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7.3.6 The Developer shall be fully entitled and at liberty to: (i) advertise and publicize and market the Project in all and any media including print media, newspapers, magazines, hoardings, websites, emails, digital and electronic media, correspondence, materials, booklets, brochures, information material, as well as upon all agreements, receipts, letterheads and other allied materials of correspondence (written, digital, electronic and/or any other type of media) in respect thereof and through brokers/estate agents, and in any other manner as the Developer may deem fit, at its cost; and (ii) to put up and maintain, at its costs, hoardings/signage, or boards, upon the Free Sale Land, or any portion thereof as the Developer deems fit and the Developer alone shall be responsible for the veracity of the contents in such advertising and marketing material;

7.3.7 Both Parties acknowledges and accept that:

- (i) The association of the brand name of either Party or its stake holder/s with the Project shall not, under any circumstances, be construed as a license or any other interest granted to ASPL or to the Developer;
- (ii) ASPL, shall not, nor shall it / they be deemed to, acquire at any time now or hereafter, any right, title or interest of any nature whatsoever in and with respect to any party's brand name, and shall not during the term of this Development Agreement or after its expiration or termination, directly or indirectly, commit an act of infringement or contest or aid in contesting the validity or ownership thereof or take any other action in derogation thereof or which shall or may create any right thereto or therein;
- (iii) At all times during the subsistence of this Development Agreement and at all times thereafter, either Party shall not:
 - a. Dilute, harm, misuse, insult or bring the brand name of the other Party to any disrepute; and
 - b. Register, or attempt to register, in any country, any brand name or trade name, which in whole or in part, incorporates, or is deceptively similar to, the brand name of the other Party.

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7.4 Project Site Maintenance

- 7.4.1 To ensure for the adequacy, stability and safety of all on-site operations and methods of construction, transportation, installation, commissioning etc;
- 7.4.2 To appoint a third party consultant for the maintenance and upkeep of the Project, if deemed necessary by the Developer; and
- 7.4.3 To maintain the Project till handing over the Project to the Association.

7.5 Miscellaneous

- 7.5.1 The Developer shall provide ASPL with a monthly information statement ("MIS") in the format annexed hereto as **Annexure J (Format of Developer MIS)** indicating the construction progress and sales of the Project. In addition to the MIS, the Developer shall provide any other such information with respect to the Project that ASPL may require, as expeditiously as possible;
- 7.5.2 The Developer shall forthwith provide to ASPL notice of any claim, Litigation, proceeding, investigation in connection with the SRA Land / Project of which the Developer becomes aware;
- 7.5.3 The Developer shall deal with any accidents / deaths of any labour on Free Sale Land at the time of construction and development of the Free Sale Land and ASPL shall not be liable for the same;
- 7.5.4 The Developer shall be responsible to deal with any complaints from any Purchasers / Allottees of the Project without any recourse to ASPL, save and except in case of the acts, omissions, defaults and breaches committed by ASPL;
- 7.5.5 The Developer shall be responsible for any defect liability in the Project in accordance with the provisions of RERA and agreements executed with Purchasers / Allottees;
- 7.5.6 The Developer shall comply with the provisions of all Applicable Laws with respect to the Project;
- 7.5.7 The Developer shall comply with all the conditions of the Approvals granted in respect of the Project;

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- 7.5.8 The Developer shall not unreasonably delay any decision required to be taken by the Developer under this Development Agreement in relation to the Project;
- 7.5.9 The Developer shall cooperate with ASPL for enabling ASPL in performing its obligations as envisaged under this Development Agreement;
- 7.5.10 The Developer shall carry out the construction and development of the Project as per the Approvals and the Applicable Laws;
- 7.5.11 The Developer shall obtain and maintain customary "Contractors All-Risk" (CAR) insurance policies that are in compliance with the Applicable Laws. The Developer shall be liable to pay the premium and charges in respect of the aforementioned insurance policies; and
- 7.5.12 The Developer shall ensure that ASPL has sufficient access and space for the purposes of constructing the Rehab Buildings and the Nehru Centre Building.

8. PROJECT FINANCE

- 8.1 In the event, the Developer avails of any finance, the Developer shall be entitled to secure such finance by creating a mortgage, charge and/or other security interest on or in respect of (i) its Development Rights under this Agreement; and (ii) the Premises forming part of the Developer Area Share, in favour of any lender, without obtaining ASPL's permission in this regards, subject to the following conditions:
- 8.1.1 ASPL shall not be liable for repayment of any such loan and / or financial assistance availed by the Developer and ASPL / its directors / shareholders / agents / employees shall not be liable to provide any guarantee or be liable in any manner whatsoever for the repayment of the moneys borrowed by the Developer;
- 8.1.2 The finance shall be used solely for the construction and development of the Project;
- 8.1.3 The Developer shall be solely responsible for repayment of moneys so borrowed by the Developer along with any interest, penalties, processing fees and/or any other costs/charges related to the same.
- 8.1.4 The Developer will not under any circumstance create any encumbrances by way of charge / mortgage on ASPL's rights under the LOI, ASPL's Entitlement, the Rehab Component and Nehru Center Building.

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- 8.1.5 At no time, the right of ASPL to receive and appropriate and / or sell the ASPL Area Share in terms hereof or its Consideration, shall be hindered or curtailed in any manner.
- 8.1.6 In this regard, the Developer shall be fully and freely entitled and at liberty to sign, execute, give / take delivery of, and have registered (if required), all deeds, documents, instruments, contracts, agreements and writings, including, without limitation, mortgage deed(s), loan agreement(s), memoranda of entry, letters, indemnities, undertakings, declarations, affidavits, hypothecation deed and other documentation, whether legal and/or in English form. ASPL undertakes to extend necessary cooperation in this regard including signing of any documents (provided there is no liability whatsoever on ASPL) that may be required for raising the Project Finance by the Developer.
- 8.1.7 The Developer shall intimate ASPL in case it avails any such Project Finance and shall be solely responsible to repay the finance so availed by them without any recourse to ASPL.

9. RERA

- 9.1 The Parties shall together be deemed to be "Promoters" under the provisions of RERA and as such shall be co-signatories to all agreements for sale to be executed with the Purchasers / Allottees. The Developer shall be registered as the "Developer Promoter" and ASPL shall be registered as the "Landowner Promoter", as may be required under RERA.
- 9.2 The responsibility of ASPL under RERA is to maintain title to the Project and apply to the SRA for the lease of the Free Sale Land in favour of the Organisation.
- 9.3 The Developer shall be responsible, at its cost, to deal with all complaints of the Purchasers / Allottees with respect to the Project including delivery of possession, delay in possession, defect liability and any other complaints pertaining to the development of the Project, save and except complaints pertaining to title of ASPL. The Developer shall be responsible to pay any interest, penalty or any other consequence on account of such complaints pertaining to the development of the Project.
- 9.4 Both Parties shall be responsible for making their respective filings under RERA.

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9.5 The Parties shall open and operate such bank accounts as may be prescribed by RERA and the Applicable Laws. The Parties agree that such bank accounts shall at all times, be opened and operated in the same bank and branch only, subject to RERA.

10. ALLOTMENTS & SALES OF THE PREMISES

10.1 The sales of all the Premises (other than the Pre-Committed Area) shall be through a single window mechanism and shall be done solely by the Developer. In the event ASPL identifies a Purchaser for the sale of the Premises forming part of ASPL Area Share, it shall refer such Purchaser to the Developer, who shall conduct such sale through the single window mechanism.

10.2 It is clarified that the Developer shall be entitled to collect the Pass Through Charges relating to all Premises forming part of the Total Free Sale FSI.

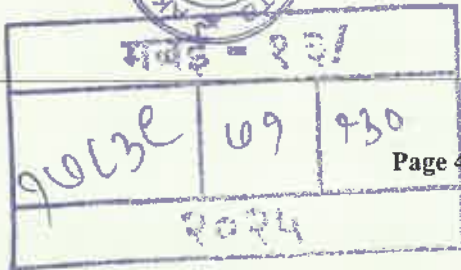
10.3 The Developer shall draft and prepare all RERA agreements to be executed or issued in respect of the allotments and sales, of all Premises. The draft as finalised between the Parties shall hereinafter be referred to as the ("Draft Formats"). It is clarified that the Developer shall not incorporate in any of the Draft Formats any provisions which are contrary to the terms of this Agreement.

