasers of the premises in the Said Property.

23. (A) The Purchaser/s shall at the time of delivery of the possession of and/or personal licence to use the Said Premises, whichever is earlier, pay to the Promoters the following amounts :-

- (i) [Adhoc] Maintenance charges being Rs.2,50,000/- and Society charges (Membership + Share Money + Society Formation) of Rs.10,000/-. The aforesaid amounts towards provisional outgoings after deduction therefrom of arrears of taxes and expenses mentioned in the Fifth Schedule hereunder written and the expenses incurred in the formation of the said Organisation as the case may be, will be transferred by the Promoters to the said Organisation as and when management of the said Building is transferred to such Organisation.

(ii) Legal Charges of Rs.1,25,000/-, Documentation Charges of Rs.25,000/-,

Charges towards water, electricity, drainage, sewerage connection

Rs.1,25,000/- and Mahanagar Gas Connection charges of Rs.10,000/-

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(iii) An amount of Rs.2,00,000/- as onetime payment for construction of Club

House and shall also be liable to pay on monthly basis its usage, maintenance

and operation charges regularly to the Promoters or to the Society of the

Purchasers, as the case may be.



These amounts are to be paid before possession is given and for personal licence to use the Said Premises is granted, whichever is

"Society Deposit" and no interest will be payable thereon. The Promoters shall

utilize the sum paid by the Purchaser to the Promoters for meeting all legal costs,

charges and expenses including professional cost of the Advocates of the

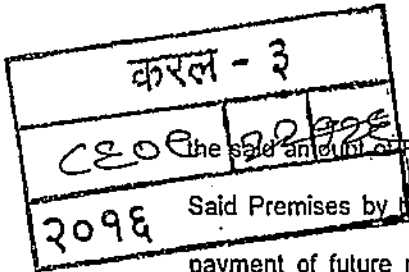
Promoters in connection with the formation of the said Organisation, preparing its

rules, regulations and bye-laws and the cost of preparing and engrossing this

Agreement and lease / sub lease / assignment of Lease.

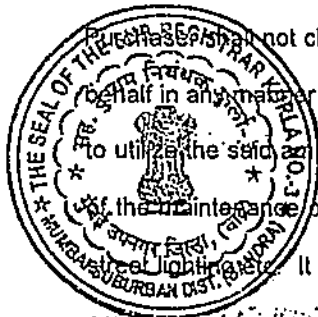
(B) Notwithstanding anything contained in this Agreement, the Purchaser/s hereby agrees to contribute and pay his/her/their proportionate share towards the costs, charges, expenses, Municipal taxes, all other outgoings etc. in respect of the items specified in the Fifth Schedule hereunder written. Such share is to be determined by the Promoters having regard to the area of each Premises. The Purchaser/s will not be entitled to ask for adjustment of the deposit amount mentioned herein against the expenses, Municipal taxes and outgoings.

(C) The Purchaser shall pay Rs. 1,25,000/- to the Promoters to meet the future maintenance of Internal Layout Roads, Recreation Areas, Street Lighting etc. and for the purpose of maintenance and upkeep of recreation areas and other facilities which the Promoters provide specifically for the Purchasers of premises in the Said Property and earmark the same for the purpose of use thereof by the Purchasers of premises in the buildings in PADS. It is clarified that



the said amount of Rs. 1,25,000/- is not by way of consideration for acquiring the Said Premises by the Purchasers of premises but for the purpose of lumpsum payment of future maintenance in respect of the aforesaid area. It is further

agreed that the Promoters will have right, and good power to invest the said amount or amounts for the betterment of the common infrastructure by the Promoters and the Purchaser shall have no right to the said amount and the



Purchaser shall not claim either refund thereof or hold the Promoters liable in that behalf in any manner whatsoever. It is agreed that the Promoters shall be entitled to utilize the said amount for the purpose of the aforesaid arrangement in respect of the maintenance of internal layout roads, recreation areas and repairs thereof,

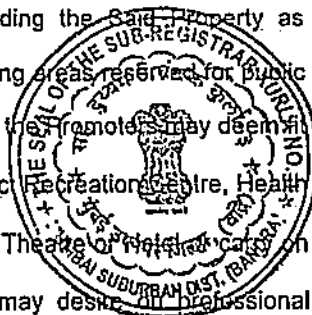
It is also repeated and confirmed that the Promoters will make arrangement for the aforesaid maintenance work and make diligent efforts in that behalf. However, the Promoters shall not be liable for any act of commission or omission or failure in future maintenance or repairs of internal layout roads, street lighting and other areas by reason of the fact that the aforesaid amount is paid by the Purchaser to the Promoters and the Promoters will endeavour in reasonable manner to provide for the same. It is agreed that the Promoters will be entitled to provide for a body or association as the Promoters may deem fit so as to maintain the said internal layout roads, street lighting etc. through the medium or instrument of such body or association as the case may be. The Promoters shall be entitled to transfer the said amount or balance thereof to such body or association as the case may be and whereupon the Promoters shall be absolved of all their liabilities in respect of the said amount and application and utilization thereof. The Purchaser/s declare/s and confirm/s that the payment of the said sum as stated hereinabove is over and above the purchase price and also the various deposits and charges agreed to be paid by the Purchaser/s and the same shall not be set off or adjusted against any other amount or amounts in any manner whatsoever.

(D) In the interest of the flat purchasers of the ATLANTIS building, and for environmental safety as per statutory requirement, a centralized Sewage Treatment Plant (STP) shall be, operated and managed by an agency, appointed

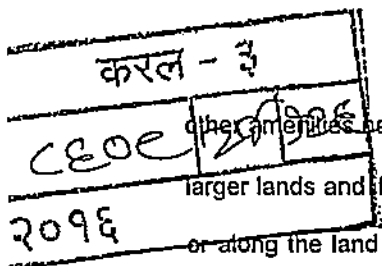
by the Promoters. The said agency will supply treated water to all the three wings of ATLANTIS building on the scheduled times. The usage of such treated water will be measured by water meter and the said agency will charge and claim the cost from the Purchaser /organization of the flat purchasers per month as per the consumption and the Purchasers shall be liable to pay those charges when claimed.

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24. Notwithstanding what is contained herein to the contrary, it is expressly agreed between the Promoters and the Purchaser that the Promoters shall be entitled to utilize and enjoy either personally or through any nominee/s all area or areas forming part of the said Larger Lands including the said property as properly as may be available from time to time including areas reserved for public utility including recreation etc. by utilizing the same as the Promoters may deem fit and the Promoters will be entitled *inter alia* to construct Recreation Centre, Health Club or Club House, Library, Cinema Theatre, Video Theatre or Hotel etc. on such other activity or activities as the Promoters may desire on professional and/or commercial basis and the ownership of such construction and structures including right to own, manage, run and conduct such area or areas or structure or structures with right to transfer or assign benefit thereof and to recover and appropriate consideration received therefrom including from the day to day business thereof shall be that of the Promoters alone exclusively and the Purchaser/s shall have no right thereto either in his individual capacity or through the Organisation of the Flat Purchasers. The Purchaser/s doth hereby declare and confirm for the sake of clarity that the ownership of all such area or areas and construction by way of Recreation Centre, Health Club, Library or Club House or Hotel etc., shall belong to the Promoters alone exclusively and the Purchaser/s shall have no right to the same in any manner whatsoever.



25. The Promoters reserve to themselves the right to the full, free and complete right of way and means of access over, along and under all the internal access roads in the larger land and the common right of ways at all times, by day and night, for all purposes and also to lay and connect drains, pipes, cables and

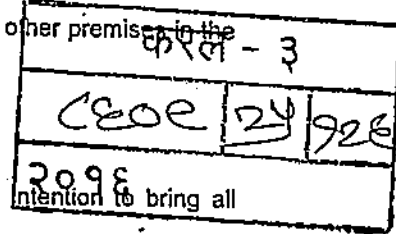


other amenities necessary for the full and proper use and development of the said larger lands and if necessary to connect the drains, pipes, cables etc. under, over or along the land appurtenant to each and every building in the said larger land, provided that the Promoters shall use their reasonable efforts to ensure that the Purchaser/s enjoyment of the Said Premises is not adversely affected.

26. So long as each Flat/Premises/Garage in the Said Building shall not be separately assessed for municipal taxes and water taxes etc., the Purchaser shall pay to the Promoters or to the said Organisation when formed, a proportionate share of the municipal taxes and water taxes etc. assessed on the whole building, such proportion to be determined by the Promoters on the basis of the area of each Flat/Premises/Garage in the Said Building. The Purchaser along with the other Premises holders will not require the Promoters to contribute a proportionate share of the water charges, tanker water charges, electricity used for water, lifts and any other similar charges relating to occupation in respect of the Flats/Premises, which are not sold and disposed off by the Promoters. The Promoters will also be entitled to the refund of the Municipal Taxes on account of the vacancy of the Said Premises.

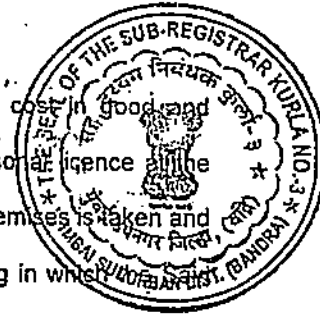
27. The Purchaser/s shall from and after the date of issue of the notice from the Promoters to him/her/them to take possession and/or personal licence at the request of the Purchaser/s, whichever is earlier, of the Said Premises shall be liable to pay, on or before 5th day of each and every month, irrespective of possession and/or personal licence at the request of the Purchaser/s, whichever is earlier, being taken or not, a provisional amount of Rs.10,416/- towards taxes, salaries of the persons appointed by the Promoters, Liftman, Sweepers, Insurance Premium etc. and other outgoings and expenses including the outgoings mentioned in the Fifth Schedule hereunder. On transfer of management of the Said Building to the Organisation of the Purchasers, the balance of aforesaid monthly contributions, (less deductions provided for in this Agreement) shall be paid over by the Promoters to the Organisation.

28. The Purchaser/s shall not use the Said Premises for any purpose other than as set out in these presents nor use the same for any purpose which may or is likely to cause nuisance or annoyance to occupiers of the other premises in the Said Building or for any illegal or immoral purpose.



29. The Purchaser/s for himself/herself/themselves with intention to bring all persons unto whomsoever hands the Said Premises may come, doth/do hereby covenant with the Promoters as follows :

a) To maintain the Said Premises, at Purchaser's own cost in good and tenantable condition from the date of possession and/or personal licence at the request of the Purchaser/s, whichever is earlier, of the Said Premises is taken and shall not do or suffer to be done anything in or to the building in which the Said Premises is situated, staircase or any passages in the Said Building 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 the building in which the Said Premises is situated and in the Said Premises itself or any part thereof.



b) Not to do or suffered to be done anything to the building entrance canopy, which may be against the rules, regulations or bye-laws of concerned local or any other authority.

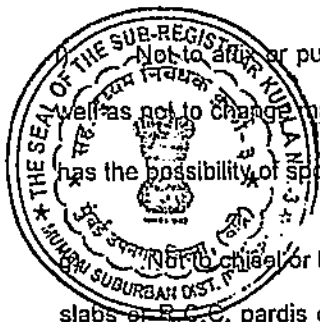
c) Not to encroach upon external and/or internal ducts/void areas attached to the premises by constructing permanent and/or temporary work by closing and/or using it, the said duct area is strictly provided for maintenance of service utilities such as plumbing pipes, cables etc. (For breach of any of the terms mentioned hereinabove, the Purchaser/s shall be solely responsible for all the consequences arising because of the same.)

d) Not to affix or put any dish antenna outside the premises or change the position of A.C. condenser units installed in the Premises or any of their accessories, which has the possibility to spoil the exterior elevation of the Premises and the Building. However, common dish antenna can be installed on

the terrace of the Building. The Purchaser/s can put additional A.C. condenser unit/s only after taking written permission of the Promoters.

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e) Not to change the position of washing machine provided in the Said Premises or any accessories in respect thereof in any manner. The Purchaser shall be liable to make good any damage caused as a result of the Purchaser not complying with the said condition.



Not to affix or put any grills outside the windows of the Said Premises as well as not to change material, color, holes, windows, chajjas, railings, etc., which has the possibility of spoiling the exterior elevation of the Premises and Building.

Not to chisel or break or cause any damage to the columns, beams, walls, slabs or R.C.C. pardis or other structural members in the said building or on the pardis/parapets/railing provided in the said building. Also not entitle to make any kind of holes/core cuts etc. in R.C.C. in R.C.C. slabs or any structural members. The Promoters have informed the Purchasers that all the R.C.C. members, flooring, walls etc. form the structural members of the entire Building and any damage and/or modification thereto and/or any changes therein either structural or elevational, requires strict technical inputs, since any damage to them would strictly result in damage to the entire structure of the Building, which may lead to serious implications not only to the Said Premises but to the entire Building. The Promoters have also informed to the Purchaser/s that any such act on the part of the Purchaser/s are also criminally liable/ punishable under the various provisions of law.

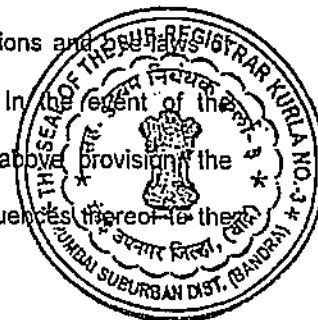
h) Not to put or keep plant pots, signboards and / or any object outside the windows of the Said Premises.

i) Not to store in the said Premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to danger the construction or structure of the Building in which the said Premises is situated or storing of goods, which is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages, which may damage or likely to damage

the staircase, common passage or any other structure of the Building in which the said Premises is situated including entrance of the Building and the said Premises. The Purchaser/s in the event of negligence or default on his/her/their part in this behalf, shall be liable for the consequences of such breach and damages caused.

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j) To carry at his/her own cost, all internal repairs to the Said Premises and to maintain the Said Premises in the same condition, state and order in which it was delivered by the Promoters to the Purchaser/s and shall not do or suffer to be done anything in or to the building in which the Said Premises is situated or the Said Premises which may be against the rules and regulations and of the concerned local authority or other public authority. In the event of the Purchaser/s committing any act in contravention of the above provision the Purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.



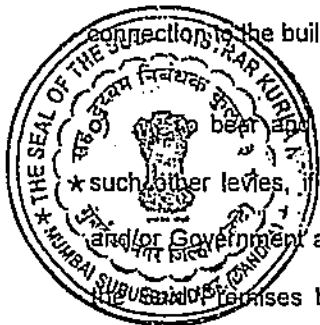
k) Not to demolish or cause to be demolished the Said Premises or any part thereof or amalgamate the said Premises or any part thereof with any other premises or part thereof, nor at any time make or cause to be made any addition or any alteration in the elevation and outside colour scheme of the building in which the Said Premises is situated and shall keep the portion, sewers, drains pipes in the Said Premises and appurtenances thereto in good, tenantable and repairable condition and in particular, so as to support, shelter and protect the other parts of the building in which the Said Premises is situated and shall not chisel or in any other manner damage the columns, beams, walls, slabs or R.C.C. pards or other structural members in the Said Premises without the prior written permission of the Promoters and/or a of Organisation.

l) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the Said Property and the building in which the Said Premises is situated or any part thereof or whereby any increase in premium shall become payable in respect of the Said Building and/or the Said Premises.

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m) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the Said Premises in the compound or any portion of the Said Property and the building in which the Said Premises is situated.

n) To pay to the Promoters within thirty days of receipt of demand notice issued by the Promoters his/her/their share of additional security deposit/charges/premium, if any, that may be demanded by the concerned local authority or Government for giving water, drainage, electricity or any other service connection to the building in which the Said Premises is situated.



o) To pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority, and/or Government and/or other public authority, on account of change of use of the Said Premises by the Purchaser, viz. use for any purpose other than for residential purpose.

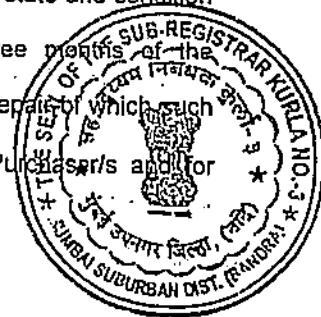
p) The Purchaser/s shall not let, sub-let, transfer, assign or part with the Said Premises, interest or benefit of this Agreement or part with the possession and/or personal licence as the case may be of the Said Premises, until all the dues payable by the Purchaser/s to be Promoters under this agreement are fully paid up and the Purchaser/s has/had not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and the Purchaser has paid to the Promoter an amount equivalent to 2% of the consideration for administrative and legal charges.

q) The Purchaser/s shall observe and perform all the rules and regulations which a Organisation may frame at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the Said Building and the Said Premises and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Purchaser shall also observe and perform all the stipulations and conditions laid down by the Organisation regarding the occupation and use of the Said

Premises in the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement.

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r) Till a lease or assignment of the said Property is executed in favour of Organisation of the Purchasers, the Purchaser/s shall permit the Promoters and their surveyors and agents with or without workmen and others, at all reasonable times, to enter into and upon the Said Premises and the Said Property and the said building or any part thereof and to view and examine the state and condition thereof and the Purchaser/s shall make good, within three months of the Promoters giving a notice, all defects, decays and wants of repairs of which such notice in writing shall be given by the Promoters to the Purchaser/s and/or carrying out any work to any other part of the said Building.

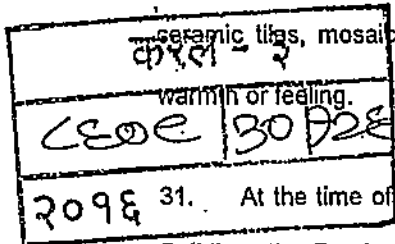


s) Not to obstruct or prevent the Promoters in any manner whatsoever from carrying out further construction of buildings or structures on the land covered under PADS, in such manner as the Promoters deem fit and proper as per the sanctioned plans and until the said Land covered by the Tripartite Agreement dated 19th November, 1986, is fully developed as provided in the said Tripartite Agreement and until Lease of the Said Property is executed and/or assigned in favour of the said Organisation of various premises purchasers.

30. The Purchaser confirm/s that the Promoters have informed them / he that

- a) All internal dimensions for carpet area are from unfinished wall surfaces. Minor variations (+/-) upto 3% in actual carpet areas may occur on account of site conditions. In the event variation is more than 3%, the consideration will stand decreased or increased as the case may be, in proportion to such variation.
- b) In toilets the carpet areas will be inclusive of pali walls.
- c) That whenever natural Indian/Imported marble is used by the Promoters in the premises, there are going to be inherent imperfections which someone may

view as 'defect'. These imperfections are inherent in natural marble and have to be viewed as their natural beauty, as perfect leveling of factory made products like



ceramic tiles, mosaic tiles of agglomerated marble etc. do not give the same warmth or feeling.

31. At the time of registration of the Lease/Assignment in respect of the Said Building, the Purchaser/s shall pay to the Promoters the Purchasers' share of stamp duty and registration charges payable, if any, by such Organisation on the Lease of Assignment or Transfer or any document or Instrument of transfer in respect of the building to be executed in favour of such Organisation.



Provided that this does not in any way affect or prejudice the rights of the Purchaser/s in respect of the Said Premises, the Promoters shall be at liberty to sell, assign, transfer or otherwise deal with their right, title and interest in the Said Property more particularly described Secondly in the First Schedule hereunder written.

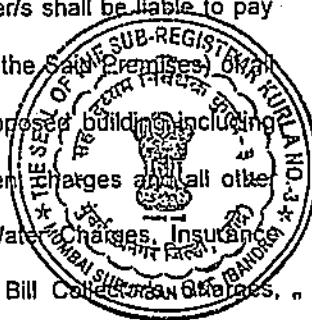
33. The Purchaser/s and the person/s to whom the Said Premises are permitted to be transferred, shall from time to time sign all applications, papers and documents and do all acts, deeds and things as the Promoters or Organisation of the Purchasers (as the case may be) may require for safeguarding the interest of the Promoters and/or the Purchaser/s and other Purchasers in the Said Property, more particularly described secondly in the First Schedule hereunder written.

34. The Purchaser/s and the person/s to whom the Said Premises is permitted to be transferred with the written consent of the Promoters, shall (i) observe and perform all the provisions of the Bye-laws and/or the rules and regulations of Organisation when formed and/or all the provision of the Memorandum and Articles of Association of such Organisation and the additions, alterations or amendments thereof for the observance and carrying out the building Rules and Regulations and the Bye-laws for the time being of the Municipal Corporation of

Greater Mumbai and other local and/or Public Bodies. (ii) observe and perform all stipulations and conditions laid down by Organisation regarding the occupation and use of the Said Premises on the Said Property and shall pay and contribute regularly and punctually towards rates, cesses, taxes, expenses and all other outgoings.

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35. It is agreed between the Promoters and the Purchaser/s that after the notice in writing is given by the Promoters to the Purchaser/s that the Said Premises is ready for use and occupation, the Purchaser/s shall be liable to pay the proportionate share (i.e. in proportion to the area of the Said Premises) of all outgoings in respect of the Said Property and the proposed building including local taxes, cesses, rates and other charges, betterment charges and all other charges levied by the local authority, Government, Water Charges, Insurance Charges, common lights, repairs, salaries of clerks, Bill Collection Charges, Chowkidar and Sweeper Charges, maintenance charges and all other expenses necessary and incidental to the administration, Management and maintenance of the Said Property and the Said Building and until the management of said Building is transferred to the Organisation of the Purchasers, the Purchaser/s shall pay to the Promoters the proportionate share of outgoings as may be determined by the Promoters.

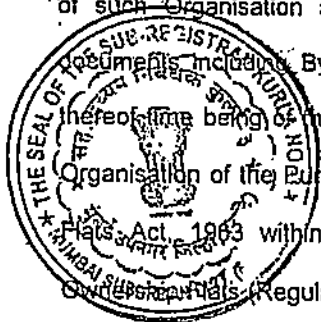


36. The Promoters shall maintain a separate account in respect of sums received by the Promoters from the Purchaser/s as monthly contribution and shall utilize the amount only for the purpose for which they have been received.

37. On receipt by the Promoters of the full payment of the amounts due and payable by the Purchasers of all the premises and not earlier than 31st December, 2021, the Promoters shall take necessary steps alongwith the Purchasers in forming and registering or incorporating a Co-operative Housing / Premises Society (Organisation) subject to the rights of the Promoters under this Agreement and after all the amounts due and payable to the Promoters by all premises Purchasers are paid in full and upon all the Lands covered by the

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Tripartite Agreement dated 19th November, 1986, is fully developed, the Promoters shall execute or cause to be executed, Lease or Assignment in favour of such Organisation, as provided in the said Tripartite Agreement.



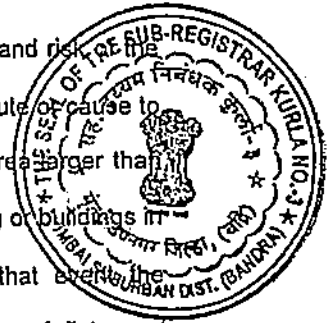
38. The Purchaser/s along with the other Purchasers of premises in the Said Building shall join in forming and registering a Co-operative Society (Organisation) and for that purpose from time to time sign and execute applications for registration, papers connected with and other documents necessary for formation of such Organisation and to become member and sign and return all the documents including Bye-laws to the Promoters within [seven] days of receipt thereof in the essence so as to enable the Promoters to register the Organisation of the Purchasers under Section 10 of the Maharashtra Ownership Flats Act, 1963 within the time limit prescribed by Rule 8 of Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer), Rules 1964. No objection shall be taken by the Purchaser/s if any changes or modifications are made in the draft Bye-laws or the Memorandum of Association and Articles of Association as may be required by the Registrar of Co-operative Societies or by other Competent Authority.

39. Advocates of the Promoters shall prepare the Lease / Assignment and all other documents to be executed in pursuance of these presents as also the Bye-Laws and the Memorandum and Articles of Association in connection with the Organisation and all costs, charges and expenses including professional fees, stamp duty, Registration Charges and other expenses in connection with the preparation and execution of the Lease / Assignment and other documents and the formation and registration and incorporation of the Organisation shall be borne and paid by all the Purchasers of the premises in the Said Building in proportion to the area of their respective premises.

40. The stamp duty and registration charges incidental to this Agreement shall be borne and paid by the Purchaser/s alone. The Purchaser/s shall immediately after the execution of this Agreement but not later than four months from the date

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of execution of these presents, lodge the same for registration with the Sub-Registrar of Assurances and inform the Promoters the number under which and the day on which the same is registered, sufficiently in advance to enable the Promoters within reasonable time thereafter to attend the office of the Sub-Registrar of Assurances and admit execution thereof at the costs and risk of the Purchaser/s. At the option of the Promoters, if the Promoters execute or cause to be executed by the lessors, Lease or Assignment in respect of area larger than the concerned building or buildings or land married to such building or buildings in favour of any such Organisation of the Purchasers, then in that event the Purchaser shall cause such Organisation of all the Purchasers of flats and premises in such building or buildings to execute simultaneously on the execution of such Lease or Assignment in their favour, under Lease / Sublease in favour of the Promoters or their nominee or nominees in respect of such portion or portions as the Promoters may desire with the right to assign and/or transfer the same without any rent, compensation, charges etc.