10.4 All RERA agreements in respect of the sale of the Premises forming part of the Developer Area Share will be executed by the Developer as the 'Seller' and ASPL as a 'Confirming Party'. Similarly, the RERA agreements in respect of the sale of the Premises forming part of ASPL Area Share will be executed by the Developer as the 'Confirming Party' and ASPL as the 'Seller'.

11. ASSOCIATION / ORGANISATION

11.1 The Developer shall, as and when required under RERA cause the formation and registration of the Association / Organization and ASPL shall co-operate with the Developer in respect thereof. The Purchasers of ASPL Area Share and the Developer Area Share shall be inducted as members of the Association / Organization.

11.2 ASPL shall, in accordance with the applicable provisions of RERA, apply to the Competent Authorities for granting the lease of the Free Sale Land to the Association / Organisation and the lease of the Rehab Land to the Society.

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- 11.3 All costs, charges and expenses in forming and registering the Association / Organisation, and for conveyance and the transfer of the Project, to it under the transfer documents, and all other related and incidental costs, charges and expenses thereto (including the legal fees, stamp duty and registration fee and charges), shall be recovered from the Purchasers.

12. REPRESENTATIONS AND WARRANTIES

Each of the Parties hereby represents, warrants and undertakes to the other Party that:

- 12.1 It has the full power and authority to enter into, execute and deliver this Development Agreement and any other deeds, documents or agreements, and consents, contemplated hereunder or pursuant hereto;
- 12.2 The execution, delivery and performance of this Development Agreement and all ancillary documents pursuant thereto and the consummation of the transaction contemplated hereunder has been duly authorised by all necessary corporate or other action of the Party; and the same does not: (i) conflict with or result in any material breach or violation of any of the terms and conditions of, or constitute (or with notice or lapse of time or both will constitute) a default under, any instrument, contract or other agreement to which it is a party or by which it is bound; (ii) violate any order, judgment or decree against, or binding upon it or upon its respective securities, properties or businesses.
- 12.3 Each Party undertakes to notify the other Party promptly in writing if it becomes aware of any fact, matter or circumstance (whether existing on or before the date hereof or arising afterwards) which would cause any of the representations or warranties given herein, to become untrue or inaccurate or misleading, at any point of time.

13. INDEMNITY

Each Party hereby indemnifies and shall keep indemnified, defend and hold harmless the other Party and its directors, officers, employees and agents against any and all losses, expenses, claims, costs and damages suffered, arising out of, or which may arise in connection with (i) any misrepresentation or any breach of any representation or warranty contained in this Development Agreement; (ii) any breach of or non-compliance with any covenant or any other term of this Development Agreement and (iii) any demands, claims, suits, Litigations and

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proceedings of any nature filed by any third party including Purchasers/Allottees due to any default committed by it.

14. EVENT OF DEFAULT AND CONSEQUENCES

- 14.1 In the event either Party commits any default under this Agreement and fails to rectify the same within 90 (ninety) days ("Cure Period") of the non-defaulting party notifying such default, then the non-defaulting party shall have all rights and remedies available including specific performance, etc. under Applicable Law.
- 14.2 In the event, ASPL fails to cure the any default on the part of ASPL, within the aforesaid Cure Period, then the Developer shall also have the right but not an obligation to step-in and cure such default. In which case, Developer shall be entitled to recover such costs from ASPL (in any manner at the discretion of the Developer), without having obligation of providing any explanation or account to that effect to ASPL.

15. ORIGINAL DOCUMENTS

- 15.1 ASPL undertakes to hand over to the Developer, copies of all Approvals that have been obtained in respect of the SRA Land simultaneously with the execution of this Development Agreement.
- 15.2 The Parties shall hand over original plans and Approvals to the Association/Organisation upon formation thereof.
- 15.3 In the event the Developer requires any original title documents for the purposes of complying with its obligations contained herein including Project Finance, then such documents will be released in favour of the Developer and upon the purpose being served, such of the original title documents shall be returned to the custody of the ASPL.

16. MISCELLANEOUS

- 16.1 Notice

Unless otherwise stated, all notices, approvals, instructions and other communications for the purposes of this Development Agreement shall be given in writing and may be given by personal delivery or e-mail or by sending the same by courier addressed to the Party concerned at the address stated below or to any other address subsequently notified to the other Party for the purposes of this Article and

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shall be deemed to be effective in the case of personal delivery or email or delivery by courier at the time of delivery.:

(a) **If to ASPL:**

Address: 401 Raheja Chambers, Nariman Point, Mumbai 400 021

Telephone No:

Attn: Mr. Abhishek Jain

E-mail: aspl@group-satellite.com

(b) **If to the Developer:**

Address: Godrej One, 5th Floor, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai 400 079

Attn: Region Head, MMR I

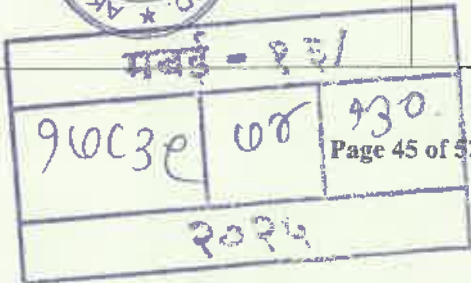
E-mail: notice@godrejproperties.com

16.2 Confidentiality

This Development Agreement, its existence and all information exchanged between the Parties under this Development Agreement or during the negotiations preceding this Development Agreement is confidential to them and shall not be disclosed to any third party. The Parties shall hold in strictest confidence, shall not use or disclose to any third party, and shall take all necessary precautions to secure any confidential information of the other Party. Disclosure of such information shall be restricted, on a need to know basis, solely to employees, agents, advisors, consultants and authorized representatives of a Party or its Affiliate, who have been advised of their obligation with respect to the confidential information. None of the Parties shall issue any press release or organize a press meet or make any public announcement or any disclosure in relation to this Development Agreement or the relationship between the Parties without taking prior written consent of the other Party and all such press releases / public announcements shall be jointly issued by the Parties. The obligations of confidentiality do not extend to information which:

16.2.1 is disclosed with the prior written consent of the Party who supplied the information;

16.2.2 is, at the date this Development Agreement is entered into, lawfully in the possession of the recipient of the information through sources other than the Party who supplied the information except where the Party knows that the source has this information as a result of a breach of a confidentiality obligation;

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- 16.2.3 is required to be disclosed by a Party or its Affiliate pursuant to Applicable Laws or the rules of any relevant stock exchange or is appropriate in connection with any necessary or desirable intimation to the Government or any regulatory authority by such Party or its Affiliate;
- 16.2.4 any third party can ascertain independently on account of this Development Agreement or the power of attorney being registered with the sub registrar of assurances or being filed with any Competent Authority;
- 16.2.5 is required to be disclosed pursuant to judicial or regulatory process or in connection with any judicial process regarding any legal action, suit or proceeding arising out of or relating to this Development Agreement, after giving prior notice to the other Party; or
- 16.2.6 is generally and publicly available, other than as a result of breach of confidentiality by the person receiving the information.

16.3 Tax Liabilities

- (a) Each Party shall be responsible to pay their respective direct and indirect tax liabilities, as may be applicable under this Development Agreement. However, GST and/or other taxes, if any, on transfer /handover of ASPL area share from Developer to ASPL shall be solely borne and paid by the ASPL or PCA Holders. The same shall be paid by the ASPL and Holders of PCA to the Developer within 7 (seven) days from the Occupation Certificate or earlier for such premises in which ASPL or Holders of PCA shall have created third party rights. If GST shall not have been paid by ASPL or Holders of PCA on due date then Developer shall be entitled to charge interest at 18% p.a. from the expiry of 7 (seven) days from the due date of payment of GST till the actual date of payment.
- (b) Each Party shall be liable to pay and deduct the tax at source (TDS), as may be applicable under the Income Tax Act, 1961.

16.4 Not a partnership

It is clearly agreed and understood by and between the Parties that the Development Agreement herein between the Parties, in respect of the Project, is and shall always be on a principal-to-principal basis and that this Development Agreement does not amount to a partnership or joint venture or association of persons, whereby each

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Party will carry out its obligations independently. It is expressly agreed that neither Party shall act as deemed agent of the other.

16.5 Variation

It is expressly acknowledged, declared, confirmed, agreed and understood by and between the Parties hereto, that this Development Agreement supersedes all documents / writings executed or exchanged between them and/or their respective partners, employees, agents and consultants, heretofore, if any, and that this Development Agreement represents the entire agreement and understanding between them regarding the subject matter hereof. Any additions, deletions, amendments, alterations and/or modifications to any of the terms, conditions, covenants, stipulations and provisions hereof, shall be valid, effective and binding on the Parties hereto, only if the same are recorded in writing and are duly signed and executed by the Parties.

16.6 Assignment and Transfer

Neither Party shall be entitled to assign its rights under this Development Agreement without the written confirmation from the other Party.

16.7 Waiver

No delay in exercising or omission to exercise any right, power or remedy accruing to a Party upon any default under this Development Agreement shall impair any such right, power or remedy or shall be construed to be a waiver thereof or any acquiescence in such default, nor shall the action or inaction of such Party in respect of any default or any acquiescence by it in any default, affect or impair any right, power or remedy of such Party in respect of any other default. No waiver by any Party shall be valid unless made in writing and executed by the Party making such waiver.

16.8 Further Acts

Each Party will without further consideration sign, execute and deliver any document and shall perform any other act which may be necessary or desirable to give full effect to this Development Agreement and each of the transactions contemplated under this Development Agreement. Without limiting the generality of the foregoing, if the Approvals of any Government Authority are required for any of the arrangements under this Development Agreement to be effected, each Party will use all reasonable endeavor to obtain such Approvals.

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16.9 Authorization

The persons signing this Development Agreement on behalf of the respective Parties represent and covenant that they have the authority to sign and execute this document on behalf of the Parties for whom they are signing.

16.10 Costs and Stamp Duty

For the purposes of Section 4 of the Maharashtra Stamp Act, 1958, the Parties identify this Development Agreement as the principal instrument and the Developer has paid the full stamp duty on the same.

The original registered Agreement executed by the ASPL in favour of the Developer as referred to herein, shall always be retained by, and be the property of, the Developer alone. Further, any supplementary documents executed by the Developer and ASPL for earmarking / identification of Premises under ASPL Area SHare, etc., shall be stamped on Rs.100/- stamp paper.

The stamp duty, registration charges and all incidental expenses in respect of this Development Agreement, and any other agreement / document to be executed by the Parties in respect of the grant of development rights as contemplated herein, shall be borne and paid by the Developer.

16.11 Dispute Resolution, Arbitration and Jurisdiction

16.12.1 This Development Agreement is subject to the jurisdiction of the Courts of competent jurisdiction and no other Courts shall have jurisdiction over any dispute or difference arising hereunder.

16.12.2 This Development Agreement shall be governed by, and construed in accordance with laws of India.

16.12.3 Any dispute arising out of or touching upon or in relation to the terms of this Development Agreement including the interpretation and validity of the terms and conditions thereof and the respective rights and obligations of the Parties shall be settled amicably by mutual discussion.

16.12.4 In the event of the Parties failing to amicably resolve the dispute, the same shall be referred to arbitration. The Arbitration proceedings shall be conducted by a panel consisting of three arbitrators. One arbitrator shall be appointed by ASPL and one

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arbitrator shall be appointed by the Developer. The two appointed arbitrators shall jointly appoint a third arbitrator, who shall be the Presiding Arbitrator of the arbitral panel. Such arbitration shall be held in Mumbai, the language of the arbitration proceedings shall be English and be governed by the provisions of the Arbitration and Conciliation Act, 1996 or any re-enactment or modification thereto.

16.12.5 The Parties shall be responsible to bear their respective costs and expenses in relation to any such arbitration proceeding and any cost with respect to setting up of such arbitral tribunal. The Parties shall bear and pay the Arbitration Fees in equal shares.

16.12.6 While any dispute is pending, the disputing Parties shall continue to perform such of their obligations under this Development Agreement which do not relate to the subject matter of the dispute, without prejudice to the final determination of the dispute.

16.12.7 Any decision of the arbitral tribunal shall be final and binding on the Parties.

16.12 Severability

If for any reason whatsoever, any provision of this Agreement is or becomes, or is declared by a court of competent jurisdiction to be invalid, illegal or unenforceable, it shall not affect the validity or enforceability of any of the other provisions of this Agreement and the Parties shall negotiate in good faith to agree on such provision to be substituted, which provisions shall, as nearly as practicable, leave the Parties in the same or nearly similar position to that which prevailed prior to such invalidity, illegality or unenforceability.

16.13 Counterpart

This Agreement may be signed in any number of counterparts, each of which is an original and all of which, taken together, shall constitute one and the same instrument.

THE FIRST SCHEDULE REFERRED TO HEREINABOVE:

(Description of the SRA Land)

All that pieces or parcels of land or ground bearing Survey No 47 (part) and 16/47 (part) of Lower Parel Division admeasuring in aggregate about 20,500 square meters together with

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the structures standing thereon within 'G' South Municipal Limits and situate lying and being at Mariamma Nagar, Near Nehru Planetarium, Worli, Mumbai – 400018 and bounded as follows:-

- On or towards North : by Municipal Drain;
On or towards South : by boundary of Mahalaxmi Race Course ;
On or towards East : by Nehru Science Centre; and
On or towards West : by Nehru Planetarium/Municipal Drain.

THE SECOND SCHEDULE REFERRED TO HEREINABOVE:
(Description of the Free Sale Land)

All that pieces or parcels of land or ground bearing Survey No 47 (part) and 16/47 (part) of Lower Parel Division admeasuring in aggregate about 10,735.90 square meters together with the structures standing thereon within 'G' South Municipal Limits and situate lying and being at Mariamma Nagar, Near Nehru Planetarium, Worli, Mumbai – 400018 and bounded as follows:-

- On or towards North : D.P. Road / Bridge, Nehru Centre Land;
On or towards South : by boundary of Mahalaxmi Race Course ;
On or towards East : by Nehru Science Centre and the Rehab Land; and
On or towards West : by Nehru Planetarium/Municipal Drain.

THE THIRD SCHEDULE REFERRED TO HEREINABOVE:
(Description of the Rehab Land)

All that pieces or parcels of land or ground bearing Survey No 47 (part) and 16/47 (part) of Lower Parel Division admeasuring in aggregate about 5,683.89 square meters together with the structures standing thereon within 'G' South Municipal Limits and situate lying and being at Mariamma Nagar, Near Nehru Planetarium, Worli, Mumbai – 400018 and bounded as follows:-

- On or towards North : by D.P. Road / Bridge;
On or towards South : by the Free Sale Land ;
On or towards East : by Nehru Science Centre; and
On or towards West : by the Free Sale Land and the Nehru Centre Land.

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SIGNED AND DELIVERED

By the within named "ASPL"

AKSHAY STHAPATYA PRIVATE LIMITED

Through the hands of

Mr. Nirmal Kumar Nirmal Kumar Singta

authorised by the board resolution dated

22nd July, 2025

in the presence of

Samir Rosh

Samir Rosh

Umesh Merchant
Umesh Merchant

SIGNED AND DELIVERED

By the within named "Developer"

EMBELLISH HOUSES LLP

Through the hands of

Mr. Sanjay Bhat

authorised by the resolution dated

11th August, 2025

in the presence of

Vishal Agrawal

Tarpit Patni

(TARPIT PATNI)

For Akshay Sthapatya Pvt. Ltd.