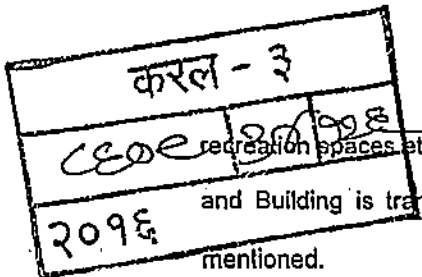


41. All notices to be served on the Purchaser/s as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser by courier or registered A.D./E-mail at :

C D.D. FLAT No. 66, 25, KUTCHI LOHANA BUILDING,
SADASHIV CROSS LANE, V.P. ROAD,
MUMBAI 400 004.

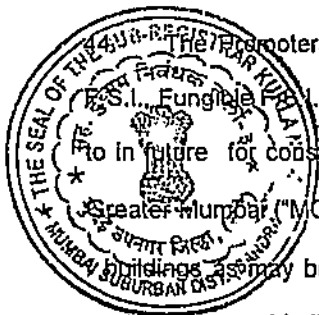
The Purchaser/s confirms having agreed to intimate to the Promoter immediately in the event of any change in his/her E-mail ID and/or address.

42. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the Said Premises or any portion of the Said Property and Building or any part thereof. The Purchaser shall have no claim save and except in respect of the Premises hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces,



recreation spaces etc. will remain the property of the Promoters until the said land and Building is transferred to the Society / Limited Company as hereinbefore mentioned.

43. The Purchaser/s shall at no time demand partition of his/her/their interest in the Said Building and/or the Said Property, it is being hereby agreed and declared by the Purchaser/s that his/her/their such interest in the Said Premises is impartible.



The Promoters shall always have a right to get the benefit of additional F.S.I., Fungible P.L., any additional development rights that they may be entitled to in future for construction on the Said Property from Municipal Corporation of Greater Mumbai ("MCGM"), amend layout and also to put up additional structures buildings as may be permitted by the MCGM and other competent authorities; such structures / buildings will be the sole property of the Promoters alone and the Purchaser/s shall not be entitled to raise any objection or claim any abatement in the price of the Said Premises agreed to be acquired by him/her/them.

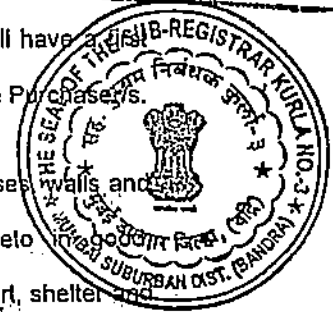
45. The Purchaser/s hereby expressly agrees and covenants with the Promoters that in the event of all the wings of the said proposed building on the Said Property and/or all the buildings on the Said Property being not ready for occupation simultaneously and in the event of the Promoters offering licence to enter upon the said premises to the Purchaser/s or handing over possession of the Said Premises simultaneously on the execution of Lease/Assignment in respect of the Said Property in favour of the Organisation of the Purchasers, earlier than completing all the wings and all the buildings on the Said Property then and in that event the Purchaser/s has/have no objection to the Promoters completing the construction of the balance wings or buildings on the Said Property without any interference or objection by the Purchaser/s. The Purchaser/s further confirm/s that he/she/they shall not object or dispute construction of the balance building or buildings, wing or wings or part of parts thereof by the Promoter on the Said Property. Further, the Promoters shall be entitled to either transfer and/or

through any nominee/s to construct and complete the said wing or wings, buildings or buildings on the Said Property.

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46. The Promoters shall in respect of any amount remaining unpaid by the Purchaser/s under the terms and conditions of this agreement shall have lien and charge on the Said Premises agreed to be purchased by the Purchaser/s.

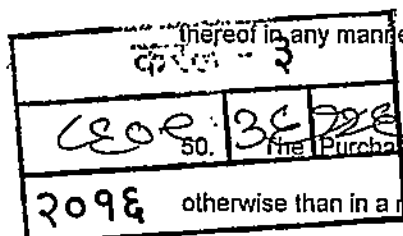
47. The Purchaser/s hereby covenant/s to keep the Said Premises partition walls, sewers, drains, pipes and appurtenances thereto in tenantable and repairable condition and in particular so as to support, shelter and protect the parts of the building other than the Said Premises. The Purchaser/s further covenants not to chisel or in any other manner damage the columns, beams, slabs or R.C.C. partition or walls or other structural members without the prior written permission of the Promoters. In the event of a breach of any of these conditions, the Purchaser, apart from being liable to make good at his/her/its own costs, the damage caused because of breach/s, shall also be responsible for the consequences thereof.



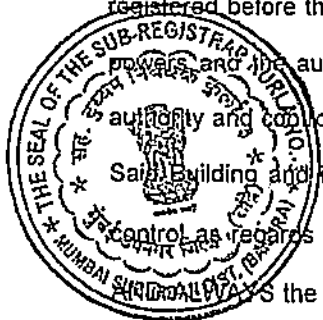
48. It is expressly agreed that the Promoters shall be entitled, without affecting the rights of the Purchaser/s to the Said Premises, including the area thereof, to revise the building plans in respect of the Said Building and to utilize FSI / additional F.S.I. or any other development rights by whatever name called available from time to time in respect of the Said Property, pursuant to directions by the competent authorities and in accordance with applicable law, by suitably modifying the building plans in respect of the Said Property, to construct such floors on the said Building, to amend / alter the layout and construct additional building/s on the Said Property.

49. It is expressly agreed between the Promoters and the Purchaser/s and the Purchaser/s confirm/s that he/she/they are aware that the Promoters are likely to receive fungible FSI, additional F.S.I. and/or Development Rights are likely to be received by the Promoters from the adjoining property. In the event of Promoters receiving fungible FSI, additional F.S.I. and/or development rights, the Promoters

shall be entitled to amend the layout and/or construct any additional structure/s / building/s on the Said Property and/or in the open space / spaces as may be permissible as an independent structure/s as the Promoters may desire. The Purchaser/ Purchasers gives/give his/her/their irrevocable consent to the same. In the aforesaid event, the Promoters shall be entitled to deal with, develop, dispose of, alienate, encumber and transfer such additional building or buildings or structures for such consideration and to such party as the Promoters may desire without reference or recourse or consent of the Purchaser/s in any manner whatsoever and the Purchaser/s personally and through their organisation that will be formed, agree/s not to dispute or object to the same, including the construction thereof in any manner whatsoever.



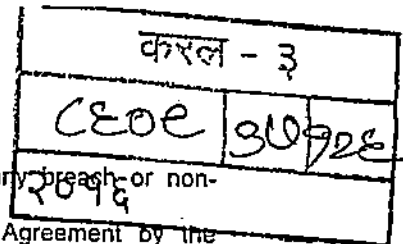
50. The Purchaser/s shall not decorate the exterior of the Said Premises otherwise than in a manner agreed to with the Promoters.



51. In the event of organisation of all the Purchasers being formed and registered before the sale and disposal by the Promoters of all the premises, the powers and authorities of such Organisation shall be subject to the overall authority and control of the Promoters in respect of all the matters concerning the Said Building and in particular the Promoters shall have absolute authority and control as regards the unsold flats / premises and disposal thereof. PROVIDED the Purchaser/s hereby agree/s and confirm/s that in the event of such organisation being formed earlier than the Promoters dealing with or disposing off all the premises in the Said Building then and in that event any allottee or Purchaser/s of premises from the Promoters shall be admitted to such Organisation on being called upon by the Promoters without payment of any premium or any additional charges save and except Rs.500/- for the share money and Rs.100/- as entrance fee and such allottee, Purchaser/s or transferee thereof shall not be discriminated or treated prejudicially by such Organisation.

52. Any delay or indulgence by the Promoters in enforcing the terms of this Agreement or any forbearance or giving of time to the Purchaser/s shall not be

construed as a waiver on the part of the Promoters of any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser/s nor shall the same in any manner prejudice the rights of Promoters.



53. PROVIDED AND ALWAYS that if any dispute, difference or question at any time hereafter arises between the parties hereto or their respective representatives in respect of the construction of these presents or concerning anything herein contained or arising out of these premises or as to the rights, liabilities and/or the duties of the parties hereto, the same shall be referred to arbitration. The provisions of the Arbitration and Conciliation Act, 1996 or any statutory reenactment thereof shall apply to such reference.



54. The Purchaser is fully aware of the provisions of the amended Bombay Stamp Act. If any stamp duty over and above the stamp duty already paid on this Agreement is required to be paid or is claimed by the Superintendent of Stamps or Concerned Authority, the same shall be borne and paid by the Purchaser alone including the penalty, if any. The Promoters shall not be liable to contribute anything towards the said stamp duty. The Purchaser shall indemnify the Promoters against any claim from the Stamp Authorities or other Concerned Authority in respect of the said stamp duty to the extent of the loss or damage that may be suffered by the Promoters. The Purchaser shall also fully reimburse the expenses that may be required to be incurred by the Promoters in consequence of any legal proceedings that may be instituted by the authorities concerned against the Promoters for non-payment and/or under payment of stamp duty by the Purchaser.

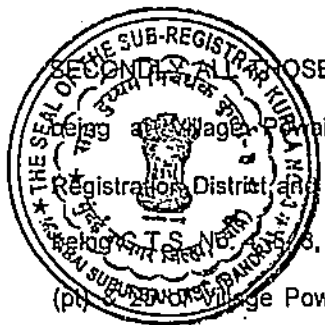
55. This Agreement shall be subject to the provisions contained in the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963, and the rules framed there under.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day and year first hereinabove written.

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FIRST SCHEDULE

FIRSTLY ALL THOSE pieces or parcels of land or ground situate lying and being at village Powai near I.I.T., off. Adi Shankaracharya Marg, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban, and bearing C.T.S. No. 4, 5, 8, 9, 10, 11, 12, 13(pt), 14(pt), 16(pt), 17, 18(pt), 19(pt), 24(pt) & 25 of Village Powai and admeasuring 3,64,760 Sq. Mtrs. or thereabouts.



SECONDLY ALL THOSE pieces or parcels of land or ground situate, lying and being at village Powai near I.I.T., off. Adi Shankaracharya Marg, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban and bearing C.T.S. No. 8, 9, 10, 11, 12, 13(pt), 14(pt), 16(pt), 17, 18(pt), 19(pt), 24 (pt) of Village Powai and admeasuring 3,64,760 sq. mtrs. or thereabouts excluding 14,717 sq. mtrs. area retained by the said M/s. N. Lajpatrai Dharia & Co.

THIRDLY A PORTION OF ALL THOSE pieces or parcels of land or ground, situate lying and being at village Powai, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban, forming part of Sector V, bearing C.T.S. No. 10, 11, 14B, 14C, 16A, 17, 18 and 19 (all parts) of Village Powai.

SECOND SCHEDULE

Common Areas and Facilities of immediate area abutting the main entrance door after the landing of the floor of the Said Premises hereby agreed to be sold in proportion with other premises on the same floor. In case of the Terrace Flat, the Terrace shall belong exclusively to the respective Purchaser/s.

THIRD SCHEDULE

Pro-rata right alongwith all the Purchasers of premises in the said property in limited common areas and facilities as follows (this does not apply in the case of premises other than flats) : (i) Staircase (ii) Main Entrance Hall (iii) Lifts and Lifts Lobbies on each level (iv) Servants Toilets.

FOURTH SCHEDULE

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1. R.C.C. Frame Structure.
2. Marble/Imported Tiles in Living and Bedrooms.
3. Glazed tiles flooring the W.C.s and Dado in bathrooms and W.C.s.
4. One shower in every bathroom.
5. One door bell.
6. Overhead and underground water tanks.
7. Lifts
8. Compound wall with M.S. Gate.
9. One wash basin in each toilet.
10. One kitchen platform suitably decorated and glazed tiles dado.
11. Main door with aldrop, polished / painted from inside & outside.
12. Building exterior and interior with quality paints.
13. Entrance hall suitable decorated.
14. Electrical points.
15. Air Conditioner Units in Living and Bedrooms
16. Modular Kitchen



FIFTH SCHEDULE

1. The expenses of maintaining, repairing, redecorating, etc. of the main structure and in particular the terrace, garden and main water pipes, lift and electric wires in, under or upon the building and enjoyed or used by the flat/premises holder/s in common with the other occupiers of flats and the main entrance passages, landings, lifts and staircases of the building or enjoyed by the flat holders used by him/her/them in common as aforesaid and the boundary walls of the building, compound, terraces etc.
2. The cost of cleaning and lighting the passages, water pump, landing, staircases, lift, common lights and other parts of the building used by the flat holder/s in common as aforesaid.
3. The cost of the salaries of clerks, bill collectors, liftmen, chowkidars, pump-man, sweepers etc.

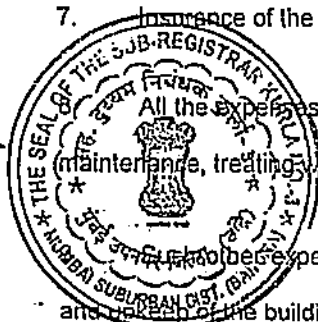
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4. The cost of working and maintenance of common light, water pump, lift and other service charges.

5. Deposit for Building, Water-meters, electric meter, sewer line, etc.

6. Municipal and other taxes such as water charges bills, electricity charges bills, cesses, levy and revenue, N.A. taxes etc.

7. Insurance of the building.



All the expenses relating to Sewerage Treatment Plant (STP) including for maintenance, treating water, electricity etc.

Such as expenses as are necessary or incidental for the maintenance and repair of the building.

SIGNED SEALED AND DELIVERED

By the withinnamed PROMOTERS

M/S. LAKE VIEW DEVELOPERS

In the presence of

[Signature]

For Lake View Developers

Partner / Authorised Signatory



SIGNED SEALED AND DELIVERED

By the withinnamed PURCHASER/S

Mr./Mrs./Miss/Ms:

DHARMISTHA DILIP THACKER

In the presence of

DR BHAIREVI SURVE

Dr Bhairavi Surve

Dharmistha D. Thacker



Gen-229-5700 (2)

MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966
No. CE/ 192 /BPES/AS 25 APR 2014
COMMENCEMENT CERTIFICATE

करल - ३		
८६०६	७९	१२६
२०१६		

To,
Shri Suresh Hiranandani
Olympia Central Avenue,
Hiranandani Gardens,
Powai - Mumbai - 400076
Sir,

With reference to your application No. 3493 dt. 15/09/2011

for Development Permission and grant of Commencement Certificate under Section 45 and 69 of the

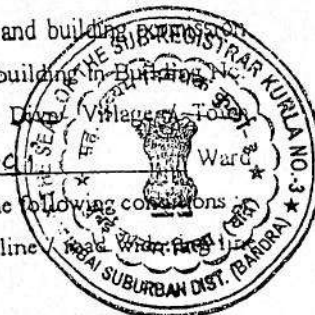
Maharashtra Regional and Town Planning Act 1966, to carry out development and building under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building in Burhanpur

01 on plot No. C.T.S.No. 14A, 17, 18 & 19 Dona Village and Town

Planning Scheme No. Powai situated at Read 7 Street Powai Ward

'S' ward the Commencement Certificate / Building permit is granted on the following conditions

- 1) The land vacated on consequence of the endorsement of the set back line shall form part of the public street.
- 2) That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupation permission has been granted.
- 3) The commencement certificate/ development permission shall remain valid for one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop land which does not vest in you.
- 5) This commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act 1966.
- 6) This certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if:
 - a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an even shall be deemed to have contravened the development and is contravened or not complied with the provisions of the Maharashtra Regional & Town Planning Act 1966.



करल - 3		
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Gen - 229

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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 Municipal Commissioner has appointed Shri A. C. Wade
Executive Engineer to exercise his powers and functions of the planning Authority under section 45 of the said Act.

The C.C. is valid upto 04 OCT 2014

copy to owner

i) Surendra Himanshuji

C.C. upto Basement top as per approved Plan dated 04/07/2012 excluding Podium.



For and on behalf of Local Authority
The Municipal Corporation of Greater Mumbai

mmmm
25/4/14

Executive Engineer (Building Proposal)
Eastern Suburbs - II
EOR

CEI /92 /BPESIAS 29 APR 2015

C.C. upto still slab as per approved amended Plans dt. 23/04/2015

mmmm
29/04/15

Executive Engineer Building Proposal
(Eastern Suburbs) -

CEI /92 /BPESIAS 13 MAY 2015

C.C. up to 2nd floor of wing A & B as per approved Plans
dt. 23/04/2015

mmmm
13/05/15

Executive Engineer Building Proposal
(Eastern Suburbs) - II

करल - ३		
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CEI / 92-IBPES/AS 08 JAN 2015 ^{du.} 08 JAN 2016
C.C. upto 21st floor of wing 'C' as per approved plans dt. 23/04/2015.

destdhru
28/01
Assistant Engineer, Building Proposal
Eastern Suburbs (S & T) Ward

CEI / 92-IBPES/AS 30 MAY 2016
C.C. upto 23rd floor of wing 'A' & 'B' and 22nd floor of
wing 'C' as per approved plans dated 24/05/2016.

destdhru
30/5
Assistant Engineer Building Proposal
Eastern Suburbs 'S' & 'T' Ward

CEI / 92-IBPES/AS 25 JUL 2016
C.C. upto 26th floor of wing 'A' & 'B' as per approved
plans dated 20/07/2016.

destdhru
25/7
Assistant Engineer Building Proposal
Eastern Suburbs 'S' & 'T' Ward

CEI / 92-IBPES/AS 07 SEP 2016
Full C.C. as per approved plans dated 31/08/2016 excluding
Lift machine Room (LMR) of wing 'C'.





the 2000s, the number of people in the world who are poor has increased by 1 billion, from 1.1 billion in 1980 to 2.1 billion in 2000. The number of people who are poor in the United States has increased by 10 million, from 10 million in 1980 to 20 million in 2000. The number of people who are poor in the United Kingdom has increased by 1 million, from 1 million in 1980 to 2 million in 2000. The number of people who are poor in the United States has increased by 10 million, from 10 million in 1980 to 20 million in 2000. The number of people who are poor in the United Kingdom has increased by 1 million, from 1 million in 1980 to 2 million in 2000.

Abstract

in replying please quote No. _____
and date of this letter.

10/4 OCT 2012

करल - ३

CE/ 192/BPES/AS
E/ BSA

15 OCT 2011

of 200

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Municipal Office,

Mumbai 2001

[illegible]

A. CONDITIONS TO BE COMPLIED WITH BEFORE
WORK BEFORE PLINTH C.C.

1. That the commencement certificate under Sec.45 of the M.R.& T.P. Act will not be obtained before starting the proposed work
2. That the compound wall is not constructed on all sides of the plot other of road widening line with foundation below the bottom of road side drain without obstructing the flow of rain water from the adjoining holding to cause necessity of holding before starting the work as per U.C. Regulation No.38(27).
3. That the low lying plot will not be filled up to reduced level of east 92 T.H.D. or 6" above adjoining road level whichever is higher with cement earth, boulders, etc. and will not be leveled, rolled, consolidated and sloped towards road side before starting the work.
4. That the specification for layout/D.P. for access roads/development of setback land will not be obtained from Executive Engineer (Road Construction) before starting the construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D. The completion certificate will not be obtained from Executive Engineer (R.C.)/Executive Engineer (S.W.D.) E.C. before submitting building completion certificate.

Executive Director, Planning and Development
 (Responsible for the Project)

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

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

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the day of 24 Oct 2000, but not so as to contravene any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time in force.

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

करल - 3		
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Executive Engineer Building Proposals,
Zone, E3 Wards. 7

SPECIAL INSTRUCTIONS

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

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

(3) Under Bye-law of the Commissioner has fixed the following levels :-
"Every person who shall erect as new domestic building shall cause the same to be built so that every part of the building shall be at least 2 feet (60 cms.) above the centre of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be laid in such street"
"Not less than 2 feet (60 cms.) above every portion of the ground within 5 feet (160 cms.) of such building"

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

(4) Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion or occupation is detected by the Assessor and Collector's Department.

(5) Your attention is further drawn to the provision of Section 353-A about the necessity of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.

(6) Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (aa) of the Bombay Municipal Corporation Act.

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

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

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

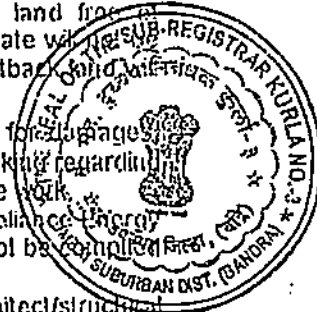
BRIHANMUMBAI MAHANAGARPALIKA

No. CE / 192 /BPES/AS - 5 OCT 2011

कल - 3

5. That the Licensed Structural Engineer will not be appointed for supervision memo as per appendix XI Regulation 5(3)(IX) will not be submitted by him.
6. That the structural design and calculations for the proposed work considering seismic forces as per I.S.Code Nos.456-2000, 13920 - 1993, 4326 and 1893 - 2002 as per circular u.no.CE/PD/11945/1 dated 2.2.2006 for existing building showing adequacy thereof to take up additional load will not be submitted by him.
7. That the regular/sanctioned/ proposed lines and reservations will not be got demarcated at site through A.E.(Survey)/E.E.(T&C)/ E.E.(D.P.)/D.I.L.R. before applying for C.C.
8. That the registered undertaking and additional copy of plan shall not be submitted for agreeing to hand over the setback land free of compensation and that the setback handing over certificate will not be obtained from Ward Officer and the ownership of the setback land will not be transferred in the name of M.C.G.M.
9. That the Indemnity Bond indemnifying the Corporation for all damages, risks, accidents, etc. and to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C./starting the work.
10. That the requirements of N.O.C. of Chief Fire Officer / Reliance Energy Ltd. will not be obtained and the requisition, if any, will not be submitted with before occupation certificate / B.C.C.
11. That the qualified registered site supervisor through architect/structural engineer will not be appointed before applying for C.C. & his name and licence No. duly revalidated will not be submitted.
12. That the true copy of sanctioned layout sub-division / amalgamation approved under No.CE/320/BPES/LONS dtd.09/12/2010 alongwith the terms and conditions will not be submitted before C.C. and compliance thereof will not be done before submission of B.C.C.
13. That the no dues pending certificate shall be submitted from Asst. Engineer, Water Works, 'S' Ward before C.C.
14. That adequate care in planning, designing and carrying out construction will not be taken in the proposed building to provide for the consequence of settlement of floors and plinth filling etc.
15. That adequate care will not be taken to safeguard the trees existing on the plot while carrying out construction work & NOC from Tree Authority will not be submitted.
16. That the notice under Sec.347(1)(a) of the Mumbai Municipal Corporation Act will not be sent for intimating the date of commencement of the work.
17. That this office will not be intimated in prescribed proforma for checking the open spaces and building dimensions as soon as the work upto plinth is completed.
18. That the clearance certificate from Assessment Department regarding upto date payment of Municipal taxes etc. will not be submitted.

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[Handwritten signature and initials]

करल BOMBAY MUMBAI MAHANAGARPALIKA	
CEOE	No. CE / 192 /BPES/ AS
2098	5 OCT 2011

- That the requirement of bye law 4(C) will not be complied with before starting the drainage work and in case Municipal sewer is not laid, the drainage work will not be carried on as per the requirement of Executive Engineer (Sewerage Project), Planning & completion certificate from him will not be submitted.
20. That the copy of Intimation of Disapproval conditions & other layout or sub division conditions imposed by the Corporation in connection with the developmental site shall not be given to the would be purchaser and also displayed at site.
 21. That the N.A. permission from the Collector of Bombay shall not be submitted.
 22. That a Janata Insurance Policy or policy to cover the compensation claims arising out of Workmen's Compensation Act 1923 will not be taken out before starting the work and will not be renewed during the construction of work.
 23. That the development charges as per M.R.T.P.(amendment) Act 1992 will not be paid.
 24. That the carriage entrance shall not be provided before starting the work.
 25. That the adequate & decent temporary sanitary accommodation will not be provided for construction workers on before starting the work.
 26. That the documentary evidence regarding ownership, area and boundaries of holding is not produced by way of abstracts from District Inspector of Land Records, extracts from City Survey Record and Conveyance Deed etc.
 27. That separate E.R. Cards for each sub-divided plots, road etc. will not be submitted.
 28. That the debris will not be removed before submitting the building completion certificate and requisite deposit will not be paid before starting the work towards faithful compliance thereof.
 29. That the No Objection Certificate from Hydraulic Engineer for the proposed development will not be obtained and his requirements will not be complied with.
 30. That the registered undertaking agreeing to form Co-op. Housing society will not be submitted before starting the work.
 31. That the society will not be formed & got registered and true copy of the registration of society will not be submitted.
 32. That the proposal for amended layout / sub-division shall not be submitted and get approved before starting the work and terms and conditions thereof will not be complied with.
 33. That the proposal will contravene the section 251 (A)(A) of the Mumbai Municipal Corporation Act.
 34. That the remarks from Asstt. Engineer, Water Works regarding location, size capacity of the suction tank, overhead storage tank for proposed and existing work will not be submitted before starting the work and his requirements will not be complied with.
 35. That the capacity of overhead tank will not be provided as per 'P' form issued by department of Hydraulic Engineer and structural design to that effect admitted before requesting to grant commencement certificate.