[Signature]
Director



For EMBELLISH HOUSES LLP

[Signature]
Authorised Signatory



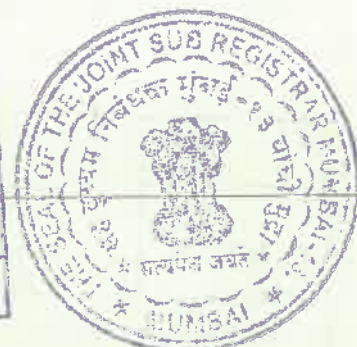
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RECEIPT

Received from the within named Developer, a sum of (i) Rs.10,00,00,000/- (Rupees Ten Crore only) vide cheque dated _____ bearing no. _____ drawn on _____

Branch, being First Tranche Consideration in favour of ASPL; (ii) Rs.90,00,00,000/- (Rupees Ninety Crore only) vide cheque dated _____ bearing no. _____ drawn on _____

Branch, being part payment of the Balance Tranche Consideration in favour of ASPL, and (iii) Rs.254,00,00,000/- (Rupees Two Hundred Fifty Four Crore only) vide cheque dated _____ bearing no. _____ drawn on _____

Branch, being Second Tranche Consideration in favour of ASPL, post deduction of towards

We say Received
Akshay Sthapatya Private Limited
(through it's authorised signatory)
For Akshay Sthapatya Pvt. Ltd.

Mr. [Signature] Director

applicable taxes vide:

(a) cheque bearing number 000017 dated 23rd September, 2025 for an amount of Rs 107,21,25,000/-

(Rupees One Hundred Seven Crore, Twenty one Lakh Twenty Five Thousand only);

(b) cheque bearing number 000019 dated 23rd September, 2025 for an amount of Rs 100,00,00,000/- (Rs One Hundred Crore only); and

(c) cheque bearing number 000018 dated 23rd September, 2025 for an amount of Rs 126,21,54,200/- (Rs One Hundred Twenty Six Twenty one Lakh Four thousand two hundred only)

drawn on HDFC Bank Ltd, Ground Floor, Jehangir Building, MG Road, Fort, -400001.

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Annexure - A

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Annexure A
(SRA Land Plan)

The SRA Land
(admeasuring approximately 20,500 sqmts)



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Subject to final statutory Approvals and on site services (municipal drains, sewer lines, chambers, etc.)

BRIHANMUMBAI MUNICIPAL CORPORATION

Office of the Chief Engineer (Bridges), Engineering Hub Bldg. Gr Floor, Dr. E. Moses Road, Worli, Mumbai-400018

No. Ch.E./ 1867 /Bridges/ dt. 21 MAY 2025

To,
M/s. Akshay Sthapatya Pvt. Ltd.
401, Raheja Chambers,
213, Nariman Point,
Mumbai - 400 021.

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- Name of work:-** Construction of Bridge over Nalla abutting Nehru Science Center from Dr. E. Moses Road to Dr. Annie Besant Road and Pedestrian Underpass (PUP) connecting Nehru Planetarium and Nehru Centre in G/South Ward.
- Subject :-** Your letter to Hon'ble Municipal Commissioner for permission for covering of LGP Nalla abutting SRA Scheme known as 'Mariamma Nagar' situated at CS Nos. 47(pt) and 16/47(pt) of Lower Parel division Dr. AB Road, Worli, Mumbai 400018.
- Refrence :-**
- 1) Ch.Eng./7858/Bridges dt. 18.10.2022
 - 2) Ch.Eng./16592/Bridges dt. 09.01.2025
 - 3) Your letter dated 22.05.2025 addressed to Hon'ble Municipal Commissioner Sir,

Sir,

The work of construction of Bridge over Nalla abutting Nehru Science Center and Pedestrian Underpass (PUP) connecting Nehru Planetarium and Nehru Centre in G/South Ward is in progress through this office agency M/s. RPS-Sunrise-Pinakee (JV). This work is taken up as it is important to establish link between Dr.E.Moses Road and Dr. Annie Besant Road so as to reduce the traffic load at Worli Naka junction. in ref no. 3

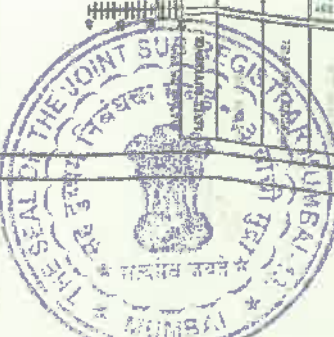
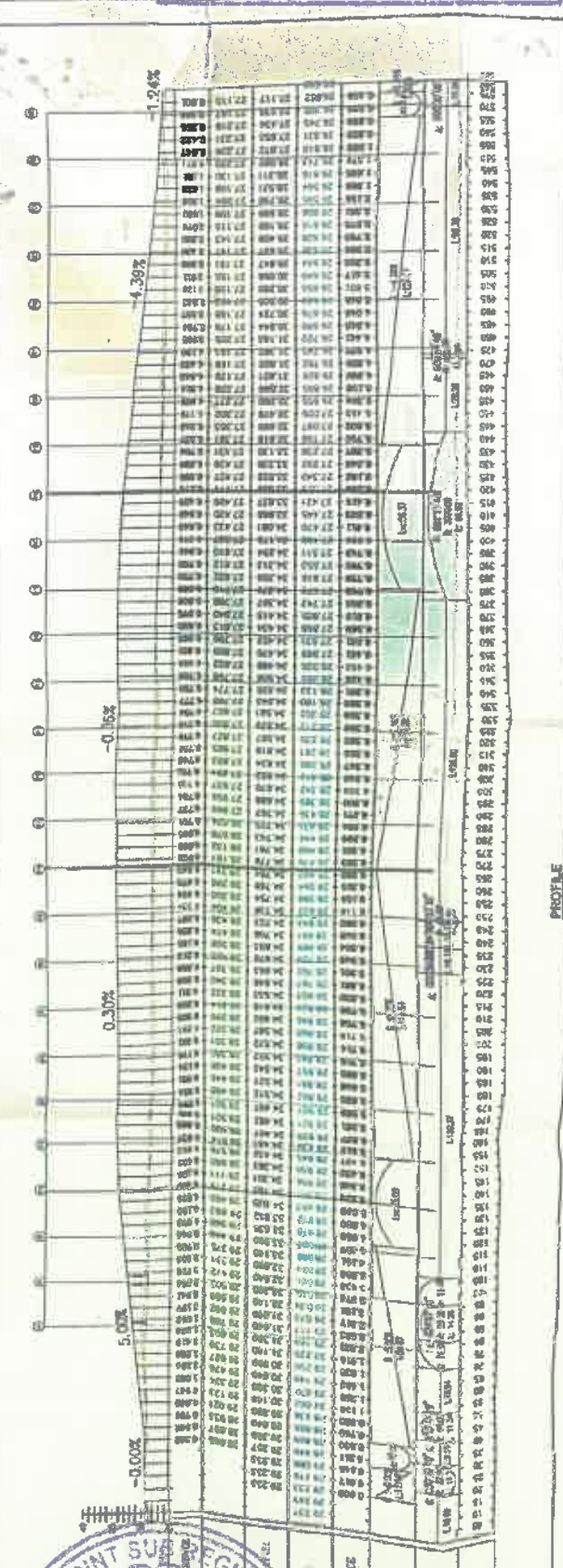
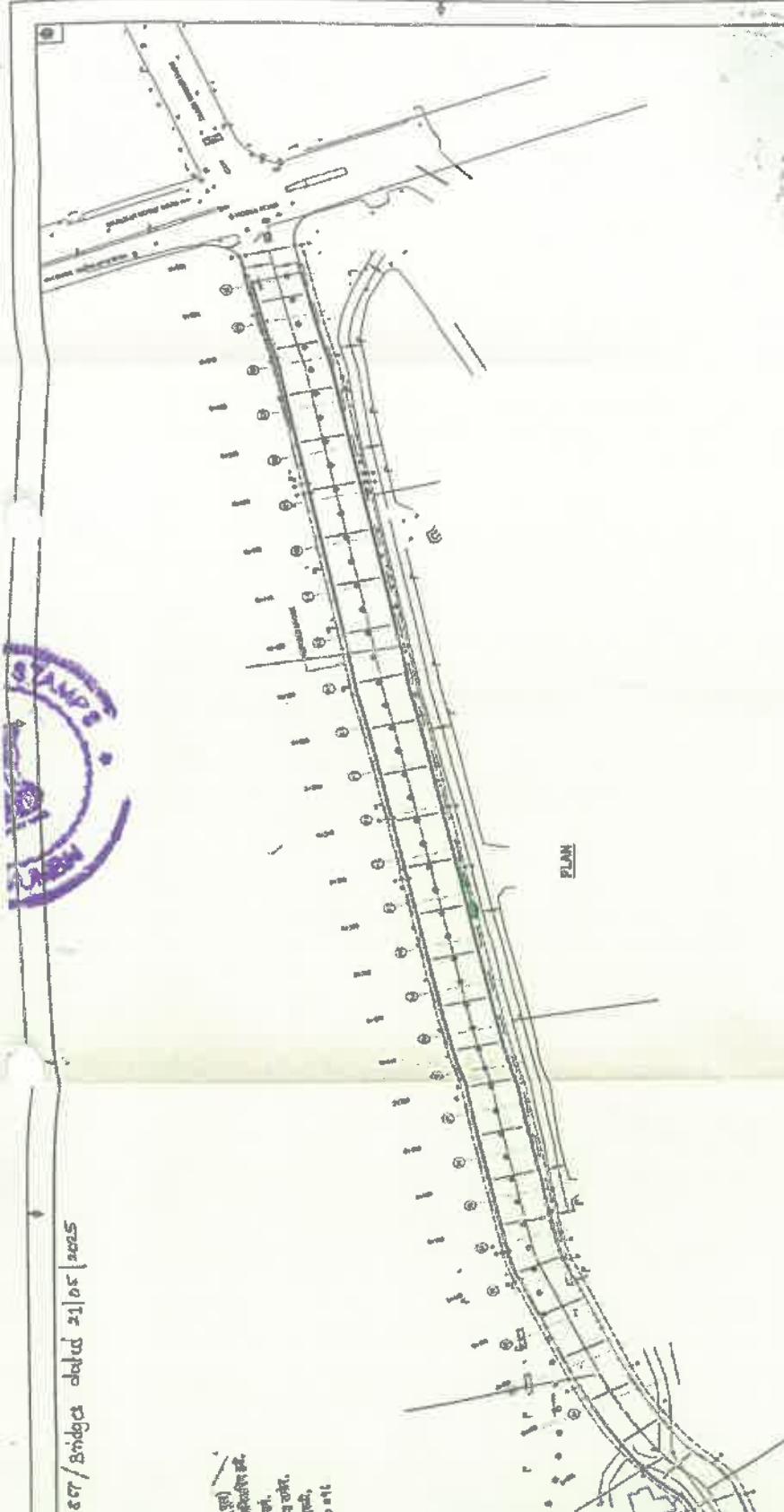
In point no. 10, it is mentioned that the Land is landlocked due to Subject Bridge under construction. It to mention here that, the portion admeasuring 30 m in length from the inner edge of culvert over nalla is at grade. The same is shown in sketch attached at page no.3.