Executive

Proposa

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BRIHANMUMBAI MAHANAGARPALIK

No. CE / 192 / BPES / AS - 5 OCT 2011

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36. That the phase programme for infrastructure development will not be submitted and got approved and will not be developed as per phase programme.
37. That the undertaking for paying additional premium due to increase in land rate as and when demanded shall not be submitted.
38. That the N.O.C. from Insecticide Officer shall not be submitted.
39. That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria etc. is made to the Insecticide Officer of the concerned ward office and provision shall not be made as and when required by Insecticide Officer for inspection of water tanks by providing safe and stable ladder, etc. and requirements as communicated by the Insecticide Officer shall not be complied with.
40. That the board mentioning the name of Architect/Owner shall not be displayed on site.
41. That the requirements as per Circular No.CE/PD/12387 of 17/03/2005 shall not be complied with during the execution of work.
42. That the debris management plan shall not be submitted to S.W.D. Department and NOC shall be obtained and submitted to this office.
43. That the necessary remarks for training of nalla/construction of S.W.D. will not be obtained from Dy.Ch.E.(S.W.D.)City & Central cell, before plinth C.C. and compliance of said remarks will not be insisted before granting full C.C. for the building.
44. That the NOC from Environment Deptl. of GOM shall not be submitted as per EIA notification dated 14/09/2006 as amended upto date.
45. That the register U/T shall not be submitted by Owner / Developer / Builder to sell the tenements / flats on carpet area basis only and abide by the provisions of Maharashtra Ownership flats ((Regulation of the promotion of construction, sale, Management & Transfer) Act; (MOFA) amended upto date Indemnity Bond indemnifying MCGM & its officers from any legal complications arising due to MOFA shall not be submitted.
46. That the relaxations/concessions required for consumption of full FSI permissible i.e. maximum potential permitted on the plot shall not be got approved from competent Authority.
47. That the N.O.C. from Ch.E.(M&E) shall be submitted.
48. That the works shall be carried out between 7.00 a.m. to 7.00 p.m.
49. That the undertaking stating that the interims orders passed by the Hon. High Court dated 04/12/2008 in PIL No.91 of 2008 and 131 of 2008 shall be adhered to and complied with, shall not be submitted.
50. That the Licensed Structural Engineer will not be appointed, supervision memo as per appendix XI Regulation 5(3)(IX) will not be submitted by him.
51. That the second Structural Engineer shall not be appointed & structural report shall not be submitted.
52. That the orders of the Hon'ble Bombay High Court stipulating that "the development shall be subject to the orders which may be passed in the PIL Writ Petition No.131 & PIL. Writ No.91 on 04/12/2008 and the developer shall not claim any equitation for the work done during the pending of these writ petitions" shall not binding upon the developers & Owners etc.

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BOMBAY MUNICIPAL CORPORATION	
CE - 3	No. CE / 192 / BPES / AS
CE - 3	5 OCT 2011
2098	That environmental clearance under GOI notification dated 14 th September 2000 as amended upto date shall not be obtained.

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

- 1 That the N.O.C. from Civil Aviation Department will not be obtained for the proposed height of the building.
- 2 That the requirement of N.O.C. from C.A.U.L.C. & R. Act will not be complied with before starting the work above plinth level.

C) GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE O.C.

- 1 That the separate vertical drain pipe, soil pipe with a separate gully tap, water main, overhead tank, etc. for maternity home/nursing home user will not be provided and the drainage systems or the residential part of the building will not be affected.
- 2 That the drainage pipes will not be laid internally with C.I. pipes of adequate size.
- 3 That the dust bin will not be provided as per C.E.'s circular No. CE/192/11 of 26.6.1978.
- 4 That the surface drainage arrangement will not be made in consultation with Executive Engineer (C.E.) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate.
- 5 That 10 ft. wide access pathway upto staircase will not be provided.
- 6 That the surrounding open spaces, parking spaces and terrace will not be kept open and unbuilt upon and will not be levelled and developed before requesting to grant permission to occupy the building or submitting the B.C.C. whichever is earlier.
- 7 That the name plate/board showing plot No. name of the building etc. will not be displayed at a prominent place before O.C.C./B.C.C.
- 8 That the parking spaces shall not be provided as per D.C. Regulation No. 26.
- 9 That B.C.C. will not be obtained and T.O.D and debris deposit etc. will not be claimed for refund within a period of 6 years from the date of its payment.
- 10 That the provision will not be made for making available water for flushing and other non-potable purposes through a system of borewell and pumping that water through a separate overhead tank which will be connected to the drainage system and will not have any chances of mixing with the normal water supply of the Corporation.
- 11 That the certificate to the effect that the licensed surveyor has effectively supervised the work and has carried out tests for checking leakages through sanitary blocks, termite, fixtures, joints in drainage pipes etc. and that the workmanship is found very satisfactory shall not be submitted.

Building Proposer
11/10/11

BRIHANMUMBAI MAHANAGARPALIKA

No. CE / 192 /BPES/ AS

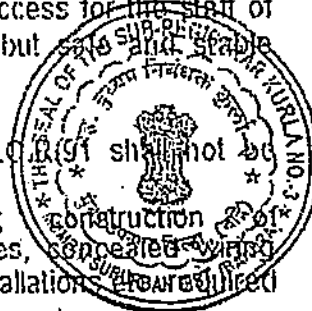
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12. That the three sets of plans mounted on canvas will not be submitted.
13. That the certificate from Lift Inspector regarding satisfactory installation and operation of lift will not be submitted.
14. That the federation of flat owners of the sub-division/layout for construction and maintenance of the infrastructure will not be formed.
15. That the adequate provision for post-mail boxes shall not be made at suitable location on ground floor /stilt.
16. That the every part of the building construction and more particularly, overhead tank will not be provided with a proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder etc.
17. That the final NOC from S.G. shall not be submitted.
18. That the requisitions of clause No.45 & 46 of D.C.R. (SI) shall not be complied with.
19. That the infrastructural works such as; handholes/manholes, ducts for underground cables, concealed wiring inside the flats/rooms, rooms/space for telecom installations, etc. shall not be provided for providing telecom services shall not be provided.
20. That the provision for rain water harvesting as per design prepared by approved consultant in the field shall not be made to the satisfaction of Municipal Commissioner.
21. That the Vermiculture bins for disposal of wet waste as per the design and specification of Organisations / individuals specialized in this field, as per the list furnished by Solid Waste Management Department of MCGM, shall not be provided to the satisfaction of Municipal Commissioner.



D) CONDITIONS TO BE COMPLIED WITH BEFORE B.C.C.

1. That certificate under Section 270-A of the Mumbai Municipal Corporation Act will not be obtained from H.E.'s department regarding adequacy of water supply.
2. That the ownership of the recreation space/swimming pool /Club House shall not vest by provision in a deed of conveyance in all the property owners on account of whose holding the R.G./Swimming Pool Club House is assigned.
3. That the structure constructed in recreation space for the use of shall not be used only for recreational activity for which it is approved for the bonafide society members.

Executive Engineer
(Building Proposals) E. S.-II

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192 5 OCT 2011

NOTES

work should not be started unless objections are complied with

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

(20) This Intimation of Disapproval is given exclusively for the purpose of enabling you to make the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 347 (1) of the Rent Act and in the event of your proceeding with the work either without obtaining such a certificate or the work under Section 347 (1) (iii) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, (12 of the Town Planning Act), will be withdrawn.

(21) If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following:-

- (i) Specific plans in respect of evicting or rehousing the existing tenants of the existing structure and the area in occupation of each.
- (ii) Specifically signed agreement between you and the existing tenants that they are willing to accept alternative accommodation in the proposed structure at standard rent.
- (iii) Plans showing the phased programme of construction has to be duly approved by the office before starting the work so as not to contravene at any stage of construction, the Development Control Rules regarding open spaces, light and ventilation of existing structure.

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(22) In case of extension to existing building, blocking of existing windows of rooms deriving light and air from other sides should be done first before starting the work.

(23) In case of additional floor no work should be start or during monsoon which will cause any nuisance to the tenants staying on the floor below.

(24) the bottom of the over hand storage work above the finished level of the terrace should not be higher than 1 meter.

(25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.

(26) It is to be understood that the foundations must be excavated down to hard soils.

(27) The positions of the nahanis and other appurtenances in the building should be so arranged as to facilitate the laying of drains inside the building.

(28) The water arrangement must be carried out in strict accordance with the Municipal requirements.

(29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.

(30) All gully traps and open channel drains shall be provided with right fitting mosquito proof covers made of wrought iron plates or hinges. The manholes of all systems shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on highly serving the purpose of a lock and the warning pipes of the ribbet pre-stressed with screw or dome shape pieces (like a garden mari rose) with copper pipes with perforations each not exceeding 1.5 mm. in diameter. the cistern shall be made easily, safely and permanently a ceasible by providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms. above the top where they are to be fixed an its lower ends in cement concrete blocks.

(31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.

(32) (a) Louvres should be provided as required by Bye-law No. 5 (b).

(b) Lintels or Arches should be provided over Door and Window opening.

(c) The drains should be laid as require under Section 234-1 (a).

(d) The inspection chamber should be plastered inside and outside.

(33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so at your own risk.



Executive Engineer Building Proposals
Zones 1, 3 Wards, 22

M.V. KINI & CO.
ADVOCATES & SOLICITORS

VILE PARLE



B-103, 1ST FLOOR, CHARMEE ENCLAVE, SHRADHANAND ROAD, WESTERN EXPRESS HIGHWAY, VILE PARLE (E),
MUMBAI - 400 057. Tel. : Off : 2610 4450, 3261 5163 • Fax : 2610 4451 • E-mail : parle@mvkini.com

करल - ३	
CEOE	43/22E
२०९६	To. M/s. Lake View Developers, Mumbai

2nd January 2015



Sirs,

Re.: Description of the land being a portion of all those originally agricultural pieces and parcels of land comprising of CTS Nos. 4, 5, 8, 9, 10, 11, 12, 13 (pt), 14 (pt), 16 (pt), 17, 18 (pt), 19 (pt), 24 (pt) and 25 of Village Powai, Taluka Kurla, admeasuring about 3,64,760 sq. mtrs., however excluding an area of 14,717 sq. mtrs. retained by original owners. ("Said Property")

This is to state that we have investigated the title of M/s. Lake View Developers, a Partnership Firm, registered under the Indian Partnership Act, hereinafter referred to as the "Said Lake View" to the Said Property and we have to state as under -

HEAD OFFICE	SAYLA CHAMBERS 40, CAWASJI PATEL STREET, FORT, MUMBAI-400 001 TEL: OFF: 2261 5823/5435/2204 8583. FAX: 2204 4971. E-mail: bombay@mvkini.com bombay.vsp@mvkini.com
BRANCH OFFICES	
NEW DELHI	KVR HOUSE 603, JANGPURA-B NEW DELHI-110 014. TEL: (011) 2437 1038/5640. FAX: (011) 2437 9484. MOBILE: 98111 8181/93126 10090/ 98116 34355. E-mail: delhi@mvkini.com delhi.vsp@mvkini.com
BANGALORE	4 ALEXANDER STREET, RICHMOND TOWN, ABOVE UNION BANK, BANGALORE-560 025. TEL: (080) 2221 1434/5114 4702 FAX: (080) 2221 3156. MOBILE: 93418 72674/98440 93215/98441 17371 E-mail: bangalore@mvkini.com bangalore.vsp@mvkini.com
HYDERABAD	5/24, 1 st FLOOR, OPP. CHY CANT. COURT, S.P. ROAD, SECUNDERABAD-500 003. TEL: (040) 5532 5042. FAX: (040) 2711 7275. MOBILE: 95483 26496/98483 28583/93853 60350. E-mail: hyderabad@mvkini.com hyderabad.vsp@mvkini.com
PUNE	3-A/VERASHEEL APT. 1 st FLOOR, OPP. SURYA HOTEL, OFF GHOLE ROAD, SHIVAJI NAGAR, PUNE-411 003. TEL: (20) 7331 7371. TELEFAX: (20) 2551 0874. MOBILE: 98230 07851/98220 81319. E-mail: pune@mvkini.com pune.vsp@mvkini.com
ALAHABAD	7/25, RAJENDRA APARTMENT, NEAR A.G. OFFICE CHOURAHA, OPPOSITE Y.M.C.A. SCHOOL, 15-B, BANJOBUH NAGAR ROAD, ALAHABAD - 202 001. TEL: (0522) 2422199. MOBILE: 98118 24110. E-mail: allahabad@mvkini.com
CHANDIGARH	102, 1 st FLOOR, OPP. NARAYAN GURUDWARA, CHANDIGARH. TEL: (0172) 272 0235/270 5857. MOBILE: 91884 428880 81844. E-mail: chandigarh@mvkini.com chandigarh.vsp@mvkini.com
KOLKATA	145-POPEE APARTMENT, VIP ROAD, RAJHATHIPUR, KOLKATA - 700 059. TEL: (033) 32411260, 25607173 FAX: (033) 2521715. E-mail: kolkata@mvkini.com kolkata.vsp@mvkini.com

- 1] In pursuance of the provisions of the MMRDA Act, The Mumbai Metropolitan Region Development Authority (hereinafter referred to as "MMRDA") formulated and sanctioned at its 9th meeting held on 24th January, 1977, a scheme called "Powai Area Development Scheme" for the development of lands situated lying and being at Villages Powai and Tirandaz of Taluka Kurla in the registration district and sub-district of Mumbai City and Mumbai Suburban.

करल - ३	
CEOE	4/7/28
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- 2] It further appears that between January 1977 and December 1983, M/s. N. Lajpatrai Dharla & Co., were the Original Owners (hereinafter referred to as the "Original Owners") of the Said Property.

- 3] The said Original Owners and the Said Lake View had entered into Agreement for Development cum Sale dated 15th December, 1983, whereby the said Original Owners granted exclusive right of development in respect of the Said Property to the Said Lake View and had placed the Said Lake View in exclusive possession of the Said Property. The said Original Owners also executed Power of Attorney dated 15th December, 1983, in favour of Partner of the Said Lake View, thereby authorizing him to do acts and deeds, as contained therein. The said Original Owners thereafter executed Supplemental Agreement dated 12th June, 1985, with the Said Lake View, whereby it was agreed by the said Original Owners that the Said Lake View would be entitled to part with possession of the Said Property for which full payment was received.



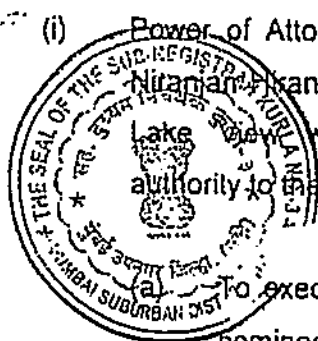
- 4] By Tripartite Agreement dated 19th November, 1986, made between the Governor of Maharashtra of the first part, the said MMRDA of the second part and Harishchandra Chandrabhan Sharma and others, it also included the said Original Owners, the said Original Owners, through

their C.A., the Partner of the Said Lake View, surrendered and delivered the Said Property to the State Government and/or the said MMRDA pursuant to the said reservation under the said MMRDA Act of 1974 and accordingly the Governor of Maharashtra and the said constituted authority, MMRDA, agreed to dispose of by way of a lease the Said Property back to the said Original Owners, as per the terms and conditions set out therein. Pursuant to the said Tripartite Agreement of 19th November, 1986, an Agreement to Lease was also executed on the same day i.e. on 19th November, 1986, by MMRDA in favour of the said Original Owners / their assigns as the then licensees and the said Owners / their assigns were accordingly allowed to enter upon to deal with and develop the Said Property subject to the terms and conditions therein contained which include an agreement to grant a lease for period of 80 years, as contained therein.

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The said Original Owners thereafter have executed following documents with the Said Lake View in respect of the Said Property -

- (i) Power of Attorney dated 17th February, 1987, in favour of Mr. Niranjan Hiranandani and Mr. Surendra Hiranandani of the Said Lake View, whereby the Original Owners thereby granting authority to the Said Lake View -



- (a) To execute conveyance in favour of the Attorney or their nominees.
- (b) To obtain permission for transfer of the property and
- (c) To appoint substitutes in their place to act as Attorneys.

- (ii) Vide Writing dated 21st January, 1991, addressed to the Said Lake View, whereby the Original Owners confirmed having received full payment of consideration and that they having no

financial or other claim of any nature whatsoever against the Said Lake View and reiterated that the Said Lake View is entitled inter alia to develop, sell, lease, mortgage the Said Property, as it may in its sole and absolute discretion deem fit without any reference or recourse to the Original Owners.

करल - ३

CEOE 48/928

- (iii) Irrevocable Power of Attorney dated 4th January 1990, in favour of Mr. Niranjan Hiranandani and Mr. Surendra Hiranandani of the

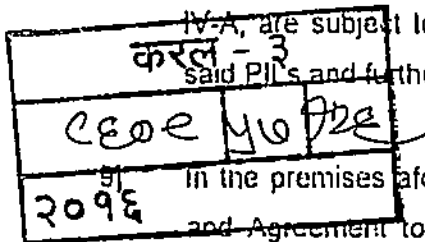
Said Lake View whereby the Said Original Owners confirmed that the Said Lake View had been placed in possession of the Said Property with right to deal with, develop and dispose of the same and all the benefits of Tripartite Agreement belonged to the Said Lake View. The said Original Owners also authorized the Partners of the Said Lake View to enter into contract or commitment for transfer of the benefit in respect of the Said Property to appoint the Original Owners as transferors or as assignees of the said confirming party thereto and lodge the same for registration. The said Original Owners also authorized the Partners of the Said Lake View to transfer and mutale the Said Property in favour of the said Attorney or their nominees.



- 6] We also state that all the aforesaid documents and deeds, including the Tripartite Agreement of 19th November 1986, Agreement to Lease also bearing the same date, are still valid and subsisting as on this date.
- 7] Thus, the Said Lake View is in exclusive possession of the Said Property from the year 1983 and is developing the Said Property in a phased wise manner since then. In the course of the development, the Said Lake View has constructed several buildings on the Said Property and sold / disposed of the flats / tenements constructed thereon.

ME

6] We understand that legal proceedings in the form of PILs, being PIL Nos. 131 of 2008, 91 of 2008 and 21 of 2010, have been filed by certain persons in respect of the lands forming part of PADS, including the Said Property. Certain Orders have been passed in the said PILs including Order / Judgment dated 22nd February, 2012 (the said Orders). The said M/s. Lake View Developers are constructing buildings on the lands forming part of PADS including portions of the Said Property under the said Orders. Further Eight Societies in Sector IV-A forming part of the Said Property, admeasuring about 1,11,827 sq. mtrs. (excluding reservations), have filed Suit, being Suit No. 54 of 2014 in the Bombay High Court and have taken out Notice of Motion No. 62 of 2014, for interalia restraining the further constructions in the said Sector IV-A. The sale of the premises in the buildings being constructed in the said Sector IV-A, are subject to the final decision of the Bombay High Court in the said PILs and further Orders in the said Notice of Motion No. 62 of 2014.



In the premises aforesaid, subject to the aforesaid Tripartite Agreement and Agreement to Lease, both dated 19th November, 1986, we have found the title of the Said Lake View as the Assignee of the Original Owners to the Said Property as clear and marketable and free from any encumbrance of any nature whatsoever.

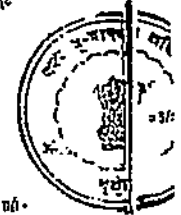


Yours faithfully,
For M/s. M. V. Kini & Co.

Handwritten signature of A. S. Chafale

जे - पयई		तालुक/न.मु.भा.का - न.मु.अ. मुंबई		मिहल - मुंबई उपनगर जिल्हा	विभाग
क्र.सं.	मिहल नं.	प्लॉट नं.	क्षेत्र	धारक/प्रकार	मालकी/वर्ग
म	१२				
क्र.सं.	व्यवहार	खंड क्रमांक	नविन धारक (अ) पट्टेदार (ब) दिव्या मार (ग)	साक्षार्पण	तारीख
७/१९८८	श्री. निरंजन विराटनंदीभावा दि. १९.४.८८ या अर्ज मुंबई महानगर प्रदेशा विवरत प्रतिफलक बांधी दि. २.५.८८ ये पर नि.नि.मु.अ. तथा न.मु.अ.१ बांधकडीत आदेश क्र. १२५८८ /पयई/८८ दि. १.७.८८	-	सरपंच मिळवलीतुन १३९०.५ धो.पी. दोन रस्तांरीत गेल्लेने कमी (H) मुंबई महानगर पालिका वित्तिक क्षेत्र पडताळण/२ मोनरी अंती कसपय होमेल मार.	सी - १९८८-७७-१८ न.मु.अ. मुंबई	२५
३/१९९०	नि.नि.मु.अ. तथा न.मु.अ.१ बांधकडीत आदेशा दि. १८.४.९० एकत्रीतपुटीक वित्तिकार विवरत प्रपोनल इ.पि.स. मुंबई बांधकडीत न.सी.३. १३२/ धो.पी.३.१२२/ एल.ओ.एन. दि. १३.४.९०	-	रत्नाकर ५६.२ (Sector IV A मधील) (H) मुंबई महानगर प्रदेशा विवरत प्रतिफलक (L) मे.बो.धारीण एल. ए. मार	करल - ३ ८६०९८०७२६ २०९६	२५
७/१९९१	एकत्रीतपुटीक वित्तिकार विवरत प्रपोनल इ.पि.स. समयवेद बांधकडीत न.सी.३.१२२/ धो.पी. इ.एल./ एल.ओ.एन./ दि. १९.७.९० या या कार्यलयकडीत आदेशा दि. २९.७.९१	-	सेक्टर V रत्ना ३०९.१ (H) मुंबई महानगर प्रदेशा विवरत प्रतिफलक (L) मे.बो.धारीण एल. ए. मार	सी - १९९१-७७-२१ न.मु.अ. मुंबई	०५१
१३/१९९२	स्व.मु. भा.अ.मु.अ.मु.अ. बांधकडीत पर क्र. सी.टी.एल. ३/९१ दि. १९.९.९१ अचपे वित्तिकार विवरत प्रपोनल इ.पि.स. या या या या या या अ.१.मु.अ.१ बांधकडीत आदेशा क्र.अ.मु.१/ पयई/वित्तिकार/९२ दि. २८.१३.९२ अचपे मळवेल्याचपे क्षेत्र १०६८२.० धो.पी. क्षेत्रापुरते डंकतरा मळनून एल. इ.कलत नाथ दाखल केले.	-	(H) १) वित्तिकार विवरत २) एल.ओ.एन.	सी - १९९२-७७-२२ न.मु.अ. मुंबई	८७

करल - ३
८६०९८०७२६
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मालमत्ता पत्रक

भाग/मीने -- पर्व

नालुका/न.मु.मा.का. -- न.मु.अ. मुमुंडे

जिल्हा -- मुंबई उपनगर जिल्हा

न.मु.अ. न.मु.अ. न.मु.अ.

धरणीपत्र

शासकता दिनेच्या अन्वयेच्या माला मालाचा
समावेश आणि त्याच्या फेर तपसनीची विवरण देऊ

विवरण - ३				खंड क्रमांक	नमिन धारक (मा) पट्टेदार (प) किंवा भाग (पा)	साक्षार्थक
क्र.सं.	विवरण	खंड क्रमांक	नमिन धारक (मा) पट्टेदार (प) किंवा भाग (पा)			
२०९६	मा. अधिकांक भूमि अधिकार मुंबई उपनगर जिल्हा यांचेकडील मा. अधिकांक भूमि अधिकार मुंबई उपनगर जिल्हा स.स.आ. १८१८/१५ दि. १८.१५ ये आदेशाप्रमाणे १८१८/१५ चो.मो. क्षेत्रावरील २१४७१.९ चौ.मी. क्षेत्र राखत येतो.					सही- १११५-८-१५ न.मु.अ. मुमुंडे
२५/०४/१९९५	मा. निहाळिकाशी मुंबई उपनगर जिल्हा मुंबई अधिकांक स.स.आ. १८१८/१५ दि. १८.१५ ये आदेशाप्रमाणे १८१८/१५ चो.मो. क्षेत्रावरील २१४७१.९ चौ.मी. क्षेत्र राखत येतो.					सही- १११५-८-१५ न.मु.अ. मुमुंडे
१२/११/९८	मा. निहाळिकाशी मुंबई उपनगर जिल्हा मुंबई अधिकांक स.स.आ. १८१८/१५ दि. १८.१५ ये आदेशाप्रमाणे १८१८/१५ चो.मो. क्षेत्रावरील २१४७१.९ चौ.मी. क्षेत्र राखत येतो.					सही- १११५-८-१५ न.मु.अ. मुमुंडे
०१/१२/९८	मा. निहाळिकाशी मुंबई उपनगर जिल्हा मुंबई अधिकांक स.स.आ. १८१८/१५ दि. १८.१५ ये आदेशाप्रमाणे १८१८/१५ चो.मो. क्षेत्रावरील २१४७१.९ चौ.मी. क्षेत्र राखत येतो.					सही- १११५-८-१५ न.मु.अ. मुमुंडे
१४/१२/२००५	मा. निहाळिकाशी मुंबई उपनगर जिल्हा मुंबई अधिकांक स.स.आ. १८१८/१५ दि. १८.१५ ये आदेशाप्रमाणे १८१८/१५ चो.मो. क्षेत्रावरील २१४७१.९ चौ.मी. क्षेत्र राखत येतो.					सही- १११५-८-१५ न.मु.अ. मुमुंडे
८/०३/२००६	मा. निहाळिकाशी मुंबई उपनगर जिल्हा मुंबई अधिकांक स.स.आ. १८१८/१५ दि. १८.१५ ये आदेशाप्रमाणे १८१८/१५ चो.मो. क्षेत्रावरील २१४७१.९ चौ.मी. क्षेत्र राखत येतो.					सही- १११५-८-१५ न.मु.अ. मुमुंडे

मिस्त्र -- मुख्य उपनगर जिला
गाम्भीर्यपूर्णता दिलाना मन्त्रालय सचिव धर्मपाल
सर्वोच्च जमाने त्याच्या केर सारणी के निर्माण
मुख्य


॥ धर्मविचार ॥

ज्ञाना मुल्य शारदा

कस्तूर - ३

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2096

क्र	व्यवस्था	खंड क्रमांक	नमिन भात (प) पट्टेय (घ) विन्या भात (च)	साक्षात्करण
०७०-१९८८	श्री. निरंजन हिरान्तनी थापा दि. ११.४.८८ चा अर्ज मुंबई महानगर प्रदेश विकास प्राधिकरण ७५२ चांगे दि. ३.५.८८ च पा दि. वि. भू. म. मुंबई नगरीय कार्यकारी दफ्तर को. रजिस्ट्रार फतेहाबाद ८८६ दि. १.७.८८  विधानसभेचे निमित्त मित्रिम प्रवेदन इत्ये लोक माणिक को. रजिस्ट्रार मुंबई नगरीय कार्यकारी दफ्तर उपदेशा. २१.७.९९	-	(H) मुम्बई महानगर पालिका सेक्टर V स्ता ८८८.२ (H) मुम्बई महानगर पालिका	सही - १९८८-०७-१८ न.म.म. मुंबई सही - १९९९-०७-२९ न.म.म. मुंबई


सर्वे भद्राणि - ५

पु.स. के. पञ्चाङ्ग

७३९३

इमुद-लिपि

ସୁଧାଘନ ଅନିଚ୍ଛା



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महर्षि उज्ज्वल विद्या

प्रमाण पत्र

क्षेत्र ११५६-९

अक्षरी प्रकृतिज्ञानशाला, पणजी, श्री. मी.