Further, the construction work is balance in the area of transit camp and toilet blocks. The area required for bridge construction shall be handed over to bridge department at the earliest, as the delay caused in the handing over will result delay in construction of bridge work.

[Signature]
20/5/2025
Dy. Ch. Engineer (Bridges) City

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C.B.E./1887/Bridges dated 21/05/2025

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2 & 3 BHK STARTING AT ₹X.00 CR.+

GROUP SATELLITE®

DYNAMIX

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PROPERTIES



The project is registered as Godrej XYZ under Maharashtra No. Pxxxxxxx available at <http://mahacra.maharashtra.gov.in>. The sale is subject to terms of Application Form and agreement for sale. All specifications of the unit shall be as per the final agreement between the buyer and the seller. It is advised to purchase the unit after the necessary and relevant information of the project/offer prior to making any purchase decision. The official website of Godrej Properties Ltd. is www.godrejproperties.com. Please do not rely on the information provided on any other website.

Annexure E
(Site Vacation Plan)

The SRA's Land
(admeasuring approximately 20,500 sqmts)



Free Sale Land
(admeasuring approximately 10,735.90 sqmts)

Location for temporary shifting of structures numbered 130, 131, 132 as per the Annexure II until the time that their permanent alternate accommodation is finally handed over

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NALLA

NALLA

ACCESS ROAD

Plan showing the approximate locations of various structures on the SRA Land, and their proposed temporary / permanent locations, as the case may be.

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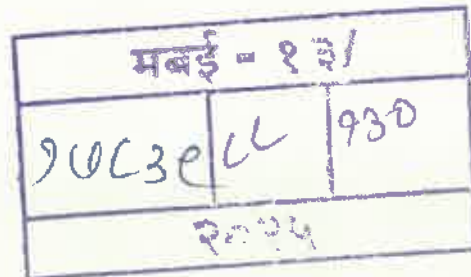
Annexure F
(Good for Launch Approvals)

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The list of approvals for the launch of the first Phase of the Project will include all approvals as may be required under law but not limited to the following:

Sr No	Approval
1	LOI / Revised LOI from SRA
2	Intimation of Approval (IOA) (for basic FSI for sale)
3	Commencement Certificate (CC)
4	No Objection Certificate (NOC) from the Chief Fire Officer (CFO) of MCG

The above Good for Launch Approvals are the subject to payment of premiums and charges, which shall be made by the respective Party, as and when necessary, in accordance with the provisions of this Joint Development Agreement.



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Annexures G and H
(Balance Tranche Consideration, Milestones for Rehab Building and Nehru Centre Building)

Tranche of Consideration		Amount	Less: TDS at 1%	Balance Payable	Milestones	Milestones for Nehru Centre Construction
First Tranche Consideration		10.00	0.10	9.90	Paid already	
Second Tranche Consideration		110.00	1.10	108.90	In accordance with the provisions inter alia of Clause 4.1 of the Joint Development Agreement	Piling, Excavation Foundation to Plinth G, 1, 2, 3, 4
Third Tranche Consideration		140.00	1.40	138.60		S, 6, 7, 8, Finishing 9, 10, Finishing
Fourth Tranche Consideration		350.00	3.50	346.50		Finishing Finishing
Balance Tranche Consideration		557.00	5.57	551.43	Payable in accordance with the schedule hereinafter	Finishing

All Figures in Rs. Crs

Time schedule for payment of the Balance Tranche Consideration

Sr No	Tentative Date	Amount		Net Payable		Milestones for Rehab Construction	Milestones for Nehru Centre Construction
		On execution of the DA	Less: TDS at 1%	Less: TDS at 1%	Net Payable		
1	On execution of the DA	90.91	0.91		90.00	Payment of rent in compliance with various SRA circulars	
2	15-Aug-25	29.00	0.29		18.81	Initial approvals for rehab, miscellaneous payments	
3	30-Sep-25	24.22	0.24		23.98	Mobilisation and Piling Work commencement, miscellaneous payments	
4	31-Dec-25	11.00	0.12		11.88	Piling completion and excavation commencement	
5	31-Mar-26	12.00	0.12		11.88	Excavation	
6	30-Jun-26	35.00	0.35		34.65	Excavation, civil contractor mobilisation	
7	30-Sep-26	32.13	0.32		31.81	Foundation, BS, B2	
8	31-Dec-26	50.55	0.51		50.04	G, 1, 2	
9	31-Mar-27	53.00	0.53		52.47	3 to 12	
10	30-Jun-27	104.00	1.04		102.96	13 to 22, rent to slum dwellers	
11	30-Sep-27	49.00	0.49		48.51	23 to 32	
12	31-Dec-27	40.00	0.40		39.60	33 to 40, Finishing	
13	31-Mar-28	35.19	0.35		34.84	Finishing	
14	30-Jun-28		-			Finishing	
15	30-Sep-28		-			Finishing	
	Total	557.00	5.57		551.43		

All the above dates are for payment of the Balance Tranche Consideration in terms of the Quarter ending on the date reflected hereinafter.