चो.पां. : १२५ दिठकात पत्रिकेवर नमूद

खात्री त. ३३३

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मुंचई उपनगरांत जिल्ल्या

‘शत्रु- १ १’

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जिंहा -- मुंबई उपनगर विभाग

सासनं ह्येतत्तत्त्वा अकलनायाः तस्या भाग्येन
तदाप्येव अग्निं त्याज्या येन दण्डनीचि विनिर्मुक्तः

၄၀၃၄.၆

- ३६७,५ न.म.क्र. ३३३/३

九

मध्यै साप्रील

— प्राप्तेने एकापे.

ဒေသနာ့

नैषाधिल्लर --

निष्ठा मुल धारक
१५

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14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840. 841. 842. 843. 844. 845. 846. 847. 848. 849.

करल - ३

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12096

श्री.
११६१-०१-११
व.पू.म.
मुंबई

‘पान नं. १ ।)

गान्धर्वतादितेन्य अकारणतया विना पाद
तरोत्त अणि त्याप्या फेर तप्युगोदो नि

4,25.1

धातुपिप्पला

मया सुखं पादगुरु

न.म.अ. मलंड
प्रमाणित पुस्तक
मिन्नकात्र पत्रिकाया प्रमाणित प्रतीकर दखल
शेव ५२६-३ चौ.मी.
अक्षर आकारा जिकीरा पृष्ठ १६८ व्यास.....
चौ.मी. हे नुन निरुक्त पत्रिकावर नमुद
केलेल्या मुद्रणा मेळता असल्याची
जाही केली आहे.

२०७९/२०८०

जिल्हा अधीक्षक भूमा अभिलेख
मुंबई उपनगर जिल्हा

705171111 4.1.40

गण/नोने - पर्व

तालुका/न.भु.मा.का. - न.भु.अ. मुसुंड

जिल्हा - मुंबई उपनगर जिल्हा

र.पु.अ. नं. १६८५६२२

राज्यपालिका अकराव्या मंजुरी नं. १६८५६२२
समाप्ती अर्जा तयार करून घ्याव्याचे निदेश (१६)

१६८५६२२२

प्राप्तीकार

नया मुळ भातक

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२०१६

| क्र | व्यवहार | छेद क्रमांक | नविन धारक (या)
पट्टा (१) विन्यास (२) | साहाय्य |
|------------|--|-----------------------|--|-----------------------------------|
| ०४/०३/१९९९ | मा. गिरीधरकाजी मुंबई उपनगर जिल्हा मुंबई
घानकडील का.सी. ७/ एकरीकरणी/
पोस्टिंगाणी/ एल.आर. ४०७ दि. २९-१०-९० न.भु.
क्र.१ घानकडील आदेश दि. ४.१.९९ | - | (II)
मुंबई महानगर प्रदेश विकास
प्रधिकरण
(L)
कै. सी. धारणा
लवसन्तरी
धिरव नं. राहा थ
इतर १२ | सी-
१९९९-०-४
न.भु.अ.
इतर |
| २०/०३/१९९८ | मा. सहा. असेसोर वेंकट कृष्णराव एस.बाई वृद्धीरामनगर
प्राप्तीकार घानकडील NO/SAS/१३/६५ of १९९७-९८ दि. १२.२.९८
ये कोर्ट ऑफ एटलापमेंट 'ए-१' विभागपर न.भु.अ.१
घानकडील आदेश क्रमांक न.भु.अ.१/१९९८ दि. १३.६.९८
१६/९/९८ दि. २०.१.९८ अन्वये सहाय्य मिळकतीस १.
रुपये ७,६९,६८९.२० घकालाईय बोलत साधन घेता. | ZjkUFb
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xVs. | | |

सर्ग भाग - १

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घट्टे नकल -

अर्ज क्रमांक ७८३

अर्ज प्राप्त दिनांक १०/१२/२३

नकल तयार दिनांक १०/१२/२३

नकल तयार दिनांक १०/१२/२३

नकल तयार दिनांक १०/१२/२३

नकल तयार दिनांक १०/१२/२३

नकल तयार दिनांक १०/१२/२३

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नकल तयार दिनांक १०/१२/२३

नकल तयार दिनांक १०/१२/२३

नकल तयार दिनांक १०/१२/२३

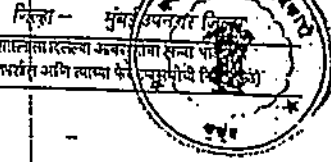
नकल तयार दिनांक १०/१२/२३

न.भु.अ. पुणे पत्र

मिळकत पत्रिका/प्रमाणित प्रतीकर दाखल
क्षेत्र २५६
अक्षरी प्रमाणित पत्रिका/प्रमाणित प्रतीकर
चौ.मो. हे मुळ मिळकत पत्रिकावर नमुद
केलेल्या क्षेत्राच्या प्रमाणित प्रमाणित प्रतीकर
प्रमाणित केले आहे१०/१२/२३
जिल्हा अधीक्षक भूमी अभिलेख
मुंबई उपनगर जिल्हा

भाषा मन्त्रालय

गण/मौजे - पर्व
 तालुका/म.म.का. - न.पू.अ. मुलुंग



कारण - ३
 ८६०८ ८६०८
 २०७६

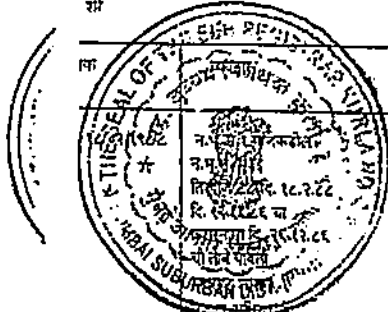
गण मूल धारक
 ११६८ (शेड/कडे)

प्र

प्र

प्र

प्र



| क्र | उपक्रम | नमि धारक (प्र)
पद/पद (प्र) किन्या धार (प्र) | साक्षिक |
|------------|--------|---|--------------------------------------|
| | - | (मिसल/मिसल)
(H)
मुनई महानगर प्रदेश विकास
प्रधिकरण
(L)
के.पी. धारण | सी-
११८८-२२-२१
न.पू.अ.
प्रद |
| २७/१११० | - | Sector IV A
क्षेत्र ५०१५.०
रतपाकडे ७२९.०
५०६५.०
(H)
मुनई महानगर प्रदेश विकास
प्रधिकरण
(L)
के.पी. धारण | सी-
१११०-२४-१८
न.पू.अ.
प्रद |
| २७/००/११११ | - | Sector V
क्षेत्र ४०४.००
(H)
मुनई महानगर प्रदेश विकास
प्रधिकरण
(L)
के.पी. धारण | सी-
११११-०३-२१
न.पू.अ.
प्रद |

मौलमत्ता पत्रक

५- पत्राङ्क

तालिका/न.पु.मा.का. -- न.पु.अ. मुजुंठ

जिल्हा - मुंबई उपनगर जिल्हा

六三

पिंट नंबर प्लेट नंबर

६५

पारंपरिक

शास्त्रज्ञादित्या अकार्य गत्वा चतुर्था
तपसस अणि द्यावा फेर तन्वत्तर्थादि जितवन्

345

| क्र.सं. | व्यवस्था | चंड क्रमांक | प्रतिन धारक (प)
पट्टेदार (प) दिव्या धार (प) | साक्षात्पान |
|------------|---|-------------|--|---------------------------------------|
| १२/१११२ | र.प.सु.
मा.अ.पू.अ. मुंबई
बांधेकडील पर.अ.
सी.टी.एल. २/११
दि. १६.११.११ अन्वये
निर्वाचन दिवसांना
यांचा अर्थ दि. २८.८.१२.
य नवाच याचये न.पू.
अ.१ मुंबई बांधेकडील
आदेश क्र.न.पू./
पत्रा/ विस्तार/१२
दि. २८.१२.१२ अन्वये
भाडेवैदेशीय
शेकमुता ठेकलपर
मधुन इतर हक्कात
चाव पावत केले. | - | (B)
१) निवाचन दिवसांनी
२) मुंबई दिवसांनी | सी-
१११२-११-१८
न.पू.अ.
मुंबई |
| १५/१२/१९१८ | मा. निलामिच्छी मुंबई उपनगर बांधेकडील आदेशा
क्रमांक सी/ पाटी २८/ एकटी/ पो.वि/ एल.आ.
के. १४५ दि. २६.१०.१८ अन्वये सदा मिळवलीलेकी
५१८०.४ चौ.मी. क्षेत्र न.पू.अ. ४ मध्ये सांगित
झाल्याने तेथे क्षेत्र कमी करून न.पू.अ. १७ ये
एकूण क्षेत्र ४८७.६ चौ.मी. रातके कायम केले गे
दि. २८.१.१० चौ नोंद कमी केले. | | | सी-
१११८-१२-१५
न.पू.अ.
मुंबई |
| ०२/१२/२००२ | मा.सहा.दुग्ध निबंधक मुल्लै बांधेकडील दिनांक
२७/८/०१ चे अंतीत होणा पडणाऱ्या मुद्रांक शुल्क
बसुली बाबत पत्र क्रमांक झाल्याने र.रुमये ३७७५०/-
(सहस्रशे हजार सत्तरा पन्नास) मात्र श्री.सी.बी.निलवे
बांधे करून गेले असल्याने न.पू.क्रमांक ४५५८०, ते
१४,१७ ते ११,२४,२५ वर मुद्रांक शुल्क र. रुमये
३७,७५०/- चा बोना पावत केला. | | | सी-
११/१२/२००२
न.पू.अ.
मुंबई |
| ०१/१२/२००५ | नायब तहासिलदार साकारा बसुली मु.उप बांधेकडील दि.
११/११/०५ चे पत्र य मा. सहा. दुग्ध निबंधक मुल्लै-१
बांधेकडील दि.५/१३/०५ चे पत्र य इकडील दि.११/१३/०५
चे आदेशाने सदा मिळवत घ्याकैयदील दि.३/१३/०२ ची
र.रु. ३७७५०/- चौ बोनाची नोंद कमी केले. | | | सी-
०१/१२/२००५
न.पू.अ.मुंबई |

करल - ३

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११६-१३-१
 ७.५-२५



ॐ नमो भगवते वासुदेवाय ॥ १२ ॥
 श्री-
 ०८/१२/२०१५
 प.पु.अ.प्रा.३

•सनातनी स्रगुत - १

अर्जुन उवाच ॥ सुदीर्घमक्षिणं गच्छतीं मम कश्चन ।

अज्ञेय प्राप्त दिनांक... १०/११/२३... लक्ष्मण गुप्त

नक़्शत नगा दिनांक: ०४/१०/१३... कागद फी

नव
हर्ष

• गर प्रमुख अधिकारी

ਪੁਲੁੰਡ

न.पू.अ. गुरुवृत्तमात्र पत्र

मिथिलवादी संकेतकयमिप्रमाणित प्रतीक दमन
 क्षेत्र १९९९
 अक्षरी भाषा सत्यपेक्षा मुक्ति सत्य दायि
 चौ.मो. हे मुख मिथिलवादी पत्रिका
 केलेल्या क्षेत्राच्या मेळात अ
 छात्री केले आहं

लिफ्ट प्रोविडर भागी अधिलेख

सुचित्र-संस्कृत-नाट्य

‘पाञ्चन

(ସନ ୩.- ୧)

पुनर्जाति - धर्म

श्रीलुक्मिन. भु. गा. धा. -- न. भू. अ. मुलुङ

जिला :-

સુરેઈ ઝપનગર કોનિયા
અને તપાસ શિવા સુરેઈ
વ્યાપક વેઈરેલીયો નિર્માણ વેઈરેલીયો

| | | |
|-----------|------------|--------------|
| पृष्ठ नं० | शिष्ट नंबर | प्राप्ति नं० |
|-----------|------------|--------------|

५३

राज्यपालादयः अत्र त्वाप्य शिवा
तद्वर्ग्ये अत्र त्वाप्य शिवा

५५

« ଦକ୍ଷିଣ - ୨ »

८७६ ७३७६

२०१६

[illegible]

03/12/2002

या सहाय्यपत्र निघेपक पुढील यादीतील दिनांक
३०/८/०१ रोजी अंतिम लेख पत्रावरून मुद्रांक शुल्क
जमावून घ्यावे व त्यासाठी ११.०० रु. ३०/८/०१ रोजी
(संपादक हजारा सातशे पन्नास) १२ श्री.टी.पी.मिश्रा
यांच्या कार्यालयात जमा करावे. या शुल्कात ४.५८ रु. १२,
६५० रु. १२/०० रु. ३०/८/०१ रोजी अंतिम लेख पत्रावरून मुद्रांक शुल्क

[illegible]

१७/११/०५ ए ५२ व मा. स.स. इयम निबंधक कुत्ता-१
 बांधेबांधेल दि. ५/१२/०५ ये मज न प्रचोत दि. ११/२/०५
 ये अदेशाने सहा मिळवता प्रत्येकपक्ष दि. २१/२/०२ धो
 र.त. २०७५०० यो बांधांधी नोंद जमा केले. ३

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मा.असतार अं०६ वसंतद्वय दंडुको भूमिप्राप्तिपत्र कानिनाम वृ.सुमई महानगर पालिकर पांचे वकील अं०१६मई ऑर्डर क्र. एन.ए.सी. १३२७/०८-०९ दि. १९/०८/०९ न.भू.अ.सुमई सांकेतिकीत आदेश क्र/ न.भू.अ.पुनर्/ न.भू.पंच/ हरकत नं० अ.नं./ न.भू.क्र. १८, १९, २०, २१ दि. ३१/०८/०९ अन्वये यात प्रमाण पत्र नं० अ.नं. १८, १९, २०, २१ या निवृत्त अधिकार र.क्र. ६६४, २१, ०९/०९ वसुती एकत्रित येनापी नोंद घेतली.

(H)
ग.आयुक्त बृहन् मुंवा
ग.न.प. (रस्त)
सं. ४६५.६ पौ.मी

नमो.
२४/०५/२०२२
न. ध. म. मन्त्र

सन्नि.
०५/१२/२००२
न. पृ. ५५ मुलद

फाइल नं. ८७ नमूने
 श्री-
 ०५/०४/२००५
 न.मु.भ.प्र.सं.८

फेब्रुवारी, ११ प्रस्ताव
 सं. १३/१००५
 न. भू. म. मन्त्रालय

ॐ नमो भगवते वासुदेवाय
सप्रेम-
१५/३/२००१
न.पू.भ.मुलुंड

उत्प्रे कदमदा - ६१

घाँ नफ़्त -

म. क. गडकरी रमांक

अर्ज प्राप्त दिनांक... ७/६/९३... एकम शुल्क
नक्कास तयार दिनांक... ०१/०७/९३... कागद फी
नक्कास दिनांक... ०१/०७/९३... अक्षर एकम रु

१. ५. १९५९

ग. म. वि. नं. ११०
मुलं ३

न.भू.अ. प्रलुंड प्रमाण पत्र

प्रमाण पत्र
मिर्चल गा.प्र.मि.पा. प्रमाणित प्रतीवर दाखल
क्षेत्र ११६९६.५८..... चौ.मी
असराज, मण्डल, जिल्हा, प्रकाशित, मालि, अक्षेप
चौ.मी. १.५३ मिलकत पत्रिकेवर नमुद नाला
केलेल्या मिर्चलाय, पंढांत असल्याची
छात्रां येथी आहे

जिला अधीक्षक भूमी अभिलेख
मुंबई - नगर जिल्हा

नवविंशति ५२९

गणेशजी -- पचई

तालिका/न.भू.मा.मा. -- न.भू.अ. मुलुङ

जिल्हा . मुंबई उपनगर जिल्हा

| क्रमांक
दिनांक | प्राप्त क्रमांक | प्रोत्तम क्रमांक | धर्म | श्री | धारणाभक्त्या | शास्त्रविरुद्धित्वान् अन्तराभावा विद्या भाष्यस्य
अन्यथा अर्थं व्याख्या केर त्रयसंगीत्ये निवृत्त प्रेतः) |
|-------------------|-----------------|------------------|------|------|--------------|--|
| | | | | | | |

| क्र. | व्यवहार | जंजट क्रमांक | नविन घटक (या)
पुर्तारा (१) निव्वल धार (१०) | साक्षात्करण |
|-----------|--|--------------|--|--|
| ६/०१/१९९९ | मा.सहा.आतिशय अर्जुन कलेक्टर एस याई वृत्तमुर्द
मानगर पालिका यांचेकडील No/SAS/१३/२३ ०१
१९९८-९९ दिनांक १८/१८ व न.पू.अ.याचे कडील
अर्जारा क्रमांक न.पू.अ.मु.पुर्तारा/१.पू.८ १९९९/१८
दिनांक १६/१९ अन्यचे सरा मिळविलीधर रत्नपये
१६,८४,३३०.१० धनकमतीया बोला राखल येता.
(न.पू.अ.२१८ य १९ मिळून देज १०५३३.० पो.मो.) | | | पो-
१६-१६९९९९
करल - ३
८६०६ ७६
२०९६ |
| ३१/३/२००२ | मा.सहा.दुष्मन निरंभक कुल्लो यांचेकडील दिनांक ३०/८/०१
चे अर्जारा लेख पडताळणे मुर्तक शुल्क व सुल्लोवापस
पत्र प्राप्त झाल्याने रत्नपये ३७७५०/- (सहतीस हजारा
सहतीस पचास) याच श्री.सो.मो.मिर्तारी यांचे कडून देणे
असल्याने न.पू.क्रमांक ४,५८ ते १६,१७ ते १९,२४,२५
या मुर्तक शुल्क रत्नपये ३७,७५०/- च्या बोला राखल
येता. | | (५१)
मा.शासक वृत्त मुर्द
म.न.पा. राख
देज १३३०.४० पो.मो. | पो-
३७-३७९९९९
२७-३७-३७९९९९ |
| १७/४/२००५ | म.न.पा.यांचेकडील दि.
२६/४/०२ चे तावकायतो
इकील पो.द.न.३६/९३,
सुल्लोवा संख्या क्र.
१४८३/०४ व सुपी क्र.
२ या अर्जारा व इकील
दि.७/४/०५ चा अर्जारा
नविन राखल केले. | | | पो-
३७-३७९९९९
२७-३७-३७९९९९ |
| १७/४/२००५ | मा.सहा.तहसिलदारा सारवरी मातुली मुंडप यांचेकडील दि.
१६/४/०५ चे पत्र या मा. सहा. दुष्मन निरंभक कुल्लो-१
यांचेकडील दि.५/१३/०५ चे पत्र या इकील दि.१६/४/०५
चे अर्जारा सरा मिळविल पत्रेकडील दि.४/१३/०२ चे
र.र. ३७७५०/- पो.मो.याचे कडून येता. | | | पो-
३७-३७९९९९
२७-३७-३७९९९९ |
| १७/४/२००५ | मा.सहा.अर्जुन कलेक्टर देवुल्ले मुनीसिधत कपिरानर वृत्तमुर्द मलनगर पालिका यांचे कडील अर्जारा क्र.
१६/४/०५ दि. १६/४/०५ व न.पू.अ.मुर्तक यांचेकडील अर्जारा क्र. न.पू.अ.मुर्तक/१.पू.८/१९९९/१८
न.म.न.५/३.पू.क्र. १८, १९, २०, २१, २२, २३, २४, २५, २६, २७, २८, २९, ३०, ३१, ३२, ३३, ३४, ३५, ३६, ३७, ३८, ३९, ४०, ४१, ४२, ४३, ४४, ४५, ४६, ४७, ४८, ४९, ५०, ५१, ५२, ५३, ५४, ५५, ५६, ५७, ५८, ५९, ६०, ६१, ६२, ६३, ६४, ६५, ६६, ६७, ६८, ६९, ७०, ७१, ७२, ७३, ७४, ७५, ७६, ७७, ७८, ७९, ८०, ८१, ८२, ८३, ८४, ८५, ८६, ८७, ८८, ८९, ९०, ९१, ९२, ९३, ९४, ९५, ९६, ९७, ९८, ९९, १००, १०१, १०२, १०३, १०४, १०५, १०६, १०७, १०८, १०९, ११०, १११, ११२, ११३, ११४, ११५, ११६, ११७, ११८, ११९, १२०, १२१, १२२, १२३, १२४, १२५, १२६, १२७, १२८, १२९, १३०, १३१, १३२, १३३, १३४, १३५, १३६, १३७, १३८, १३९, १४०, १४१, १४२, १४३, १४४, १४५, १४६, १४७, १४८, १४९, १५०, १५१, १५२, १५३, १५४, १५५, १५६, १५७, १५८, १५९, १६०, १६१, १६२, १६३, १६४, १६५, १६६, १६७, १६८, १६९, १७०, १७१, १७२, १७३, १७४, १७५, १७६, १७७, १७८, १७९, १८०, १८१, १८२, १८३, १८४, १८५, १८६, १८७, १८८, १८९, १९०, १९१, १९२, १९३, १९४, १९५, १९६, १९७, १९८, १९९, २००, २०१, २०२, २०३, २०४, २०५, २०६, २०७, २०८, २०९, २१०, २११, २१२, २१३, २१४, २१५, २१६, २१७, २१८, २१९, २२०, २२१, २२२, २२३, २२४, २२५, २२६, २२७, २२८, २२९, २३०, २३१, २३२, २३३, २३४, २३५, २३६, २३७, २३८, २३९, २४०, २४१, २४२, २४३, २४४, २४५, २४६, २४७, २४८, २४९, २५०, २५१, २५२, २५३, २५४, २५५, २५६, २५७, २५८, २५९, २६०, २६१, २६२, २६३, २६४, २६५, २६६, २६७, २६८, २६९, २७०, २७१, २७२, २७३, २७४, २७५, २७६, २७७, २७८, २७९, २८०, २८१, २८२, २८३, २८४, २८५, २८६, २८७, २८८, २८९, २९०, २९१, २९२, २९३, २९४, २९५, २९६, २९७, २९८, २९९, ३००, ३०१, ३०२, ३०३, ३०४, ३०५, ३०६, ३०७, ३०८, ३०९, ३१०, ३११, ३१२, ३१३, ३१४, ३१५, ३१६, ३१७, ३१८, ३१९, ३२०, ३२१, ३२२, ३२३, ३२४, ३२५, ३२६, ३२७, ३२८, ३२९, ३३०, ३३१, ३३२, ३३३, ३३४, ३३५, ३३६, ३३७, ३३८, ३३९, ३४०, ३४१, ३४२, ३४३, ३४४, ३४५, ३४६, ३४७, ३४८, ३४९, ३५०, ३५१, ३५२, ३५३, ३५४, ३५५, ३५६, ३५७, ३५८, ३५९, ३६०, ३६१, ३६२, ३६३, ३६४, ३६५, ३६६, ३६७, ३६८, ३६९, ३७०, ३७१, ३७२, ३७३, ३७४, ३७५, ३७६, ३७७, ३७८, ३७९, ३८०, ३८१, ३८२, ३८३, ३८४, ३८५, ३८६, ३८७, ३८८, ३८९, ३९०, ३९१, ३९२, ३९३, ३९४, ३९५, ३९६, ३९७, ३९८, ३९९, ४००, ४०१, ४०२, ४०३, ४०४, ४०५, ४०६, ४०७, ४०८, ४०९, ४१०, ४११, ४१२, ४१३, ४१४, ४१५, ४१६, ४१७, ४१८, ४१९, ४२०, ४२१, ४२२, ४२३, ४२४, ४२५, ४२६, ४२७, ४२८, ४२९, ४३०, ४३१, ४३२, ४३३, ४३४, ४३५, ४३६, ४३७, ४३८, ४३९, ४४०, ४४१, ४४२, ४४३, ४४४, ४४५, ४४६, ४४७, ४४८, ४४९, ४५०, ४५१, ४५२, ४५३, ४५४, ४५५, ४५६, ४५७, ४५८, ४५९, ४६०, ४६१, ४६२, ४६३, ४६४, ४६५, ४६६, ४६७, ४६८, ४६९, ४७०, ४७१, ४७२, ४७३, ४७४, ४७५, ४७६, ४७७, ४७८, ४७९, ४८०, ४८१, ४८२, ४८३, ४८४, ४८५, ४८६, ४८७, ४८८, ४८९, ४९०, ४९१, ४९२, ४९३, ४९४, ४९५, ४९६, ४९७, ४९८, ४९९, ५००, ५०१, ५०२, ५०३, ५०४, ५०५, ५०६, ५०७, ५०८, ५०९, ५१०, ५११, ५१२, ५१३, ५१४, ५१५, ५१६, ५१७, ५१८, ५१९, ५२०, ५२१, ५२२, ५२३, ५२४, ५२५, ५२६, ५२७, ५२८, ५२९, ५३०, ५३१, ५३२, ५३३, ५३४, ५३५, ५३६, ५३७, ५३८, ५३९, ५४०, ५४१, ५४२, ५४३, ५४४, ५४५, ५४६, ५४७, ५४८, ५४९, ५५०, ५५१, ५५२, ५५३, ५५४, ५५५, ५५६, ५५७, ५५८, ५५९, ५६०, ५६१, ५६२, ५६३, ५६४, ५६५, ५६६, ५६७, ५६८, ५६९, ५७०, ५७१, ५७२, ५७३, ५७४, ५७५, ५७६, ५७७, ५७८, ५७९, ५८०, ५८१, ५८२, ५८३, ५८४, ५८५, ५८६, ५८७, ५८८, ५८९, ५९०, ५९१, ५९२, ५९३, ५९४, ५९५, ५९६, ५९७, ५९८, ५९९, ६००, ६०१, ६०२, ६०३, ६०४, ६०५, ६०६, ६०७, ६०८, ६०९, ६१०, ६११, ६१२, ६१३, ६१४, ६१५, ६१६, ६१७, ६१८, ६१९, ६२०, ६२१, ६२२, ६२३, ६२४, ६२५, ६२६, ६२७, ६२८, ६२९, ६३०, ६३१, ६३२, ६३३, ६३४, ६३५, ६३६, ६३७, ६३८, ६३९, ६४०, ६४१, ६४२, ६४३, ६४४, ६४५, ६४६, ६४७, ६४८, ६४९, ६५०, ६५१, ६५२, ६५३, ६५४, ६५५, ६५६, ६५७, ६५८, ६५९, ६६०, ६६१, ६६२, ६६३, ६६४, ६६५, ६६६, ६६७, ६६८, ६६९, ६७०, ६७१, ६७२, ६७३, ६७४, ६७५, ६७६, ६७७, ६७८, ६७९, ६८०, ६८१, ६८२, ६८३, ६८४, ६८५, ६८६, ६८७, ६८८, ६८९, ६९०, ६९१, ६९२, ६९३, ६९४, ६९५, ६९६, ६९७, ६९८, ६९९, ७००, ७०१, ७०२, ७०३, ७०४, ७०५, ७०६, ७०७, ७०८, ७०९, ७१०, ७११, ७१२, ७१३, ७१४, ७१५, ७१६, ७१७, ७१८, ७१९, ७२०, ७२१, ७२२, ७२३, ७२४, ७२५, ७२६, ७२७, ७२८, ७२९, ७३०, ७३१, ७३२, ७३३, ७३४, ७३५, ७३६, ७३७, ७३८, ७३९, ७४०, ७४१, ७४२, ७४३, ७४४, ७४५, ७४६, ७४७, ७४८, ७४९, ७५०, ७५१, ७५२, ७५३, ७५४, ७५५, ७५६, ७५७, ७५८, ७५९, ७६०, ७६१, ७६२, ७६३, ७६४, ७६५, ७६६, ७६७, ७६८, ७६९, ७७०, ७७१, ७७२, ७७३, ७७४, ७७५, ७७६, ७७७, ७७८, ७७९, ७८०, ७८१, ७८२, ७८३, ७८४, ७८५, ७८६, ७८७, ७८८, ७८९, ७९०, ७९१, ७९२, ७९३, ७९४, ७९५, ७९६, ७९७, ७९८, ७९९, ८००, ८०१, ८०२, ८०३, ८०४, ८०५, ८०६, ८०७, ८०८, ८०९, ८१०, ८११, ८१२, ८१३, ८१४, ८१५, ८१६, ८१७, ८१८, ८१९, ८२०, ८२१, ८२२, ८२३, ८२४, ८२५, ८२६, ८२७, ८२८, ८२९, ८३०, ८३१, ८३२, ८३३, ८३४, ८३५, ८३६, ८३७, ८३८, ८३९, ८४०, ८४१, ८४२, ८४३, ८४४, ८४५, ८४६, ८४७, ८४८, ८४९, ८५०, ८५१, ८५२, ८५३, ८५४, ८५५, ८५६, ८५७, ८५८, ८५९, ८६०, ८६१, ८६२, ८६३, ८६४, ८६५, ८६६, ८६७, ८६८, ८६९, ८७०, ८७१, ८७२, ८७३, ८७४, ८७५, ८७६, ८७७, ८७८, ८७९, ८८०, ८८१, ८८२, ८८३, ८८४, ८८५, ८८६, ८८७, ८८८, ८८९, ८९०, ८९१, ८९२, ८९३, ८९४, ८९५, ८९६, ८९७, ८९८, ८९९, ९००, ९०१, ९०२, ९०३, ९०४, ९०५, ९०६, ९०७, ९०८, ९०९, ९१०, ९११, ९१२, ९१३, ९१४, ९१५, ९१६, ९१७, ९१८, ९१९, ९२०, ९२१, ९२२, ९२३, ९२४, ९२५, ९२६, ९२७, ९२८, ९२९, ९३०, ९३१, ९३२, ९३३, ९३४, ९३५, ९३६, ९३७, ९३८, ९३९, ९४०, ९४१, ९४२, ९४३, ९४४, ९४५, ९४६, ९४७, ९४८, ९४९, ९५०, ९५१, ९५२, ९५३, ९५४, ९५५, ९५६, ९५७, ९५८, ९५९, ९६०, ९६१, ९६२, ९६३, ९६४, ९६५, ९६६, ९६७, ९६८, ९६९, ९७०, ९७१, ९७२, ९७३, ९७४, ९७५, ९७६, ९७७, ९७८, ९७९, ९८०, ९८१, ९८२, ९८३, ९८४, ९८५, ९८६, ९८७, ९८८, ९८९, ९९०, ९९१, ९९२, ९९३, ९९४, ९९५, ९९६, ९९७, ९९८, ९९९, १००० | | | |