Payments of the above quarterly amounts will be made on a monthly basis, where the aggregate amount for the quarter ending as above will be paid in 3 equal monthly instalments.

For example, for the payments for the quarter ending 31 March 2027, a payment of Rs 53.81 is payable (subject to TDS deduction at 1%). Such payment will be made in 3 instalments of Rs 17.66 crs (53.81 / 3 months), with one instalment falling due on the 1st of January 2027, one instalment on the 1st of February 2027, and instalment on the 1st of March 2027, and so on and so forth.

In any event, in case there are any payments due and payable for the purpose of paying advance rent / handover compensation to slum dwellers or any approvals for the development of the rehab component / GST or any other statutory payments related to rehab, and the aforementioned tranche instalment is insufficient for the same, ASPL shall make a request to the Developer for such payment and the Developer shall forthwith release it, and such excess payment released will be reduced in 3 equal pro-rated amounts from the immediate subsequent 4 tranches (or such remaining subsequent tranches in case 4 tranches are not remaining).

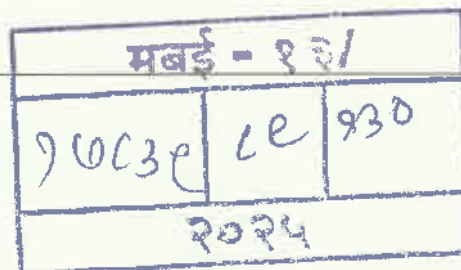
The above payments shall be used by ASPL for the construction of the Rehab Buildings, the Nehru Centre Building, for payments of rent and other costs, including taxes, and all other costs required to be paid by ASPL in accordance with its obligations under this JDA.

The above mentioned dates are indicative in nature with respect to the construction of the Rehab Building and the Nehru Centre Building.

ASPL and the Developer shall meet on a quarterly basis to review the progress of construction and the meeting of the above indicative milestones and in case the Developer has any concerns with respect to ASPL's performance as per the tentative schedule, the Developer and ASPL shall agree to a revised schedule of such milestones and the payment of the Balance Tranche Consideration pursuant thereto.

The term "Finishing" includes all the primary works such as tiling, plumbing, installation of mechanical and electrical items, facade works, lifts, painting, etc. The commencement and completion of such works shall be in the sole discretion of ASPL, and ASPL may choose to work sequentially or concurrently to complete such works. Any finishing work done under any head (including but not limited to the ones delineated herein) shall constitute "Finishing" for the purpose of this Annexure. The payment of any instalment with respect to the works contained herein may be duly accelerated on account thereof.

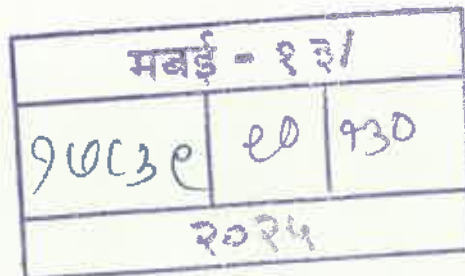
It is assumed that in case the aggregate amount of the Balance Tranche Consideration is insufficient for ASPL to meet its obligations with respect to payment of rentals to slum dwellers and/or construction of the Rehab Buildings and/or the Nehru Centre Building and/or approvals under this JDA, such insufficient amounts shall be raised by ASPL through sale of the ASPL Area Share in accordance with the terms of this



Annexure I (Format of ASPL MIS)

Construction MIS - Rehab Building

Sr No	Item	Target Completion date	PROGRESS REPORT OF THE PRECEDING QUARTER		Remarks
			Target %	Actual % achieved	
1	Pitling work				
2	Anchoring Work				
3	Excavation				
4	RCC (Raft to OHT)				
5	Waterproofing				
6	Plumbing				
9	Electrification				
7	Gypsum				
8	Fire Fighting, Fire Alarm & PA System				
10	Internal Flooring & Tiling				
11	Carpentry work				
12	Windows				
13	Fabrication				
14	Internal & External Painting				
15	Passenger Lift				
16	Fire Evacuation Lift				
17	Puzzle Parking				
18	Other Services (STP, DG, Substation etc.)				
19	Common area finishing for OC				
20	Common area finishing for Possession				





Annexure J

Project Construction MIS

S. No.	Item	Tower A			Tower B			Tower C		
		Target Completion date	Report of last Quarter		Target Completion date	Report of last Quarter		Target Completion date	Report of last Quarter	
			Target %	Actual % achieved		Target %	Actual % achieved		Target %	Actual % achieved
1	Pilling work									
2	Excavation									
3	RCC (Raft to OHT)									
4	Waterproofing									
5	MEP Works									
6	Internal Flooring & Tiling									
7	Doors and Windows									
8	Internal & External Painting									
9	Passenger Lift									
10	Tire Evacuation Lift									
	Puzzle Parking									
	Other Services (STP, DG, Substation etc.)									
13	Receipt Date									

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Annexure - J

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Annexure K

FSI statement

Sr. No.	Description	Proposed Revised scheme parameters (sq mtrs)
1.	Gross plot area for S.R. Scheme	20,500.00
2.	Total Deduction for	---
(i)	Buildable reservation of Nehru Centre	897.58
(ii)	18.00 mt. wide D.P. Road	2,548.24
(iii)	Total (i + ii)	3,445.82
3.	Balance area of plot for density calculation as per clause 3.12(A) of 33(10) of DCPR-2034	17,054.18
4.	Less deductible RG, if applicable.	---
5.	Net area of plot as per clause 3.12 of 33(10) of DCPR-2034.	17,054.18
6.	Addition for FSI purpose	3,445.82
7.	Total plot area for FSI purpose	20,500.00
8.	Minimum FSI to be attained as per clause 3.8 of 33(10) of DCPR-2034	4.00/Sanctioned
9.	Incentive FSI: 1:1.00 i.e. more than 01 Ha. in Mariamma Nagar SRA CHS Ltd. Land Rate as per R.R. 2020-21: Rs. 1,21,770/- for scheme. Construction Rate as per R.R. 2019-20: Rs. 27,500/- for scheme	1:1
10.	Rehab Built up area (excluding areas under staircase & common passage)	49,261.27
11.	Rehabilitation Component	70,903.18
12.	Permissible Sale Component	70,903.18
13.	Incentive FSI in lieu of Construction of Nehru Centre 1.5 X 27,500 X 3590.35/121770	1,216.24
14.	Sale BUA permissible in-situ (12 + 13)	72,119.42
15.	Sale BUA proposed in-situ	72,119.42
16.	Add: Fungible	25,241.79
17.	Sale BUA proposed in-situ (including Fungible)	97,361.21

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SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/317/GS/ML/LOI

Date:

10 JUN 2021

1. **Architect** : M/s. Pravin Naik & Associates.
003, Gr. Floor, Sukh-Sagar CHS.
New Prabhadevi Road, Mumbai-25.
2. **Developer** : M/s. AkshaySthapatya Pvt. Ltd.
401, Raheja Chamber, Nariman Point,
Mumbai-21.
3. **Society** : "Mariamma Nagar SRA CHS.Ltd."
Slum Rehabilitation Scheme on plot bearing C.S.
No. 47, 16/47 of Lower Parel Division, Situated on
Dr. A.B. Road, Worli, Mumbai -400 018, in 'G/S'
Ward.

Subject : Revised LOI for Proposed S. R. Scheme on plot bearing C.S. No. 47,
16/47 of Lower Parel Division, Situated on Dr. A.B. Road, Worli, Mumbai
-400018, in 'G/S' Ward as per Reg. 33(10) of DCPR 2034.

Ref: SRA/ENG/317/GS/ML/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant, this office is pleased to issue in principle approval to the scheme in the form of this Revised **Letter of Intent (LOI)** subject to the following conditions.