पं कथाभा -

उपे नसभल -

न.भू.अ. मृत्तुंड

मंडई उपनगर लिपिप्राण पत्र

मिळविले जाईल. याबाबतची प्रमाणित प्रतीवर दाखल
 लेख ६७६३-३ चौ.मी.
 अक्षरं नश्वराने घेतले. त्यावरून प्रमाणित प्रती
 चौ.मी. १००० मि. लांबीवर पांढरेंकड नमुद
 केलेल्या पत्रावर नैसर्गिक असल्याची
 जाणीव होई.

12-17-77

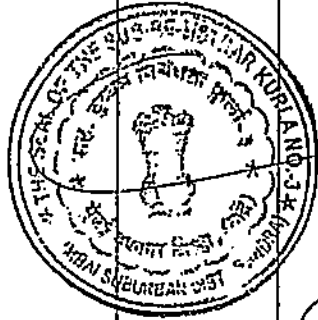
जिल्हा ३:००:०० भूगोल अभिलेख
मुंबई उपनगर जिल्हा

| | |
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| करल - ३ | |
| ८६०८ | ७७ २२६ |
| २०१६ | ता. नं. ६/१ दिना. नं. — |

७/१२ ५ (८)

ता. नं. ७, ७ - अ व १२

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| क्षेत्र तावणी तावक | ए. | ग. | क्षेत्रजदार ७ ७७ ७६ | गाव - पवई | |
| पोट छरागा | — | — | मुंबई महानगर प्रदेश विकास | तालुका - कुर्ली | |
| एकूण | ८ | ३७ | प्रगतिकरण ७७ | इतर हक्क - | |
| अन्कार..... | रुपये | आ | | | |
| बुडी अयवा..... | ११२ | — | | | |
| जादा अन्कार..... | — | — | | | |
| पाणी..... | — | — | | | |
| वय | — | — | | | |
| तागवड करणाराचे | क्षेत्र | रीत | पिके आणि तागवड | क्षेत्र | शेरा |
| <p>वि. उ नरा कारण पुरता दिफ मले</p> | | | | | |



अस्तित्व राखून घरी नक्कल असे तयार ता. २०/१२/२०१५

मलादी.

गा. न. नं ७, ७ - अ व १२

स.नं. E/24 हिस्सा नं. -

कवजेदार

मुंबई महानगर प्रदेश -

विकास प्राधिकरण (२०)

गाव - पवई

तासुका - कुर्ली

इतर हक्क -

| क्षेत्र तावणी तावक | ए. | गू. |
|--------------------|-------|-----|
| पोट खराबा-अ. ११ | ७ | २ = |
| 26433-3 | — | — |
| एकूण 34724-3 | ७ | २ = |
| आकार..... | रुपये | आ |
| बुडी अथवा..... | ११० | १० |
| जादा आकार..... | — | — |
| पाणी..... | — | — |

| |
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| करल - ३ |
| ८००८ ७८७२६ |
| २०९६ |

| वर्ष | सागवड करणाराचे | क्षेत्र | रीत | पिके आणि सागवड | क्षेत्र | रीत |
|------|----------------|---------|-----|----------------|---------|-----|
| २०१२ | उत्तारा | कदगा | | पुरन दिवा मले | | |
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अस्तित्व बरहकुग खरी नक्कत अतें तयार ता. 2012/2074

चलाठी सजा-पयई
पहसील कुर्ली

| | |
|----------------------|-------|
| करल - ३ | |
| ८७०८ | १०९२६ |
| २०१६ ८/१५ दि: ता. न. | |

न. नं ७, ७ - अ व १२

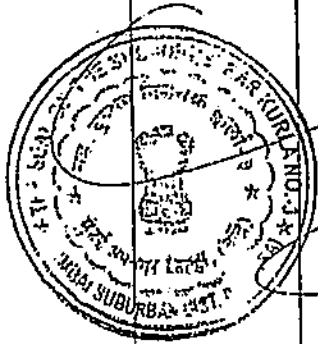
| क्षेत्र तावणी लायक | ए. | ग. |
|--------------------|---------|----|
| पोट घुसवणी | ११ | १६ |
| एकूण | ११ | १६ |
| आकार..... | लक्ष्ये | आ |
| बुडी अपवा..... | १२९ | ३६ |
| जादा आकार..... | — | — |
| पाणी..... | — | — |

कवजदार

गुंळई मराठगर प्रदेश विकास
प्रधिकरण (२०)

गाव - पवई
तालुका - कुली
इतर हक्क -

| वर्ष | लागवड करणाराचे | क्षेत्र | रीत | पिके आणि लागवड | क्षेत्र | रीत |
|------|----------------|---------|----------|----------------|---------|-----|
| २०१६ | उत्तारा कारण | पुरना | दिके असे | | | |



अस्तित्व दस्तऐवज ही नक्कल असे तयार ता. २०/१२/२०१५

तलाठी,
चलाठी सजा-पवई
तहसील कुली

मा. न. नं ७, ७ - अ व १२

| | | | |
|--------------------|--------------|------------|-----------------|
| स.नं. ८ | हिस्सा नं. २ | कचजदा (१६) | गाव - पवई |
| क्षेत्र लावणी लायत | ए. १ | ग. १७ | तानुवा - कुर्वा |
| पोट चरावा | — | — | इतर हक्क - |
| एकूण | १ | १७ | करज - ३ |
| आकार..... | रुपये | आ | ८६०६ ८०१२६ |
| बुडी अयवा..... | १५ | — | २०१६ |
| जादा आकार..... | — | — | |
| पाणी..... | — | — | |

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|------|----------------|---------|------|----------------|---------|------|
| वर्ग | लागवड करणाराचे | क्षेत्र | रीत | पिके/आणि लागवड | क्षेत्र | शेरा |
| पि: | उत्तारा का रणा | पुरत | दिले | अके | | |



अस्तित्व बरहूत करी तबकत असे तयार ता. २६/२/२०१५

तलाठी सजा-पयई
तहसील कुरला

| | |
|-----------|-------------|
| करली - ३ | |
| C800E | (9) 128 |
| स.न. २०१६ | हस्ता. न. ३ |

स. नं ७, ७ - अ व १२

पोट छरवा
एकूण
आकार.....
बुडी अथवा.....
जादा आकार.....
धाणी.....

ए. २
२८
२- ३८
रूपये आ पैसे
३० - ०

गुब्बई मलमगर प्रदेश विकास
प्रमाणिकरण (७०)

गाव - पनई
तालुका - कुर्ली
इतर हक्क -

| स.न. | लागवड करणाराचे | क्षेत्र | रीत | मिळी आणि लागवड | क्षेत्र | शेरा |
|------|------------------|---------|----------|----------------|---------|------|
| ८५ | तिया- उवादा कोरण | पुरमा | दिवा नळे | | | |



अस्तमल बरहुकुम एही मसकल अस्त तयार ता. २०/१२/२०१५

तलाठी.
वलाठी सजा-पवई
तहसील कुर्ली

गां. न. नं ७, ७ - अ व. १२

स.नं. २७५ हिस्सा नं. -

कवजेदार

गाव - पंढरी

तालुका - कुर्वा

इतर हक्क -

| | | |
|---|------|--------|
| क्षेत्र तावणी तायक | ए. | गू. |
| पोट घराणे $\frac{45 \times 100}{100}$ | 93 | 361 |
| एकूण $\frac{100 \times 45 \times 100}{100}$ | 93 | 361 |
| आकार..... | तपये | आ पैसे |
| बुडी अथवा..... | ९२ | ३० |
| जमदा आकार..... | — | — |
| पाणी..... | — | — |

मुंबई महानगर प्रदेश विकास
प्रधिकारण (७)

कैरल - ३

code 12721

३०५६

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|---|------------------|---------|-----|----------------|---------|------|
| वर्ष | तागवड करणाऱ्याचे | क्षेत्र | रीत | पिके आणि तागवड | क्षेत्र | शेरा |
| <p>नियम: उगात कारणा पुरता विव्य अने</p> | | | | | | |



अस्तित्व दायित्व ठीक नवकल असे तयार ता. 20/2/2014

तलाठी सजा-पर्वट
तहसील कुला

गा. न. नं ७, ७ - अ व १२

८६७९ ७३१२६

स.नं. २/१२६ हिस्सा नं. -

| वर्ग | लागवड करणाराचे क्षेत्र | रीत | पिके आणि लागवड क्षेत्र | शेरा |
|----------------|-------------------------|-----|------------------------|------|
| २०१६ | पोट छत्रपती गो. ३३३०-३० | ३३ | | |
| एकूण | ३६१-३६ | ३३ | | |
| आकार..... | रुपये | आ | पैसे | |
| बुडी अथवा..... | ५ | | ०८ | |
| दा आकार..... | — | — | — | |
| पाणी..... | — | — | — | |

कवजेंदार

मुंबई महानगर प्रदेश विकास प्राधिकरण (२०)

गाव - पनई

तालुका - कुर्ली

इतर हक्क -



अस्तित्व बरहकुम खरी नक्कत असे तयार ता. २०/२/२०१५

तलाठी.

बलाठी सजा-पवई

तहसील कुर्ली

गा. न. नं ७, ७ - अ व १२

| | | | |
|--------------------|--------------|--------------|-----------------|
| स.नं. ९ | हिस्सा नं. ३ | कबजेदार (१६) | गाव - पर्वर |
| क्षेत्र तादणी तायक | ए. ३ | ग. १० | तालुका - कुर्ना |
| पोट खराबा | — | — | इतर हक्क - |
| एकूण | ३ | १० | |
| आकार..... | रुपये | आ | पैसे |
| बुडी अथवा..... | १२ | — | ०० |
| जादा आकार..... | — | — | — |
| पाणी..... | — | — | — |

मुखई मलामर प्रदेश विकास प्राधिकरण (४०)

कर - ३

८००९ ८११२६

२०१६

| वर्ष | तागवड करणाराचे | क्षेत्र | रीत | पिके आणि तागवड | क्षेत्र | शेरा |
|------|----------------|---------|-----------|----------------|---------|------|
| १९८० | उमारा कारणा | पुरा | दिक्क अले | | | |

THE SEAL OF THE SUB-REGISTRAR KURNA NO. ३

मुंबई उपनगर जिल्हा, (गोवा)

SUBURBAN DIST. (BAROAN) # ३-३

अस्तित्व बाहुकुम् छरी नक्कत असे तयार ता. 20/12/2074

तलाठी सजा-पवई
वहसील-कुर्ला

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|----------|--------------|
| करल - ३ | |
| ८६०६ | ८५७२६ |
| क.नं. १५ | हिस्सा नं. - |
| २०१६ | |

मा. नं ७, ७ - अ व १२

कबजेदार ७ ५ ०७

मुंबई मलानगर प्रदेश विकास प्राधिकरण ७०

गाव - पवई
तालुका - ठुळी
इतर हक्क -

| | | |
|----------------|-------|---|
| पोट खराबा | १ | ५ |
| एकूण | १ | ५ |
| आकार..... | रुपये | आ |
| बुडी अथवा..... | ०० | - |
| जादा आकार..... | - | - |
| पाणी..... | - | - |

| क्षेत्र | तागवड करणाऱ्याचे | क्षेत्र | रीत | पिके आणि तागवड | क्षेत्र | शेत |
|----------------------------------|------------------|---------|-----|----------------|---------|-----|
| टिप - उगारा कारणा पुरवण दिले आहे | | | | | | |
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अस्तित्तर शरहकुम खरी मकतत असे तयार ता. २०/२/२०१५

तलाठी.
वलाठी सजा-पवई
वहसील कुर्ला

गा. न. नं ७, ७ - अ व १२

| | | | |
|--------------------|---------------|---------|-----------------|
| स.नं. ७७ | हिस्सा नं. ३५ | कबजेदार | गाव - पवई |
| क्षेत्र लावणी लायक | ए. १२ | ग. १११॥ | तासुका - कुर्ली |
| पोट खराबा | — | — | इतर हक्क - |
| एकूण ४८७५६-३ | १२ | १११॥ | |
| आकार..... | रुपये | आ | पैसे |
| बुडी अपवा..... | १६५ | — | २२ |
| जादा आकार..... | — | — | — |
| पाणी..... | — | — | — |

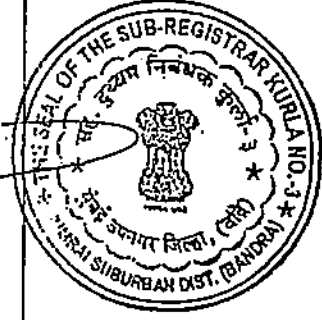
सुंभई महानगर प्रदेश विकास प्राधिकरण (३७)

करम - ३

८६०६ ८६१२६

२०१६

| वर्ष | लागवड करणाराचे | क्षेत्र | रीत | पिके आणि लागवड | क्षेत्र | रीत |
|------|----------------|---------|----------|----------------|---------|-----|
| विव. | उगारा कारण | पुराण | दिवा अले | | | |



अस्तित्व बरहुकुम खरी नमकत अत्ते तयार ता. २०१२/२०१५

सुताठी.
तलाठी सजा-पवई
तहसील कुर्ली

गा. न. नं ७, ७ - अ व १२

८६०९८ ८०७२६
२०१६

| क्षेत्र सावणी लागक | ए. | इ. |
|--------------------|-------|----|
| पोट वरावाची ही | ३ | ८१ |
| एकूण १३०७२.५ | — | — |
| एकूण १५६३४.५ | ३ | ८१ |
| आकार..... | रुपये | आ |
| पुढी अधवा..... | २८ | ७८ |
| जादा आकार..... | — | — |
| पाणी..... | — | — |

कचजेदार
मुंबई महानगर प्रदेश विकास
प्रधिकरण (४०)

गाव - पंचई
तालुका - कुर्ली
इतर हक्का -

| वर्ष | लागवड करणाराचे क्षेत्र | रीत | पिके आणि लागवड क्षेत्र | शेरा |
|------|--------------------------------|-----|------------------------|------|
| वर्ष | लागवड करणाराचे क्षेत्र | रीत | पिके आणि लागवड क्षेत्र | शेरा |
| २०१६ | उत्तारा करणारा पुराने पिके असे | | | |



अद्वैत बरहुकम घरी नमकत असे तयार ता. २०/१/२०१७

विलाठी सजा-पंचईततावी.
तहसील कुर्ली

गा. न. नं ७, ७ - अ व १२.

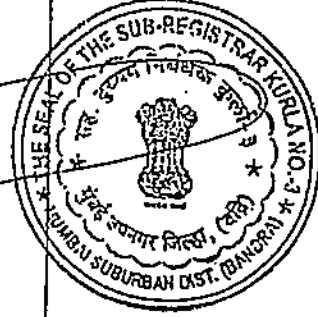
| | | | |
|--------------------|----------------|---------|---------------|
| स.नं. १८ | हिस्सा नं. २ प | कचनेदार | गाव - पवई |
| क्षेत्र तावणी नायक | ए. | मू. | तातुका - युवई |
| पोट खराबा | — | ३४॥॥ | इतर हक्क - |
| एकूण | — | ३४॥॥ | |
| आकार..... | रुपये | अ | पैसे |
| बुडी अथवा..... | ६ | — | ६३ |
| जादा आकार..... | — | — | — |
| पाणी..... | — | — | — |

मुखई महागार प्रदेहा विकास प्राधिकरण (वप)

कपेल - ३

२०१६

| तागवड करणाराचे | क्षेत्र | रीत | पिके आणि तागवड | क्षेत्र | शेरा |
|--------------------|---------|-----|-----------------|---------|------|
| टिप: - उगारा कारणा | | | पुरमा दिले गेले | | |



अस्तित्व बरहुकुम छरी नक्कत असे तयार ता. २०/१२/२०११

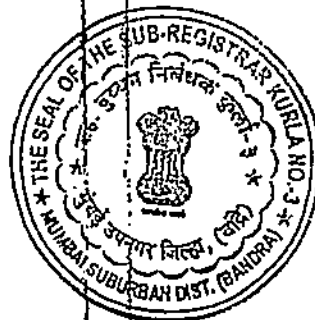
सहायी.
चलाठी सजा-पवई
तहसील कुर्ला

| | | |
|--|----------------------------|---|
| <p>2098</p> | PROFORMA - B | (7AB) |
| STAMP OF DATE OF RECEIPT OF PLANS | | |
| <p>This Consals Approval
to the Previous Plans
Sanctioned under no. /
CE/ 192 /BPES/ A.S
Dated 04/07/ 2012</p> | <p>23 APR 2015.</p> | <p>Approved subject to the conditions mentioned
in this office Letter No/CE/ 192 /BPES/AS</p> |
| | | |
| <p>S.E.(B.P.) SW</p> | STAMP OF APPROVAL OF PLANS | |
| | CONTENTS OF SHEET | |
| <p>REFUGE FLOOR PLAN (8TH & 15TH FLR.)
TERRACE FLOOR PLAN</p> | | |

CONTENTS OF SHEET

REFUGE FLOOR PLAN (8TH & 15TH FLR.)
TERRACE FLOOR PLAN

| | |
|------|-------|
| 4800 | 20926 |
| 2098 | |

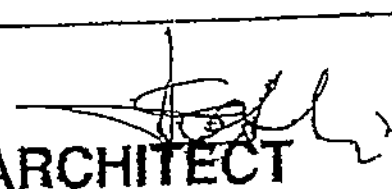


DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDING NO 1 SECTOR-V
ON LAND BEARING C.T.S. NO 30, 11, 14-B, 14-C, 16-A, 17, 38 & 19
OF VILLAGE POWAI, MUMBAI

NAME OF OWNER

SHRI NIRANJAN HIRANANDANI
SHRI. SURENDRA HIRANANDANI

| JOB NO | DATE | SIGNATURE OF OWNER |
|---------|-----------------|--|
| DRG. NO | SCALE
1:100 | 
ARCHITECT
SUHAS JOSHI
OLYMPIA, CENTRAL AVENUE,
HIRANANDANI BUSINESS PARK,
POWAI, MUMBAI-400076 |
| | DRAWN BY
A.R | |
| | CHK. BY. | |

| | |
|---------|----------|
| करल - 3 | |
| ८६०६ | २९/१२/१६ |
| २०९६ | |



PROFORMA - B

6C

STAMP OF DATE OF RECEIPT OF PLANS

This Cancels Approval
to the Previous Plans
Sanctioned under no.
CE/ 32/BPES/ 15
Dated 04/07/2012

23 APR 2015

Approved subject to the conditions mentioned
in this office Letter No./CE/ 132 /BPES/AS

[Signature]
Executive Engineer Bldg. Prop. (E.S.)-2

[Signature]
23/4/15
S.E. (B.P.) S/W

STAMP OF APPROVAL OF PLANS

CONTENTS OF SHEET

TYPICAL FLOOR PLAN
REFUGE FLOOR PLAN (8TH & 15TH FLR.
TERRACE FLOOR PLAN

| |
|---------------|
| करल - ३ |
| ८६०८ ०२/११/१६ |
| २०१६ |




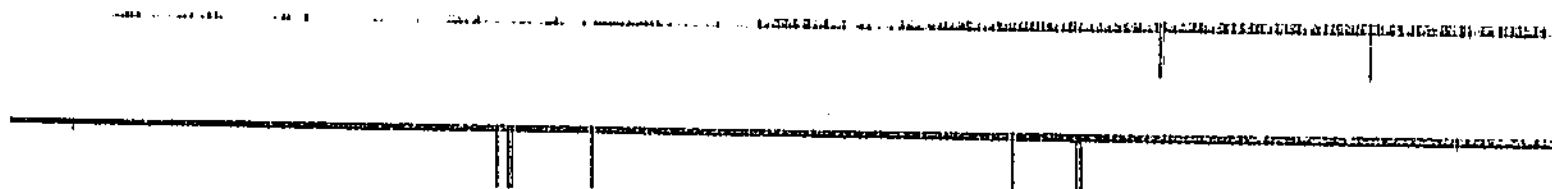
DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDING NO.1 SECTOR IV
ON LAND BEARING G.T.S. NO. 10,11,14-B,14-C,16-A,17,18 & 19
OF VILLAGE POWAI MUMBAI.

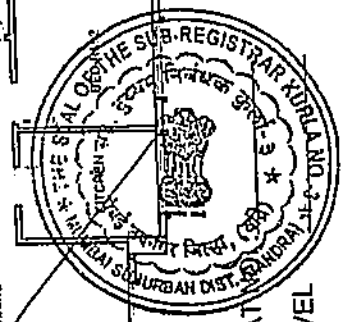
NAME OF OWNER

SHRI. NIRANJAN HIRANANDANI
SHRI. SURENDRA HIRANANDANI

| JOB NO | DATE | SIGNATURE OF OWNER |
|---------|-----------------|--|
| DRG.NO. | SCALE
1:100 | 
ARCHITECT
SUHAS JOSHI
OLYMPIA, CENTRAL AVENUE,
HIRANANDANI BUSINESS PARK,
POWAI, MUMBAI-400076 |
| | DRAWN BY
A.R | |
| | CHK BY | |



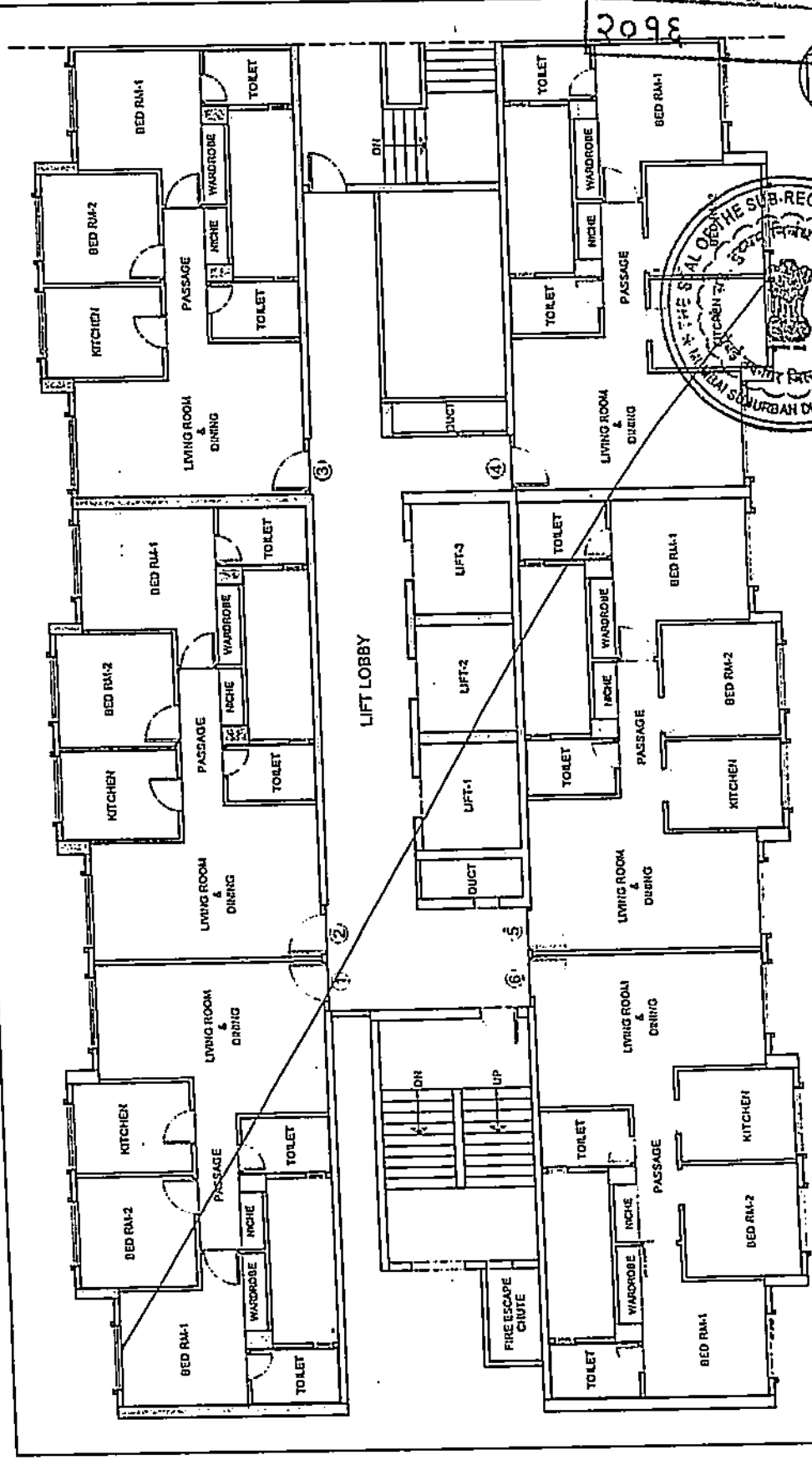
करल - ३
८६०९ ८३ ७२८
२०१६



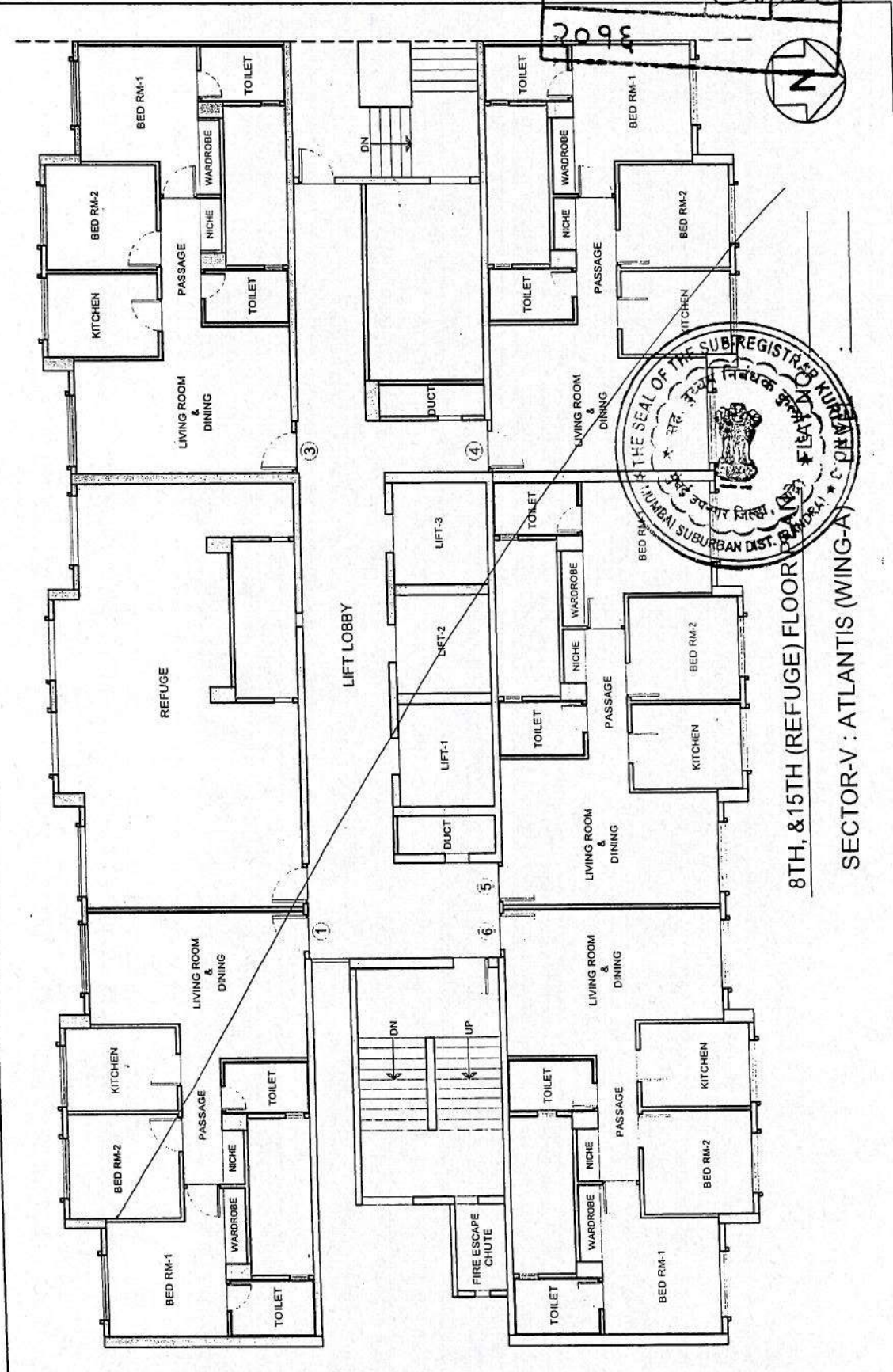
FLAT
LEVEL

TYPICAL FLOOR PLAN

SECTOR-V : ATLANTIS (WING-A)

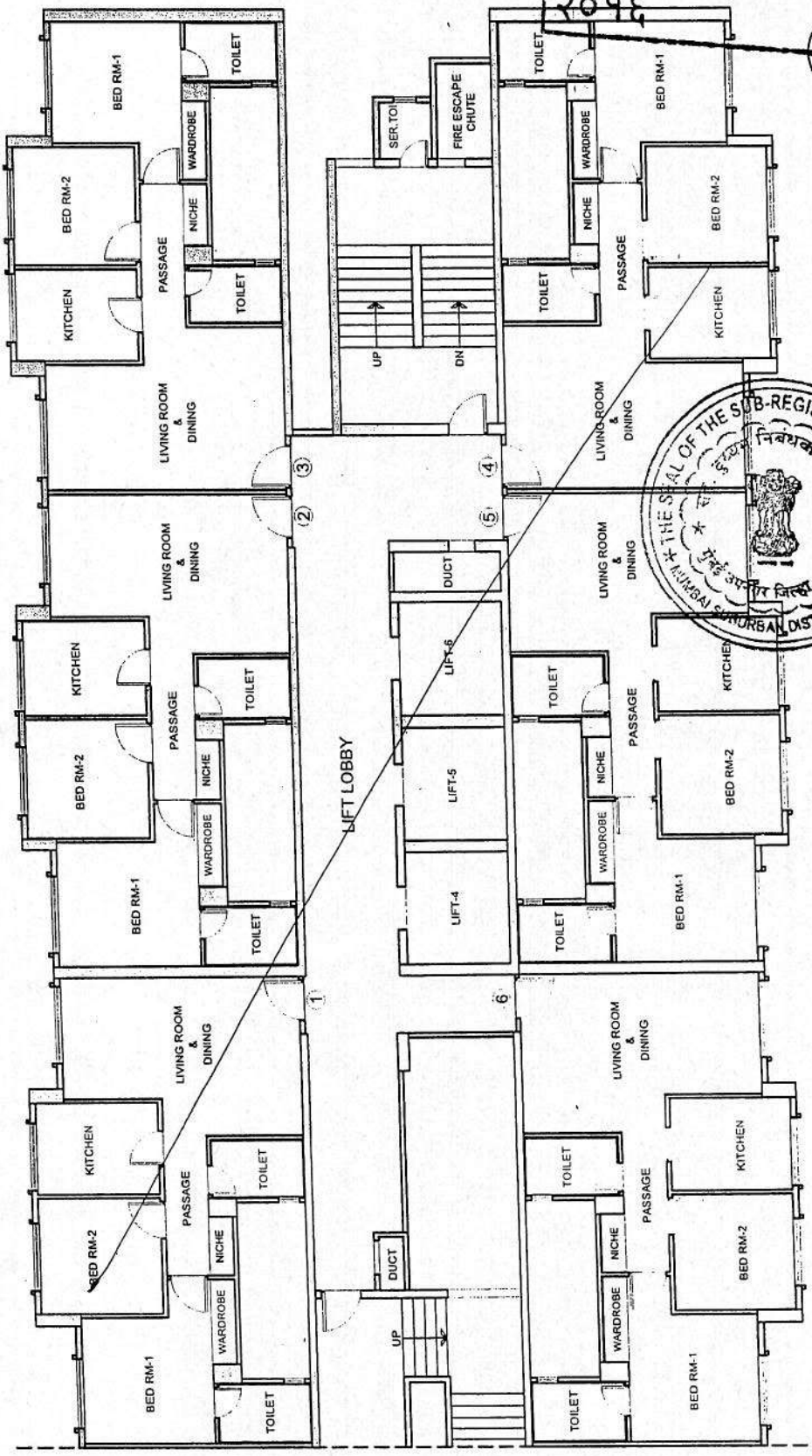


करल - 3
 C80E 250 928
 2098

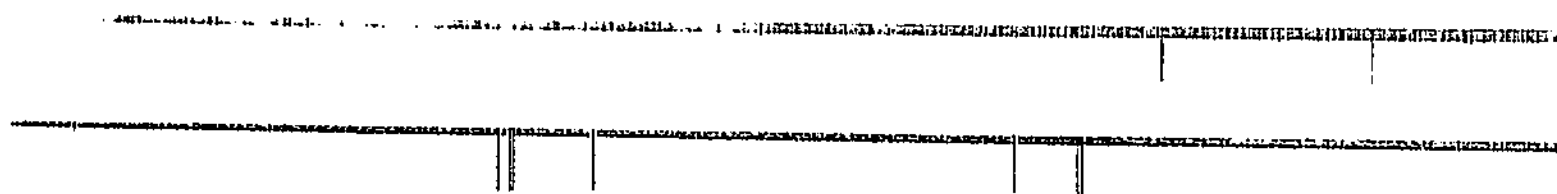


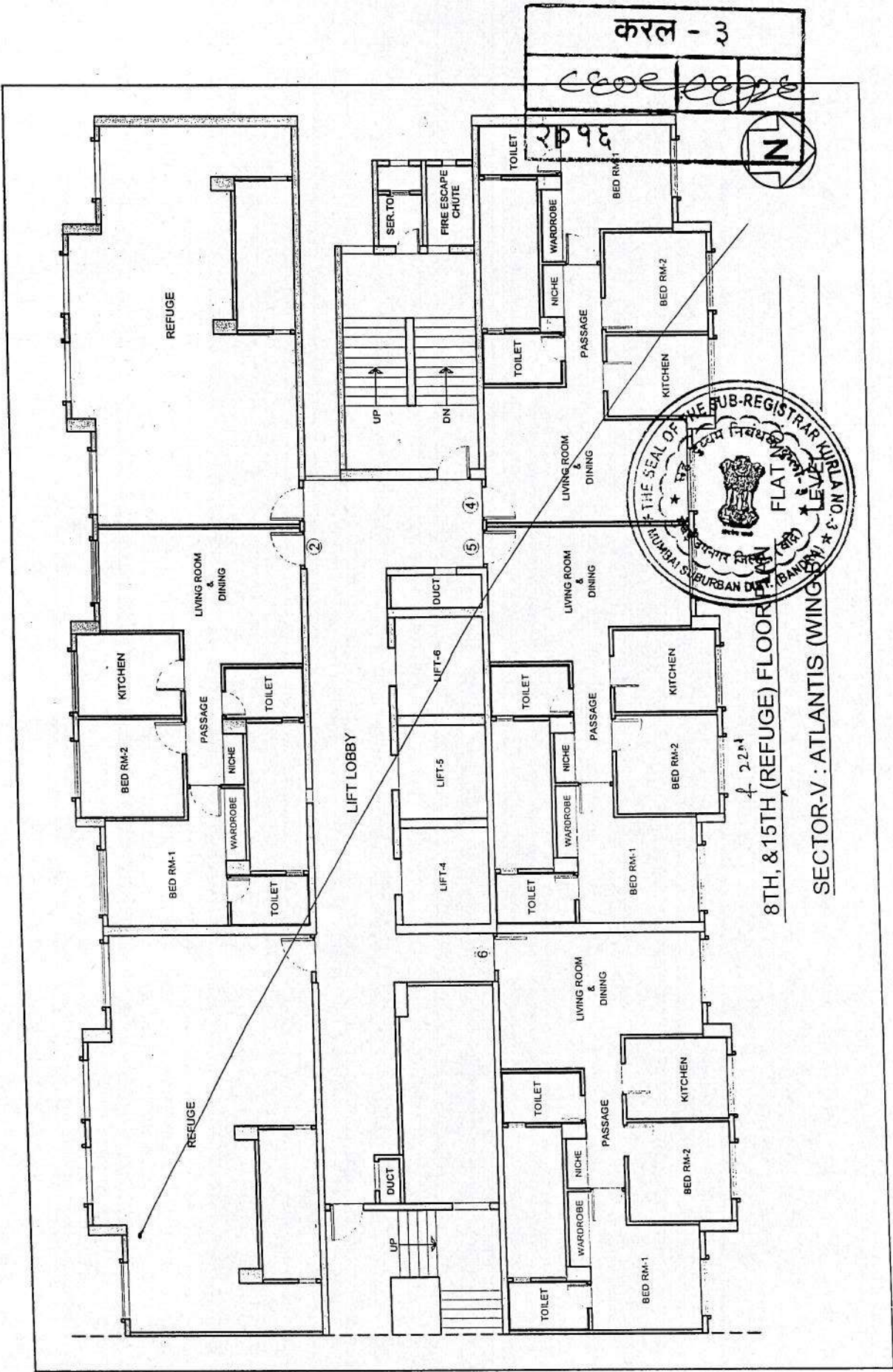
8TH, & 15TH (REFUGE) FLOOR
 SECTOR-V : ATLANTIS (WING-A)

करल - 3
2096
28/08/2028



TYPICAL FLOOR PLAN
SECTOR-V : ATLANTIS (WING-B) 8TH FLOOR





करल - ३

८६०६२८७२६

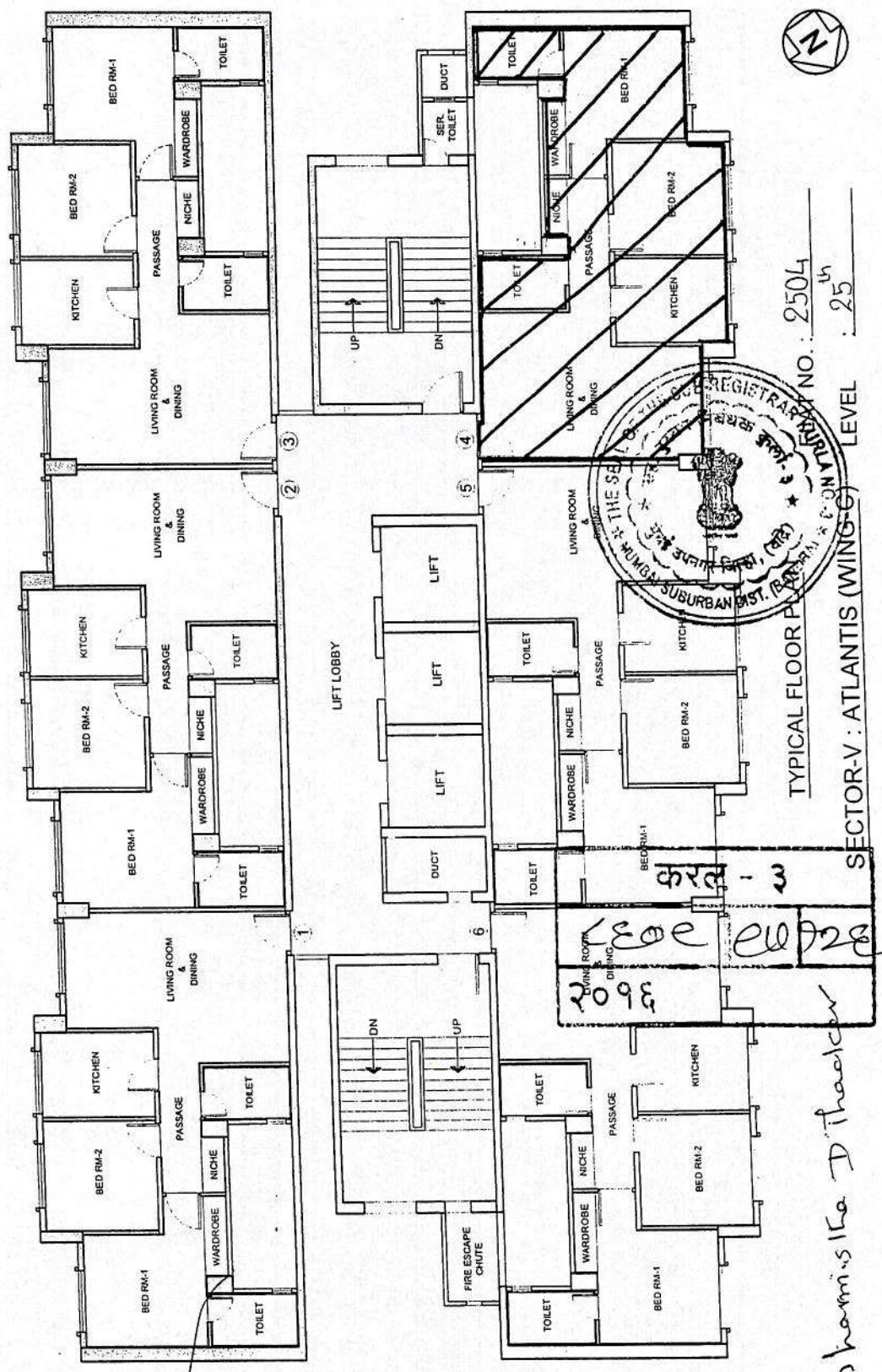
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8TH, & 15TH (REFUGE) FLOOR

SECTOR-V : ATLANTIS (WING-B)

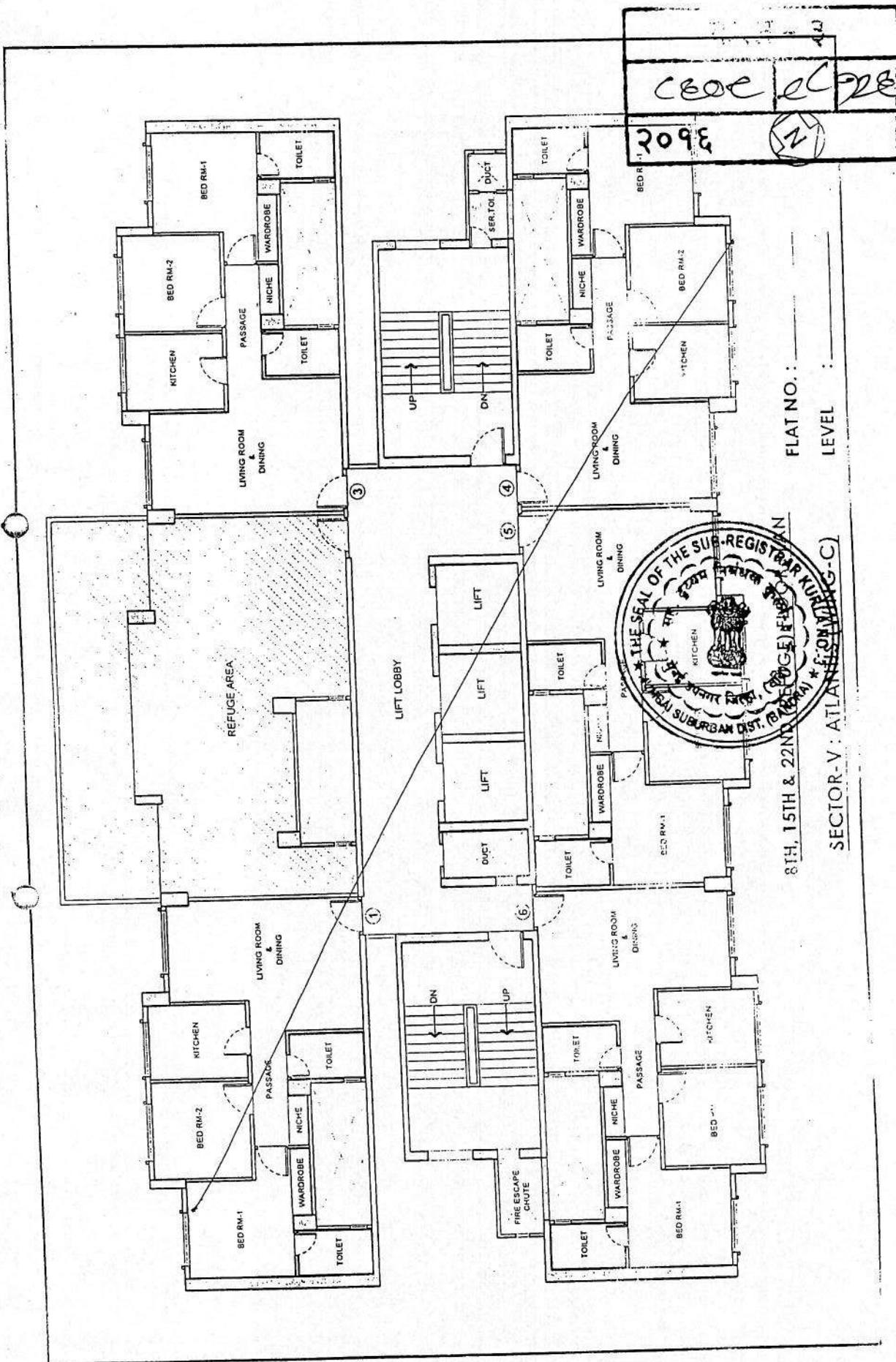
१ २२१



TYPICAL FLOOR PLAN NO. : 2504
LEVEL : 25

SECTOR-V : ATLANTIS (WING-G)

धामिस के धाक



FLAT NO. : _____
 LEVEL : _____
 SECTION-V : ATLANTIS (G-C)

8TH, 15TH & 22ND FLOOR

Figure 1

करल - ३

८६०९९९९९

२०९९ Original/Duplicate

नॉटरी क्र.: ३९९

Regn.: 39M

UNIVERSITY

पावती

Tuesday, August 25, 2015

4:42 PM

पावती क्र.: 6983 दिनांक: 25/08/2015

गावाचे नाव: पवई

दस्तऐवजाचा अनुक्रमांक: करल-6076-2015

दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: लेक व्ह्यू डेव्हलपर्स चे ऑयोरार्डिज सिग्रेटरी प्रकाश . शाह

नॉदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 440.00

पृष्ठांची संख्या: 22

एकूण:

रु. 540.00

DELIVERED

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे
5:01 PM ह्या वेळेस मिळेल.