1. This Revised LOI is in continuation with earlier LOI dtd. 16/07/2020, 12/11/2020 & conditions of earlier LOI shall be complied with.
2. This Letter of Intent is issued on the basis of plot area certified by the Architect and the Annexure - II issued by Competent Authority and other relevant documents.
3. This LOI is valid for the period of 3 (three) months from the date of issue. However, if IOA/CC are obtained for any one bldg. of the project then this LOI will remain valid till validity of IOA/CC.
4. The built up area for sale and rehabilitation shall be as per the following scheme parameters. In the event of change in area of plot, nos. of eligible huts etc. the parameters shall be got revised from time to time.
5. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ Rs. 2% of ARS to the Slum Rehabilitation Authority as per DCPR/2034.

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SRA/ENG/317/GS/ML/LOI

The salient features of the scheme are as under:

Sr. No.	Description	Proposed parameters as per DCPR-2034
1.	Gross plot area for S.R. Scheme	20500.00
2.	Total Deduction for	---
(i)	Buildable reservation of Nehru centre	897.58
(ii)	18.00 mt. wide D.P. Road	2548.24
(iii)	Total (i + ii)	3445.82
3.	Balance area of plot for density calculation as per clause 3.12(A) of 33(10) of DCPR-2034	17054.18
4.	Less deductible RG, if applicable.	---
5.	Net area of plot as per clause 3.12 of 33(10) of DCPR-2034.	17054.18
6.	Addition for FSI purpose	3445.82
7.	Total plot area for FSI purpose	20500.00
8.	Minimum FSI to be attained as per clause 3.8 of 33(10) of DCPR-2034	4.00/ sanctioned
9.	Incentive FSI: 1:1.00 i.e. more than 01 Ha. in Mariamma Nagar SRA CHS Ltd. Land Rate as per R.R. 2020-21: Rs. 1,21,770/- for scheme. Construction Rate as per R.R. 2019-20: Rs. 27,500/- for scheme	1:1.00
10.	Rehab Built up area (excluding areas under staircase & common passage)	49811.85
11.	Rehabilitation Component	69334.12
12.	Permissible Sale Component (69334.12 x 1.00)	69334.12
13.	Incentive FSI in lieu of Construction of Nehru Centre $1.5 \times 27,500 \times 3590.35$ 1,21,770	1216.24
14.	Sale BUA permissible in-situ (12 + 13)	70550.36
15.	Sale BUA proposed in-situ	70550.36
16.	Total BUA proposed to be consumed in-situ	120362.21
17.	FSI proposed to be consumed/ in-situ	5.87
18.	No. of Eligible slum dwellers to be accommodated in scheme.	
	Eligible Rehab Residential	1026 Nos.
	Eligible Rehab Resi. Cum Comm.	04 Nos.
	Eligible Amenity i.e. Karyalaya	01 No.
19.	No. of PAP tenements in the Scheme generated in scheme as per Cl. 3.12(A) of Reg. 33 (10) of DCPR 2034.	Nil
20.	No. of Provisional PAP tenements in the Scheme generated in scheme as per Cl. 3.12(C) of Reg. 33 (10) of DCPR 2034.	
	Provisional PAP Residential	438 Nos.
	Provisional PAP Commercial	37 Nos.
	Provisional PAP Resi. Cum Comm.	03 Nos.
	Non-eligible Religious structure	06 Nos.

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6. This LOI is issued on the basis of documents submitted by the applicant. If any of the document submitted by Architect / Developer / Society or Owner are proved fraudulent/misappropriated before the Competent Court/HPC and if directed by Competent Court /HPC to cancel the LOI, then the LOI is liable to be cancelled and concerned person/Society /Developer/Architect are liable for action under version provision of IPC 1860 and Indian Evidence Act.1872.
7. The Developer shall hand over PAP tenements if any within three months after grant of OCC. The said PAP tenements as mentioned in salient features condition no.3 above be handed over to the Slum Rehabilitation Authority/MHADA/MCGM or any designated Govt. Authority for Project Affected Persons, each of carpet area 27.88 sq.mt. free of cost.
The PAP tenements shall be marked as a PAP tenement on front doors prominently. After completion of the building, PAP tenements shall be protected by the developer at his cost till handing over to the concerned authority by providing security guards etc.
8. The Amenity Tenements as mentioned in salient features i.e. Balwadi, Society office, Welfare Centre, Amenity-1, Amenity-2 & Community Hall shall be handed over within 30 days from the date of issue of OCC of Composite bldg. & handing over/Taking over receipt shall be submitted to SRA by the developer.
9. The conditions if any mentioned in certified Annexure-II issued by the Competent Authority, it shall be complied and compliances thereof shall be submitted to this office in time.
10. The Developer shall rehabilitate all the additional hutment dwellers if declared eligible in future by the competent Authority, after amending plans wherever necessary or as may be directed.
11. The Developer shall submit various NOCs including that from MOEF as applicable from the concerned authorities in the office of Slum Rehabilitation Authority from time to time during the execution of the S.R. Scheme.
12. The Developer shall complete the rehab component of project within the stipulated time period from the date of issue of CC to 1st rehab building as mentioned below,
Plot area up to 4000 sq.mt. → 36 months.
Plot area between 4001 to 7500 sq.mt. → 60 months.
Plot area more than 7500 sq.mt. → 72 months.
In case of failure to complete the project within stipulated time period the extension be obtained from the CEO/SRA with valid reasons.
13. The Developer shall register society of all Eligible slum dwellers to be re-housed under Slum Rehabilitation Scheme before issue of CC. After finalizing the allotment of Project Affected Persons (PAP) by the Competent Authority they shall be accommodated as members of registered society.
14. The Developer, Architect shall submit the duly notarized Indemnity Bond on Rs.200/- non-judicial stamp papers indemnifying the Slum Rehabilitation Authority and its officers against any kind of dispute, accident on site, risks or any damages or claim arising out of any sort of litigation with the slum dwellers / property owners or any others before IOA in a prescribed format.

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SRA/ENG/317/GS/ML/LOI

15. The Developer shall not block existing access/easement right leading to adjoining structures/users and shall make provision of adequate access to the adjoining land locked plot, if any, free of cost and the same shall be shown on layout plan to be submitted for approval on terms and conditions as may be decided by Slum Rehabilitation Authority.
16. The IOA/Building plans will be approved in accordance with the modified Development Control Regulations and prevailing rules, policies and conditions at the time of approval.
17. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
18. That proper safety measures like barricading, safety net etc. shall be taken on site during construction work as maybe necessary depending upon the type of work and the developer along with their concerned technical team shall be solely responsible for safety.
19. That you shall register with RERA Authority and submit the copy of registration as per RERA act.
20. That you shall submit specific remarks from SWD for the Nalla before granting plinth CC to Rehab Bldg. in scheme u/ref.
21. That you shall submit specific NOC from S.P.(P. & D.) Dept. or S.O.(P.S.)City for Sewer line before granting plinth CC to respective Bldg. in the layout u/ref.
22. That you shall submit the letter from MMRDA stating that, plot u/ref. is away from Metrine-3 before granting IOA to Rehab Bldg. in scheme u/ref.
23. That the approval for Layout/ Subdivision/ Amalgamation will be submitted before IOA to 2nd building or before Plinth CC to the 1st building in the layout, whichever is earlier.
24. That you shall submit the NOC/Remarks from E.E. (T. & C.) / Traffic Consultant NOC as per EODB guideline of MCGM for parking layout before granting Plinth C.C. to the respective Bldg. in layout u/ref.
25. That you shall submit registered undertaking before granting plinth CC to Sale building in layout u/ref. stating therein that, building is proposed with deficient open space as against required as per DCPR, 2034 & the perspective buyers should not blame CEO (SRA) & it's staff for the same & the same clause shall be incorporated in the sale agreement.
26. That you shall submit Registered Undertaking for not misusing the entrance lobby, Sloping terraces, Stilts, Basement, Podiums, Part terraces, Pocket terraces from the Developer and Society before granting plinth C.C. to respective Bldg. in layout u/ref.