सह दु. निबंधक कुर्ला - ३

सह. दुय्यम निबंधक
कुर्ला - ३ (वर्ग-२)

मोबदला: रु. 0/-

बाजार मूल्य: रु. 1/-

भरलेले मुद्रांक शुल्क: रु. 8000/-

- 1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-
- 2) देयकाचा प्रकार: By Cash रक्कम: रु 440/-

मूळ दस्त, स्कॅन्ड प्रिंट व फोटो

DELIVERED





CHALLAN
MTR Form Number-6

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|---|--------------------------------------|-------------------------|---------------------------|-----------------------------|---------------------|------------|-------|
| GRN | MH002682550201516E | BARCODE | Date | | 03/08/2015-16:33:51 | Form No | 40(7) |
| Department | Inspector General Of Registration | | Payer Details | | | | |
| Type of Payment | Non-Judicial Customer-Direct Payment | | TAX ID (If Any) | CEOE 909 728 | | | |
| Sale of Non Judicial Stamps SoS Mumbai only | | PAN No. (If Applicable) | AAAEI0589R | | | | |
| Office Name | KRL3_JT SUB REGISTRAR KURLA NO 3 | | Full Name | LAKE VIEW DEVELOPERS | | | |
| Location | MUMBAI | | Flat/Block No. | OLYMPIA BUILDING | | | |
| Year | 2015-2016 One Time | | Premises/Building | HIRANANDANIS GARDENS MUMBAI | | | |
| Account Head Details | | Amount In Rs. | Road/Street | Area/Locality | | | |
| 0030045501 Sale of NonJudicial Stamp | | 8000.00 | Town/City/District | PIN | | | |
| | | | Remarks (If Any) | MANISH GU | | | |
| | | | Amount In | Words | | | |
| | | 8000.00 | FOR USE IN RECEIVING BANK | | | | |
| Payment Details | | STATE BANK OF INDIA | | | | | |
| Cheque-DD Details | | Bank CIN | REF No. | 00040572015080307957 | | CK72022487 | |
| Cheque/DD No | | Date | | 03/08/2015-16:35:02 | | | |
| Name of Bank | | Bank-Branch | | STATE BANK OF INDIA | | | |
| Name of Branch | | Scroll No. , Date | | Not Verified with Scroll | | | |

Mobile No. : Not Available

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| करल-३ | | |
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|-------------|--|-------------------------|
| करल - ३ | E-Receipt | |
| ६०७६ १०२१२६ | Government of MAHARASHTRA
GRAS Department | |
| २०१६ | Name of the Depositor | LAKE VIEW DEVELOPERS |
| | Government Reference Number | MH002682550201516E |
| | SBI Reference Number | CK72022487 |
| | Challan Amount | 8000.00 : |
| | Amount(In Words) | Eight Thousand Rupees |
| | Transaction Date and Time | 03-Aug-2015 04:36:07 PM |
| | Status | Success |



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| करल-3 | | |
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| करल - ३ | | |
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| २०१६ | | |

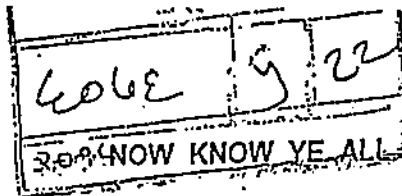
POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, We,
Lake View Developers, having Registered office at 514, Dalamal towers,
Nariman Point, Mumbai 400 021, and office at "Olympia", Central Avenue,
Hiranandani Business Park, Hiranandani Gardens, Powai, Mumbai
400076, DO HEREBY SEND GREETINGS:

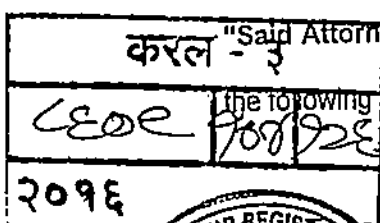
WHEREAS, we are seized and possessed of, and well and
sufficiently entitled interalia to flats/premises,, car parking in the building,
'ATLANTIS', in Sector V, Hiranandani Gardens, Powai, hereinafter
referred to as the "Said Premises".

AND WHEREAS, for the sake of convenience, we are desirous of
appointing some persons to be our true and lawful attorney
our names and to do and execute and perform the following acts,
matters and things in connection with the registration of the documents
executed by us / any of us and/or by either of our Authorised Signatories
(1) Mr. Prakash Shah and (2) Mr. Manish Gupta, relating to the Said
Premises.

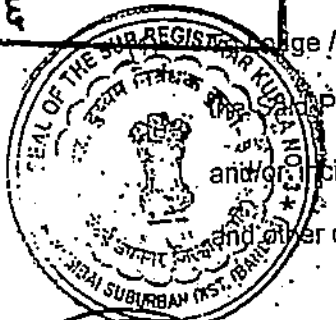




THAT We, Lake View Developers, do hereby appoint, authorize and constitute each of the following persons viz (1) Mr. Narendra Sawant, (2) Mr. Sanjay Mohanraj, (3) Mr. Dominic Sequeira, (4) Mr. Kinjal Desai, (5) Mr. Dharmendra Shah, (6) Mr. Dhawal Kothari, (7) Mr. Sameer Pradhan, (8) Mr. Mahesh Dodekar, (9) Mr. Jayesh Sawant, (10) Mr. Abhinandan Yadav, (11) Mr. Sanjay Bhatt, (12) Mr. Badrinath N. Hedge, (13) Mr. Rohan Sheth, (14) Mr. Dilip Kapadia, (15) Mr. Sandeep Sarkar and (16) Mr. Vikram Kuchroo, hereinafter referred to as the



"Said Attorneys", to be our true and lawful attorneys in our names, to do the following acts, deeds, matters and things jointly and/or individually:



Lodge / present the agreements and other documents relating to the Said Premises for adjudication and do all the things necessary and incidental for the purpose of getting the said agreements and other documents duly adjudicated.



Lodge the agreements and other documents executed by us / and of us in respect of the Said Premises for registration with the concerned authorities and make representation to the concerned authorities in that behalf.

- (3) To do all acts, things necessary for the registration of the agreements and other documents, to receive back the same after they are registered and to do all acts and things necessary in this behalf as effectively as we could do.

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(4) AND we do hereby for ourselves agree to confirm and ratify all such acts, deeds and things that may be lawfully done by the said Attorneys and/or any of them in respect of the said premises on our behalf and in our names by virtue of this Power of Attorney and the same shall be binding on us.



IN WITNESS WHEREOF, we have set and subscribed our hands hereunto this Power of Attorney on this 4th day of August 2015.

SIGNED AND DELIVERED
BY THE WITHINNAMED
LAKE VIEW DEVELOPERS

THROUGH AUTHORISED SIGNATORIES For Lake View Developers
(1) MR. PRAKASH SHAH
(2) MR. MANISH GUPTA



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| 2094 | | |

IN THE PRESENCE OF Savita Chauhan,

[Signature] For Lake View Developers
Partner / Authorised Signatory

The Specimen Signatures and Photos of the Said Attorneys are appended hereto -

(1) MR. NARENDRA SAWANT

[Signature of Mr. Narendra Sawant]



(2) MR. SANJAY MOHANRAJ

[Signature of Mr. Sanjay Mohanraj]



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| करल-३ | |
| ६०७६ | ६२२ |
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(3) MR. DOMINIC SEQUEIRA

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| करल - ३ | |
| ६००६ | १०६२२६ |
| २०९६ | |

(4) MR. IANJAL DESAI

Desai



MR. DHARMENDRA SHAH

(6) MR. DHAWAL KOTHARI



MR. SAMEER PRADHAN

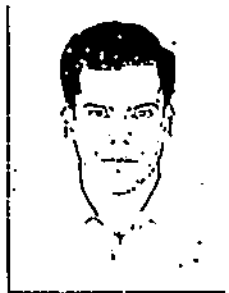
(8) MR. MAHESH DODEKAR

Dodekar

(9) MR. JAYESH SAWANT



Jai



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(10) Mr. ABHINANDAN YADAV

Abhinandan Yadav

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| करल - ३ | | |
| ६६०६ | १०४ | १२६ |
| २०१६ | | |



(11) MR. SANJAY BHATT

Sanjay Bhatt



(12) MR. BADRINATH N. HEDGE

B.N. Hedge



(13) MR. ROHAN SHETH

Rohansheth



(14) MR. DILIP KAPADIA

Dilip P. Kapadia



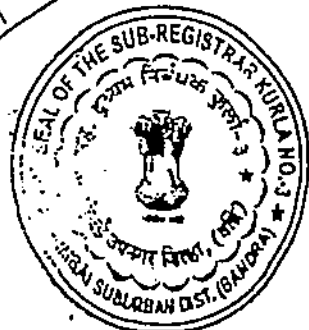
(15) MR. SANDEEP SARKAR

Sandeep Sarkar



(16) MR. VIKRAM KUCHROO

Vikram Kuchroo



100

100

100

100

100

LAKE VIEW DEVELOPERS



Hiranandani

AUTHORITY LETTER IN RESPECT OF FLATS IN ATLANTIS BUILDING

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| करल-३ | |
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| २०१५ | |

This is to confirm that we have authorised (1) Mr. Prakash Shah and 2) Mr. Manish Gupta, Officers of the FIRM, jointly and/or individually / severally to - करल - ३

- (1) Sign / execute agreements for sale, agreements for leave and license, agreements to lease / lease, renewal of license, renewals, lease, representations relating thereto (hereinafter referred to as "Agreements and Documents") for and on behalf of the Firm and in respect of flats / premises, car parkings, in the Building 'ATLANTIS', in Sector V, Hiranandani Gardens, Powai, belonging to us.

It is clarified that authority for issuing / signing allotment / lease / sale of Flats / Premises or car parking is not given hereby and the same will be exercised only by the Partners of the Firm.

- (2) Accept the payment of consideration, licence fees, lease rental, security deposit and other payments / deposits under the Agreements and Documents on behalf of the FIRM and issue receipts / acknowledgements in respect thereof on behalf of the FIRM.

- (3) Register and/or caused to be registered with the concerned authorities the said Agreements and Documents and to execute power of attorney for the purpose of registration of the said Agreements and Documents.

- (4) Pay stamp duty and registration charges and make representations to the concerned authorities.

Olympia, Central Avenue, Hiranandani Business Park, Powai, Mumbai 400 076, India
E-Mail: info@hiranandani.com website: www.hiranandani.com Tel: (91-22) 2576 3600 / 5007 7000



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| करल-३ | | |
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| करल ३ | | |
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| २०१६ | | |



- (5) Receive and accept the original registered agreements and documents from the authorities concerned.
- (6) Do all the things necessary and/or incidental for the aforesaid purposes.

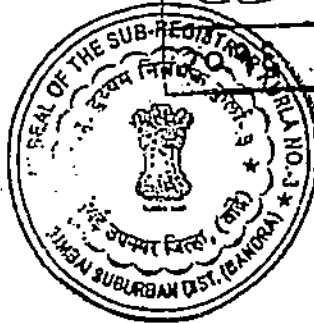
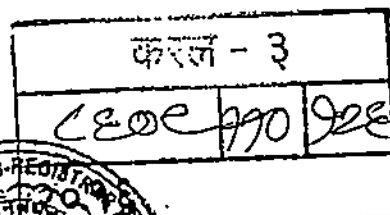
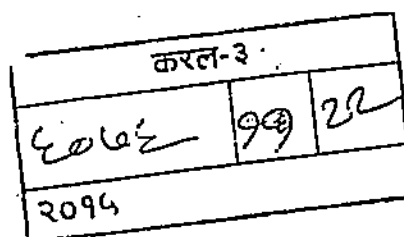
Dated this 29th day of June 2015.

For LAKE VIEW DEVELOPERS


(NIRANJANI HIRANANDANI)
PARTNER


(SURENDRA HIRANANDANI)
PARTNER


(KAMAL HIRANANDANI)
PARTNER



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| करल - ३ | | |
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| करल-३ | | |
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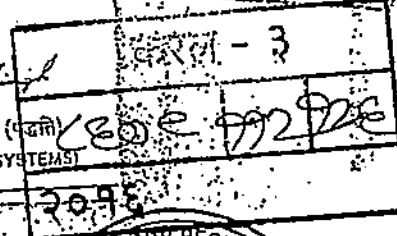
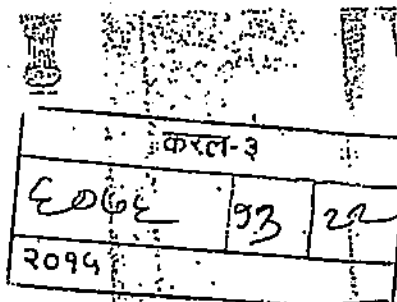


स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AAAFLO589R

नाम /NAME
LAKEVIEW DEVELOPERS

निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION
10-01-1985

आयकर निदेशक (प्रणाली)
DIRECTOR OF INCOME TAX (SYSTEMS)



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AADPS6732L



नाम /NAME
PRAKASH SOMALAL SHAH

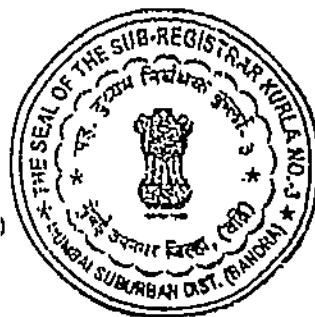
पिता का नाम /FATHER'S NAME
SOMALAL PURSHOTAMDAS SHAH

जन्म तिथि /DATE OF BIRTH
04-06-1960

हस्ताक्षर /SIGNATURE



आयकर निदेशक (प्रणाली)
DIRECTOR OF INCOME TAX (SYSTEMS)



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ACCPG6734D

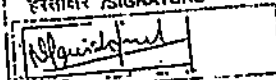


नाम /NAME
MANISH KUMAR GUPTA

पिता का नाम /FATHER'S NAME
RAMESH PRASAD GUPTA

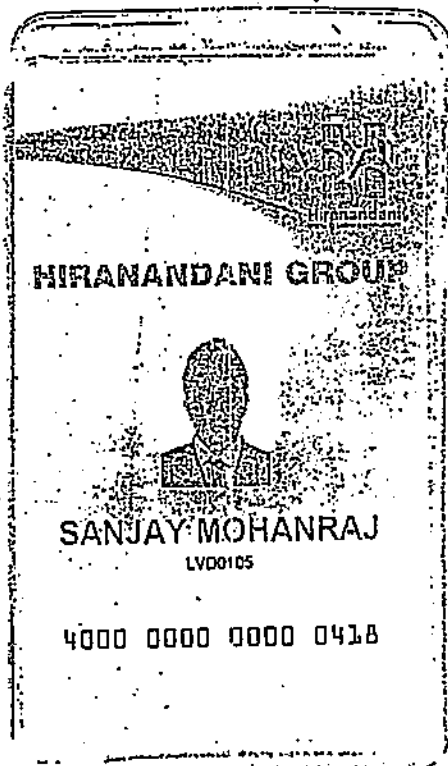
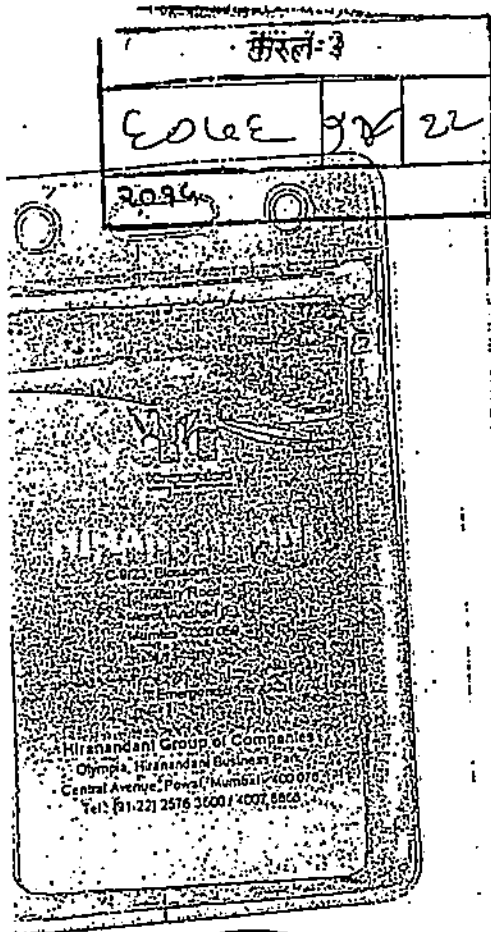
जन्म तिथि /DATE OF BIRTH
11-12-1970

हस्ताक्षर /SIGNATURE



आयकर आयुक्त (कंप्यूटर केन्द्र)
Commissioner of Income-tax (Computer Operations)





PERMANENT ACCOUNT NUMBER

AEYPD4505M

NAME

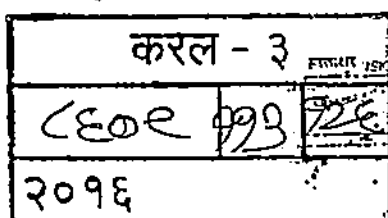
KINJAL MAHENDRAKUMAR DESAI

FATHER'S NAME

MAHENDRAKUMAR MAGANLAL DESAI

DATE OF BIRTH

04-08-1975



PERMANENT ACCOUNT NUMBER

Commissioner of

PRG-111111
Computer Operator

HIRANANDANI GROUP



Dominic Sequeira

LVD0390

4000 0000 0000 0374



GOVT. OF INDIA
TAX DEPARTMENT

GOVT. OF INDIA

MAHENDRA V SHAH

MALDAS JETHALAL SHAH

1975

51811E



आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT OF INDIA

धामल सुरेश कोठारी
SURESH MAGANLAL KOTHARI

30/05/1983

पैन नंबर / Account Number
APCPH5895L

करदाता

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आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT OF INDIA

धर्मनारायण शाह
DHARMENARAY SHAH

03/04/1975

पैन नंबर / Account Number
BMOPR1811E

करदाता

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|------|-----|
| ६००६ | १८० |
| २०१६ | |

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT OF INDIA

समीर प्रधन
SAMEER PRADHAN

4000 0000 0000 0953

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT OF INDIA

महेश अशोक दोंडेकार
MAHESH ASHOK DODEKAR

25/07/1980

पैन नंबर / Account Number
APCPH5895L

करदाता



आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT OF INDIA

पारसामानसरोयसावनी
PARSAMANASAROYSAWANI

17/05/1970

पैन नंबर / Account Number
BFGPS5510B

भारत सरकार / PERMANENT ACCOUNT NUMBER
AENPB3563M

नाम / NAME
SANJAY HARIOM BHATT

पिता का नाम / FATHER'S NAME
HARIOM DALUBHAI BHATT

जन्म तिथि / DATE OF BIRTH
23-09-1961

हस्ताक्षर / SIGNATURE

अधिकार क्षेत्र (अनुसूची क्षेत्र)
Commonwealth of India

६०६ १६२२
२०१५

अभिमान कल्याणी यादव
Abhinandan Kamalaji Yadav

जन्म वर्ष / Year of Birth: 1972

पुरुष / Male

6897 4464 5115

आधार - सामान्य माणसाचा अधिकार

भारतीय विधिकार्यालय प्राधिकरण
Bharatiya Vaidikaaryalay Pradhikaran
Authority of India

पत्ता / S/O: कल्याणी यादव, २४/२१७, Address: S/O: Kamalaji Yadav, C/217
जिजायगाव (मिलन) सोपवस्त निमित्त, JIJAYGAON (MILAN) SOPEVASTA NIMITT
भाजीभाई गळेड गाव, महालक्ष्मी रोड, BHANJI BHAIRAO GALEDE GAWA, MAHALAKSHMI ROAD
बरीत, महाराष्ट्र, मुंबई, तुळसीबाई, MAHALAKSHMI RACE COURSE,
महाराष्ट्र, ४०००३४, MAHALAKSHMI, Mumbai, Maharashtra, 400034

6897 4464 5115

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

CHAND SHETH
IPAK SHAMALDAS SHETH

6105/1982

Permanent Account Number
AWWPS0717Q

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BADRINATH NARASIMHA HEGDE
NARASIMHA RAMCHANDRA HEGDE

11/05/1962

Permanent Account Number
AAEPH8162L

S.N. Hegde

Signature

THE SEAL OF THE SUB-REGISTRAR KURLA

भारत सरकार
GOVT. OF INDIA

NARENDRA S. SHETTY

28/09/1978

Permanent Account Number
AYTRS27160

THE SEAL OF THE SUB-REGISTRAR KURLA

भारत सरकार
GOVT. OF INDIA

Sub-Registrar Kurla, (Bandra)

क्रमेश्वर कृष्ण कूचरो
KRAMESHWAR KRISHNA KUCHROO

भुशान कूचरो
BHUSHAN KUCHROO

22/11/1979

Permanent Account Number
BCUPK1041H

गणेश कृष्ण कूचरो
GANESH KRISHNA KUCHROO

भुशान कूचरो
BHUSHAN KUCHROO

22/11/1979

Permanent Account Number
BCUPK1041H



भारत सरकार
Government of India



विजय शंकर हुमणे
Vijay Shankar Humane
जन्म तारीख / DOB: 12/03/1969
पुरुष / Male



4692 0260 5300

आधार - सामान्य माणसाचा अधिकार

| | | |
|-------|--------|--|
| करल-३ | | |
| C0004 | 7/9/22 | |
| 2094 | | |

Unique Identification Authority of India

पत्ता: 11/बी-13, प्लॉट-6, एन.ए. कोलनी, गंधारी चौक, 3RD FLOOR, GENA. K. VADYA MARG, OPP. HAREJA COMPLEX, GOREGAON EAST, Mumbai, Maharashtra, 400065

Address: 11/B-13, PLOT-6, N.H.P. COLONY, GANDHARI CHS, 3RD FLOOR, GENA. K. VADYA MARG, OPP. HAREJA COMPLEX, GOREGAON EAST, Mumbai, Maharashtra, 400065

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| करल - ३ | | |
| C800E | 7/9/22 | |
| 2094 | | |

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1800 180 1817

help@uidai.gov.in

www.uidai.gov.in



भारत सरकार
GOVERNMENT OF INDIA

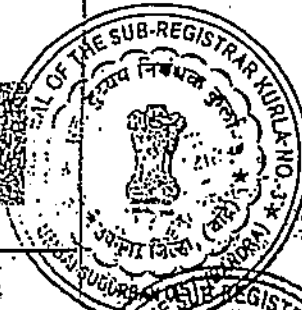


प्रकाश बाबुराव भोसले
Prakash Baburao Bhosale
जन्म वर्ष / Year of Birth: 1985
पुरुष / Male



2667 1418 7233

आधार - आम आदमी का अधिकार



माखण्ड विनिर्दिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: S/O बाबुराव भोसले, ए/१-1, राजग्रुह बिल्डिंग, बालशेठ मधुरकर मार्ग, ऑप डीपेक सिनेमा, एल्फिस्टोन रोड, देकिस रोड, मुंबई, महाराष्ट्र, 400013

Address: S/O Baburao Bhosale, A/101 RAJGRUH BUILDING, BALSHETH MADURKAR MARG, OPP DEEPAK CINEMA, ELPHISTONE ROAD, Dekisle Road, Dekisle Road, Mumbai, Maharashtra, 400013



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1800 180 1817

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947, Bhopal-466 001

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| करल-३ | | |
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| २०१५ | | |

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| करल - ३ | | |
| ६०६ | १५० | ७२६ |
| २०१६ | | |



संलग्नित

मंगळवार, 25 ऑगस्ट 2015 4:43 म.नं.

दस्त गोपवादा भाग-1

करल3

दस्त क्रमांक: 6076/2015

दस्त क्रमांक: करल3 /6076/2015

वाजार मुल्य: रु. 01/-

मोवदता: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.8,000/-

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| करल-3 | | |
| ६०७६ | ९८२२ | |
| २०१५ | | |

डु. नि. सह. डु. नि. करल3 यांचे कार्यालयात

अ. क्र. 6076 वर दि.25-08-2015

रोजी 4:41 म.नं. वा. हजर केला.

पावती:6983

पावती दिनांक: 25/08/2015

सादरकरणाचाच नाव: लेक बहू डेव्हलोपमेंट ऑथोरिटीज
सिप्रेटरी प्रकाश. शाह

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 440.00

पृष्ठांची संख्या: 22

दस्त हजर करणाऱ्याची मही:

एकुण: 540.00

सह. कुलमुख्याधिकारी
कुला - 3 (वर्ग-2)

सह. दुय्यम निबंधक
सह. निबंधक कुला - 3 (वर्ग-2)

दस्ताचा प्रकार: कुलमुख्यारपत्र

मुद्रांक शुल्क: a जेव्हा तो प्रतिलिपय देण्यात आलेला असून @ त्यामुळे कोणतीही स्थावर मातमता विकण्याचा प्राधिकार मिळत
असेल तेव्हा

शिफा क्र. 1 25/08/2015 04:40:53 PM ची वेळ: (सादरीकरण)

शिफा क्र. 2 25/08/2015 04:41:41 PM ची वेळ: (फी)

| | | |
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| करल - 3 | | |
| ६०७६ | ९८२२ | |
| २०१६ | | |



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25/08/2015 4 54:53 PM

दस्त गोपवारा भाग-2

करील-3

करील3

दस्त क्रमांक-6076/2015

करील-3

दस्त क्रमांक : करील3/6076/2015

दस्ताचा प्रकार : कुलमुखत्यारपत्र

E07E 20 22
2094

करील-3
अंगठ्याचा ठसा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

1 नाव:लेक व्ह्यू डेव्हलोपर्स चे ऑयोरार्डज सिग्रेटरी प्रकाश . शाह
पत्ता:., ओलंपिया, सेंट्रल एवेन्यू, हिरानंदानी गार्डन, पवई, मुंबई 400076, पवई ईस्ट, MAHARASHTRA, MUMBAI, Non-Government.
पॅन नंबर:AAAFLO589R

कुलमुखत्यार देणार
वय :-55
स्वाक्षरी:-



2 नाव:लेक व्ह्यू डेव्हलोपर्स चे ऑयोरार्डज सिग्रेटरी मनीष . गुप्ता
पत्ता:प्लॉट नं:., माळा नं:., इमारतीचे नाव: ओलंपिया, ब्लॉक नं: सेंट्रल एवेन्यू, रोड नं: हिरानंदानी गार्डन, पवई, मुंबई 400076, महाराष्ट्र, मुम्बई.
पॅन नंबर:AAAFLO589R

कुलमुखत्यार देणार
वय :-44
स्वाक्षरी:-



3 नाव:नरेंद्र . सारंगत
पत्ता:प्लॉट नं: 514, माळा नं: 5 वा मजला, इमारतीचे नाव: दलामल टावर, ब्लॉक नं:., रोड नं: नरीमन पॉइंट, महाराष्ट्र, मुम्बई.
पॅन नंबर:AYJP9876Q

पॉवर ऑफ अटॉर्नी
होल्डर
वय :-44
स्वाक्षरी:-



4 नाव:संजय . मोहनराव
पत्ता:प्लॉट नं: 514, माळा नं: 5 वा मजला, इमारतीचे नाव: दलामल टावर, ब्लॉक नं:., रोड नं: नरीमन पॉइंट, महाराष्ट्र, मुम्बई.
पॅन नंबर:AAAFLO589R

पॉवर ऑफ अटॉर्नी
होल्डर
वय :-39
स्वाक्षरी:-



5 नाव:डॉमनिक . सिक्केरा
पत्ता:प्लॉट नं: 514, माळा नं: 5 वा मजला, इमारतीचे नाव: दलामल टावर, ब्लॉक नं:., रोड नं: नरीमन पॉइंट, महाराष्ट्र, मुम्बई.
पॅन नंबर:AXJPS9876L

पॉवर ऑफ अटॉर्नी
होल्डर
वय :-36
स्वाक्षरी:-



6 नाव:किजल . देसाई
पत्ता:प्लॉट नं: 514, माळा नं: 5 वा मजला, इमारतीचे नाव: दलामल टावर, ब्लॉक नं:., रोड नं: नरीमन पॉइंट, महाराष्ट्र, मुम्बई.
पॅन नंबर:BAUJPS9876L

पॉवर ऑफ अटॉर्नी
होल्डर
वय :-35
स्वाक्षरी:-



7 नाव:धर्मेन्द्र . शाह
पत्ता:प्लॉट नं: 514, माळा नं: 5 वा मजला, इमारतीचे नाव: दलामल टावर, ब्लॉक नं:., रोड नं: नरीमन पॉइंट, महाराष्ट्र, मुम्बई.
पॅन नंबर:BMOP9876L

पॉवर ऑफ अटॉर्नी
होल्डर
वय :-40
स्वाक्षरी:-



8 नाव:धवल . कोठारी
पत्ता:प्लॉट नं: 514, माळा नं: 5 वा मजला, इमारतीचे नाव: दलामल टावर, ब्लॉक नं:., रोड नं: नरीमन पॉइंट, महाराष्ट्र, मुम्बई.
पॅन नंबर:APCPK5835L

पॉवर ऑफ अटॉर्नी
होल्डर
वय :-32
स्वाक्षरी:-



9 नाव:समीर . प्रधान

पत्ता:प्लॉट नं: 514, माळा नं: 5 वा मजला, इमारतीचे

नाव: दलामल टावर, ब्लॉक नं: ., रोड नं: नरीमन पॉइंट,

महाराष्ट्र, मुम्बई.

पॅन नंबर:AYEPDS12P

नाव:समीर . प्रधान

पत्ता:प्लॉट नं: 514, माळा नं: 5 वा मजला, इमारतीचे

नाव: दलामल टावर, ब्लॉक नं: ., रोड नं: नरीमन पॉइंट,

महाराष्ट्र, मुम्बई.

पॅन नंबर:ALAPD0078Q

पॉवर ऑफ अटॉर्नी

होल्डर

वय :-32

स्वाक्षरी:-

पॉवर ऑफ अटॉर्नी

होल्डर

वय :-32

स्वाक्षरी:-

पॉवर ऑफ अटॉर्नी

होल्डर

वय :-38

स्वाक्षरी:-

पॉवर ऑफ अटॉर्नी

होल्डर

वय :-41

स्वाक्षरी:-

पॉवर ऑफ अटॉर्नी

होल्डर

वय :-54

स्वाक्षरी:-

पॉवर ऑफ अटॉर्नी

होल्डर

वय :-53

स्वाक्षरी:-

पॉवर ऑफ अटॉर्नी

होल्डर

वय :-33

स्वाक्षरी:-

पॉवर ऑफ अटॉर्नी

होल्डर

वय :-58

स्वाक्षरी:-

11 नाव:जयेश . सावंत

पत्ता:प्लॉट नं: 514, माळा नं: 5 वा मजला, इमारतीचे

नाव: दलामल टावर, ब्लॉक नं: ., रोड नं: नरीमन पॉइंट,

महाराष्ट्र, मुम्बई.

पॅन नंबर:BFGPS5510B

12 नाव:अभिनेदन . यादव

पत्ता:प्लॉट नं: 514, माळा नं: 5 वा मजला, इमारतीचे

नाव: दलामल टावर, ब्लॉक नं: ., रोड नं: नरीमन पॉइंट,

महाराष्ट्र, मुम्बई.

पॅन नंबर:AAXPY2733K

13 नाव:विनाय . भट्ट

पत्ता:प्लॉट नं: 514, माळा नं: 5 वा मजला, इमारतीचे

नाव: दलामल टावर, ब्लॉक नं: ., रोड नं: नरीमन पॉइंट,

महाराष्ट्र, मुम्बई.

पॅन नंबर:AFNPB3563M

14 नाव:वट्टीनाथ . हेगडे

पत्ता:प्लॉट नं: 514, माळा नं: 5 वा मजला, इमारतीचे

नाव: दलामल टावर, ब्लॉक नं: ., रोड नं: नरीमन पॉइंट,

महाराष्ट्र, मुम्बई.

पॅन नंबर:AAEPH8162L

15 नाव:रोहन . शेठ

पत्ता:प्लॉट नं: 514, माळा नं: 5 वा मजला, इमारतीचे

नाव: दलामल टावर, ब्लॉक नं: ., रोड नं: नरीमन पॉइंट,

महाराष्ट्र, मुम्बई.

पॅन नंबर:AWWPS0717Q

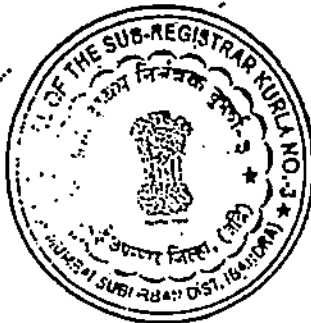
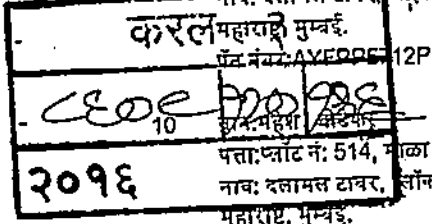
16 नाव:दिलीप . कपाडिया

पत्ता:प्लॉट नं: 514, माळा नं: 5 वा मजला, इमारतीचे

नाव: दलामल टावर, ब्लॉक नं: ., रोड नं: नरीमन पॉइंट,

महाराष्ट्र, मुम्बई.

पॅन नंबर:AAAFL0589R



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| करल-3 |
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| 2096 |

17 नाव:संदीप . सरकार
पत्ता:प्लॉट नं: 514, माळा नं: 5 वा मजला, इमारतीचे
नाव: दलामल टावर, ब्लॉक नं: ., रोड नं: नरीमन पॉइंट, वय :-35
महाराष्ट्र, मुम्बई.
पिन नंबर:BAUPS1477A

पॉवर ऑफ अटॉर्नी
होल्डर
स्वाक्षरी:-



18 नाव:विक्रम . कचर
पत्ता:प्लॉट नं: 514, माळा नं: 5 वा मजला, इमारतीचे
नाव: दलामल टावर, ब्लॉक नं: ., रोड नं: नरीमन पॉइंट, वय :-35
महाराष्ट्र, मुम्बई.
पिन नंबर:BCJPK1041H

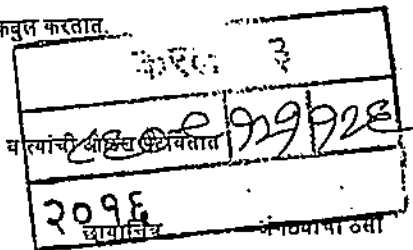
पॉवर ऑफ अटॉर्नी
होल्डर
स्वाक्षरी:-



वरील दस्तऐवज करून देणार तयाफधीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिका क्र.3 ची वेळ:25 / 08 / 2015 04 : 49 : 43 PM

ओळख:-

घातील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख (प्रतिबितात)



अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:विजय एस हुमणे
वय:46
पत्ता:श्रीलंपिया, हिरानंदानी मार्टन, पवई
पिन कोड:400076

स्वाक्षरी



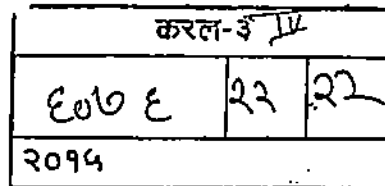
2 नाव:प्रकाश . भोसले
वय:30
पत्ता:वरिल प्रमाने
पिन कोड:400076

स्वाक्षरी



शिका क्र.4 ची वेळ:25 / 08 / 2015 04 : 51 : 21 PM

शिका क्र.5 ची वेळ:25 / 08 / 2015 04 : 53 : 38 PM नोंदणी पुस्तक 4 मध्ये



सह. दुय्यम निबंधक
कुर्ला-3 (वर्ग-2)

EPayment Details.

sr. Epayment Number

1

MH002682550785165

Defacement Number

00019498268

नॉटिफिकेशन करून घेतले कि या दस्तामध्ये
एकूण 3/23/2015 मध्ये
करल-3/ 2015

1. Verify Scanned Document for correctness through thumbprint (2 sides or a side) printout after registration.
2. Get print and mini-CD of scanned document along with original document, immediately after registration.



सह. दुय्यम निबंधक कुर्ला-3
मुंबई उपनगर जिल्हा

घोषणापत्र

मी सैजने मंडे याद्वारे घोषित करतो की, दुरुपम निबंधक कुली ३ यांचे कार्यालयात कन/न/न/म या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. यकाश मंडे व इ. यांनी दि. १४/३/२०१६ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे / निष्पक्षीत करून कबुलीपत्रावर दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मरत झालेले नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रद्दवातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वेध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिल याची मला जाणीव आहे.

180E 92292E
२०१६ दिनांक २४/१०/२०१६

Signature
कुलमुखत्यारपत्रधारकाचे नांव
व सही



AAAFL0589R



नाम /NAME

LAKEVIEW DEVELOPERS

निगमन/गमने की तिथि /DATE OF INCORPORATION/INFORMATION

10-01-1985

आयकर निदेशक (पद्धति)

DIRECTOR OF INCOME TAX (SYSTEMS)

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AADPS6732L



नाम /NAME

PRAKASH SOMALAL SHAH

पिता का नाम /FATHER'S NAME

SOMALAL PURSHOTAMDAS SHAH

जन्म तिथि /DATE OF BIRTH

04-06-1960

हस्ताक्षर /SIGNATURE

आयकर निदेशक (पद्धति)

DIRECTOR OF INCOME TAX (SYSTEMS)

| | | |
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| करल - 3 | | |
| 400 | 923 | 928 |
| 2096 | | |

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AFNRB3563M

नाम /NAME

SANJAY HARJOM BHATT

पिता का नाम /FATHER'S NAME

HARJOM BALUBHAI BHATT

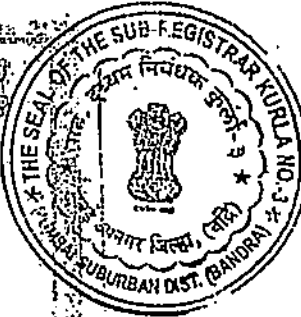
जन्म तिथि /DATE OF BIRTH

23-09-1964

हस्ताक्षर /SIGNATURE

आयकर निदेशक (पद्धति)

DIRECTOR OF INCOME TAX (SYSTEMS)



| |
|---------------|
| करल - ३ |
| CE002 720/928 |
| २०९६ |

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA

DHARMISTHA D THACKER
RAJNIKANT SHAMJI KOTHARI
12/12/1949
Permanent Account Number
AEDPT4213R
Dharmistha D. Thacker
Signature



आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA

DR BHAIREVI SURVE
DILIP VASANT THACKER
30/01/1973
Permanent Account Number
ASNPS5736N
Signature

भारत सरकार
GOVT. OF INDIA

06032007

भारत सरकार
Government of India

विजय शंकर हुमना
Vijay Shankar Humana
जन्म तारीख / DOB : 12/03/1969
पुरुष / Male

4692 0260 5300

आधार - सामान्य माणसाचा अधिकार

Unique Identification Authority of India

पत्ता 11/ग-13, प्लॉट-6, एन.ए.पी. Address: 11/8-13, PLOT-6, N.H.P.
कोलॉनी, गान्धारी चस 3RD FLOOR COLONY, GANDHARI CHS 3RD FLOOR
जंगल, फ. वडय मार्ग, राजा पारधी GENA K. VADTA MARG, GFA, PAREJA

Summary1 (GoshwaraBhag-1)

२०

शुक्रवार, 21 ऑक्टोबर 2016 3:23 म.नं.

दस्त गोपवारा भाग-1

करल3

दस्त क्रमांक: 8609/2016

दस्त क्रमांक: करल3 /8609/2016

वाजार मुल्य: रु. 2,65,19,500/- मोवदला: रु. 3,45,01,250/-

भरलेले मुद्रांक शुल्क: रु. 17,25,300/-

| | | |
|---------|-----|-----|
| करल - ३ | | |
| ८६०९ | १२५ | १२६ |
| २०१६ | | |

हु. नि. सह. हु. नि. करल3 यांचे कार्यालयात

पावती: 9529

पावती दिनांक: 21/10/2016

अ. क्र. 8609 वर दि. 21-10-2016

सादरकरणाचे नाव: धर्मिष्ठा दितीप ठाकर

रोजी 3:20 म.नं. वा. हजर केला.

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 2520.00

पृष्ठांची संख्या: 126

Dharmistha D. Thacker

दस्त हजर करणाऱ्याची सही:

एकुण: 32520.00

सह उपनिबंधक
सह उपनिबंधक कुर्ला-३ (वर्ग-२)

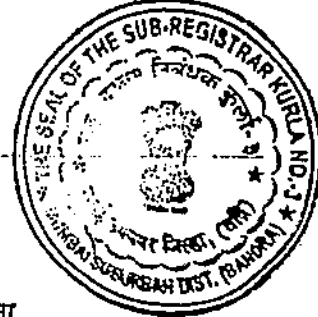
सह उपनिबंधक
सह उपनिबंधक कुर्ला-३ (वर्ग-२)

दस्ताचा प्रकार: करलनामा

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

शिक्षा क्र. 1 21 / 10 / 2016 03 : 19 : 20 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 21 / 10 / 2016 03 : 20 : 44 PM ची वेळ: (फी)



प्रतिज्ञापत्र

“सादर दस्तावेज हा नोंदणी कायदा १९०८ अंतर्गत असलेला तरदुतीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची आणि “दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी खालील तरतुदीनुसार निष्पादक व कबुलधारक हे संपूर्णपणे जबाबदार राहतील. तसेच राज्याच्या शासन / केंद्र शासन यांचा कोणताही क. शा. / नियम / परिपत्रक यांचे उल्लंघन होत नाही.”

लिहून देणारे

१) *[Signature]*
२)
३)

लिहून घेणारे

१) *Dharmistha D. Thacker*
२)
३)

Summary-2(दस्त गोपवारा भाग - २)



21/10/2016 3 26:06 PM

दस्त क्रमांक : करन3/8609/2016

दस्ताचा प्रकार :- करारनामा

दस्त गोपवारा भाग-2





करन3

दस्त क्रमांक: 8609/2016

करन - ३

८६०९ १२६ १२६





२०१६

| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | अंगठ्याचा ठसा |
|----------|--|--|---|
| 1 | नाम: धर्मिष्ठा दिनीप ठाकर
पत्ता: 66, 25, .., कच्छी लोहाना वील्डींग, सदाशिव
क्रॉम लेन, वि पी रोड, मुंबई, आंबेवाडी (०६वाई),
MAHARASHTRA, MUMBAI, Non-
Government.
पॅन नंबर: AEDPT4213R | लिहून देणार
वय :- 66
स्वाक्षरी:- |   |
| 2 | नाम: लेक व्ह्यू डेव्हलोपर्स चे ऑयोरार्डज सिगनेटरी
प्रकाश शाह तर्फे कुल मुखत्यार संजय, भट्ट
पत्ता: प्लॉट नं: ऑफिस नं 514, माळा नं: 5 वा मजला,
इमारतीचे नाव: दलामल टावर, ब्लॉक नं: नरीमन
पॉइंट, रोड नं: मुंबई, महाराष्ट्र, मुम्बई.
पॅन नंबर: AAAFL0589R | लिहून देणार
वय :- 55
स्वाक्षरी:- |   |

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे फुल करतात.
शिफा क्र.3 ची वेळ: 21 / 10 / 2016 03 : 22 : 12 PM

ओळख:-

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

| अनु क्र. | पक्षकाराचे नाव व पत्ता. | पक्षाचित्र | अंगठ्याचा ठसा |
|----------|--|------------|---|
| 1 | नाम: डॉ भैरवी . सुर्वे
वय: 43
पत्ता: ओडीसी 2 सदनिका 2101 हिरानंदानी गार्डन पवई मुं
पिन कोड: 400076 | स्वाक्षरी |   |
| 2 | नाम: विजय एस हुमणे
वय: 47
पत्ता: ओल्यांपिया वील्डींग, हीरानंदानी गार्डन, पवई, मुंबई
पिन कोड: 400076 | स्वाक्षरी |   |

शिक्षा क्र.4 ची वेळ: 21 / 10 / 2016 03 : 23 : 45 PM

शिक्षा क्र.5 ची वेळ: 21 / 10 / 2016 03 : 24 : 03 PM

प्रमाणित करण्यात येते की या दस्तऐवजमध्ये
एकूण २४ पाने आहेत.

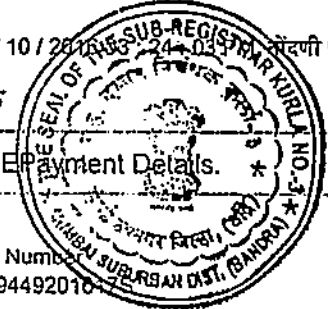
करन - ३ / ८६०९ २०१६

पुस्तक क्रमांक १ क्रमांकावर

नोंदला 29/10/2016

दिनांक:

हस्ताक्षर - ३ (वर्ग - २)



Sr. Epayment Number
1 MH0051294492016

Defacement Number
0003063263201617

सह. दुय्यम निबंधक, कुर्ला-३

मुंबई उपनगर जिल्हा.

8609 / 2016

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21/10/2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 3

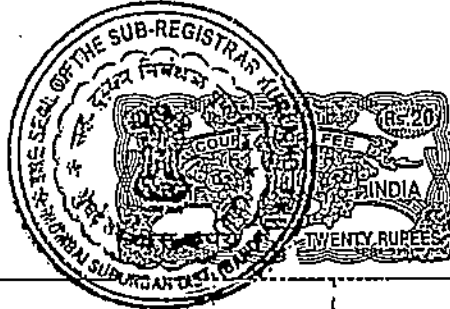
दस्त क्रमांक : 8609/2016

नोदणी :

Regn:63m

गावाचे नाव : 1) पवई

| | |
|--|---|
| (1) विलेखाचा प्रकार | करारनामा |
| (2) मोवदला | 34501250 |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 26519500 |
| (4) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास) | 1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 2504, माळा नं: 25 वा मजला, इमारतीचे नाव: अटलांटिस सी विंग, ब्लॉक नं: हीरानंदानी गार्डन, रोड नं: पवई मुंबई 400076, इतर माहिती: सदनिका 740 चौरस फूट कार्पेट व 82.52 चौरस मीटर विल्ट अप, 02 कवर / मॅकेनाईज्ड कार पार्किंग सहित, विल्डिंग नं 01 सेक्टर 05, सि टी एस नं 10, 11, 14 वी, 14 सी, 16 ए, 17, 18, 19, ऑफ व्हिलेज पवई (C.T.S. Number : 10, 16 ;)) |
| (5) क्षेत्रफळ | 1) 82.52 चौ.मीटर |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाच्या हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. | 1): नाव:- सैफ बहू देव्हलीपर्स चे ऑथोराईज सिग्नेटरी प्रकाश शाह तर्फे कुल मुखत्यार संजय. पट्टे व्रय:-55; पत्ता:- प्लॉट नं: ऑफिस नं 514, माळा नं: 5 वा मजला, इमारतीचे नाव: दलामल टावर, ब्लॉक नं: नरीमन पॉइंट, रोड नं: मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:- 400021 पॅन नं:- AAAFL0589R |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाच्या हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता | 1): नाव:- धर्मिष्ठा दिसीप ठाकर वय:-66; पत्ता:- 66, 25, .., कच्ची लोहाना बील्डींग, सदाशिव क्रॉस लेन, वि.पी रोड, मुंबई, आंबेवाडी (०५वाडी), MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:- 400004 पॅन नं:- AEDPT4213R |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 21/10/2016 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 21/10/2016 |
| (11) अनुक्रमांक, खंड व पृष्ठ | 8609/2016 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 1725300 |
| (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.



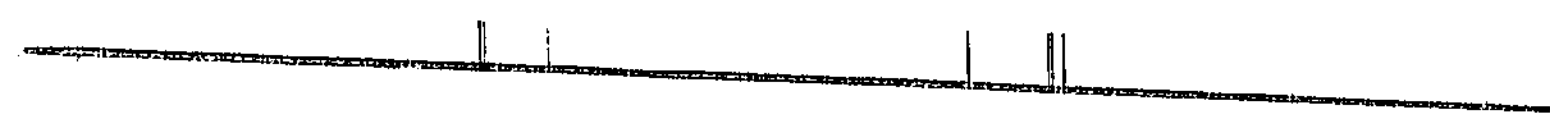
खरी प्रत

सह. दुय्यम निबंधक, कुर्ला-३
मुंबई उपनगर जिल्हा.

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Dated this _____ day of _____

BETWEEN

M/s. LAKE VIEW DEVELOPERS

.... The Promoters

AND

Mr. / Mrs. / M/s. _____

... The Purchaser/s

AGREEMENT FOR SALE

Flat No. _____ in the Building
" _____ " on the _____ Level