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27. That you shall submit NOC from High-rise Committee before granting C.C. beyond 120 mt. & Revised Civil Aviation NOC before granting C.C. beyond 198.94 mt. to Sale Bldg. in the scheme.
28. That you shall submit NOC from MOEF Dept. before CC beyond 20000.00 sq.mt. construction of Rehab component, as per above said circular dtd. 09/12/2016 of Environment dept. Govt. of Maharashtra.
29. That you shall submit NOC/ Remarks from concerned Power Supply Co. for the size & location of substation, Meter room before further C.C. to respective building in layout u/ref.
30. That you shall submit Concurrence from D.P. Dept. of MCGM for Re-alignment of 18.00 mt. wide D.P. Road before granting Plinth CC to any Nehru center reservation Bldg. in layout u/ref.
31. That you shall submit concurrence from Dy. M.A. (M.C.G.M.)/Concerned Dept. for building plan of Nehru Centre reservation Bldg. before granting plinth CC to respective Bldg. in layout u/ref.
32. That you shall handover the Nehru Centre reservation Bldg. along with sub-plot C, to the M.C.G.M./Concerned Dept. free of cost after OCC to reservation Bldg. in scheme u/ref.
33. That you shall submit Registered undertaking from developer before granting plinth CC to Sale Bldg. for handing over of this fitness centers to society free of cost & Fitness centers shall not misuse the same in future & satisfactory compliances of conditions of fitness centers as mentioned in the Notification issued by Govt. of Maharashtra u/no TPB/4303/13/CR-249/2003/UD-11 dated 08/09/2006
34. That you shall submit NOC from Ch. Eng. (M&E)/Consultant NOC as per EODB guideline for sub-standard AVS before granting C.C. to respective building in layout u/ref.
35. That you shall provide corridors & Passages with sprinkler system as per the requirement of CFO Dept.
36. That the developer shall ensure compliance of the provisions of building and other construction workers (Regulation and Employment and conditions of strikes, Act-1996 and submit documentation to that effect in order to comply the various orders of Hon. supreme court of India in 1A127961/2018 in SWM(c) No.(s)1/2015.
37. That the work shall not carried out between 10.00 PM to 6.00 AM, only in accordance with rule 5A(3) of noise pollution (regulation & control) Rules 2000 & the provision of notification issued by Ministry of Environment & forest Dept.
38. That you shall submit NOC/Remarks from office of Ch. Eng. (SWM)/ DMC(SWM) for providing segregation centers/OWC's and transportation & deposition of C & D waste generated from site to designated land fill sites as per C & D waste management plan rule 2016.

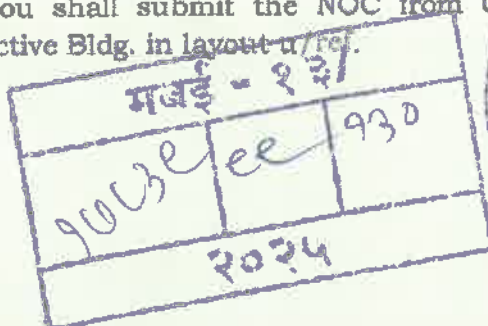
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SRA/ENG/317/GS/ML/LOI

39. That compliance of all the conditions mentioned in the circular issued by GOM dtd. 28/08/2019 to the effect of amendment in sec. 15A of slum act 1971, shall be ensured by the Developer.
40. That you shall restrict the IOA in-situ consumption upto 1.6625 FSI until CRZ-2019 becomes operational with respect to the SRA Project or any interim order from Hon. Supreme Court in present matter.
41. That you shall execute a registered agreement to lease and lease deed as per SRA circular No. 195 vide No. CEO/SRA/LA/2020/459 dtd. 14/09/2020, before asking CC to sale building in the layout u/r.
42. That, this LOI is issued in the interest of early rehabilitation of the poor slum dwellers and until revised CZMP as per CRZ notification dtd. 18/01/2019 is approved, you shall restrict in-situ construction within 1.66 FSI and if you seek permission for construction beyond the said 1.66 FSI, as per the scheme parameters as mentioned above, before approval of revised CZMP as per CRZ Notification dated 18/10/2019, you shall comply with the requirement of CRZ notification dated 06/01/2011 regarding joint venture/ public private partnerships or other similar models, with 51% stake of State Government or its parastatal entities. Necessary undertaking from the developer to that effect shall be submitted.
43. That the composite Environmental & CRZ Clearance under EIA notification-2006 by the concerned approving authority i.e. SEAC/SEIAA based on recommendations of MCZMA shall be obtained before asking CC for proposed buildings in the scheme.
44. That Completion Certificate for the Solid Waste Management System/Bio-degradable Waste Treatment Plant issued by Environmental Consultant will be insisted before granting full O.C to sale Bldg. in the layout.
45. That the professional on record shall certify the detailed scheme for the STP and disposal system. NOC form S.P.(P & D) for the same will be insisted before plinth CC to the building u/ref.
46. That you shall submit the necessary consents from Rehab commercial tenements as per SRA circular no.140 before granting CC to the building u/r.
47. That you shall submit the NOC from Dy. Commissioner of Police Department before demolition of Religious Structures on Site.
48. That you shall submit a registered undertaking from developer before issue of FCC to the building u/ref. stating therein that the service floor will not be misused the same in future and letter from Structural Engineer stating the hardship /Structural planning constraints.
49. That you shall submit a registered undertaking for not misusing the society office or for not creating any third party interest in what-so-ever manner before FCC to the building u/ref.
50. That you shall submit the NOC from CEO before granting plinth C.C. to respective Bldg. in layout u/ref.



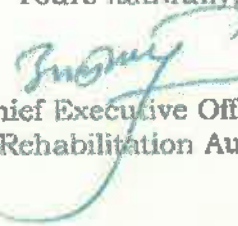
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SRA/ENG/317/GS/ML/LOI

51. That you shall submit certification from concerned competent MEP consultant that the RWH tank is constructed as per specifications.
52. That you shall obtained concurrence from Dy.ChE.(traffic) for proposed Re-alignment of 18.00mt. sanctioned R.L. as per this office letter dtd. 07/06/2021.

If applicant Society/Developer/Architect are agreeable to all these conditions, then may submit proposal for approval of plans separately for each building, in conformity with the DCPR, 2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

for 
Chief Executive Officer
Slum Rehabilitation Authority

(Hon'ble CEO (SRA) has approved the Revised LOI)



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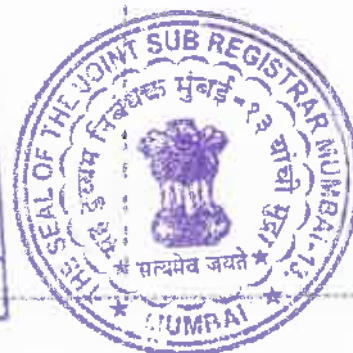
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SURVEY REGISTER FOR THE TOWN AND ISLAND OF BOMBAY
(Prepared under Section 202 of the Maharashtra Land Revenue Act, 1960)

Fee by: SHRI S. D. BAPKHE
Validated by: SHRI S. S. BUDSAL

1. Sheet No.	2. Name of Street or Locality	3. Street No.	4. Land/Plot Survey No.	5. Tenure	6. Area in Sq. Yards/Mts.	7. Land/Plot Survey No.	8. Collector's Map No. (Collector's Map Roll No.)
391,392	-NIL-	-NIL-	1747 A VIDE 181.17	-NIL-	30 YARDS (1093062.17) B - 92227.60 (1000833.17) C - 12606.00 (980833.17) D - 29136.00 (959479.17) E - 2574.00 (957103.17) F - 279.00 (956826.17) G - 1711.50 (955114.67) H - 2543.66 (952567.67) I - 2000.50 (950561.17) J - 2000.00 (947673.17) K - 308838.00 (438013.17) L - 1406.66 (437329.17) M - 2000.00 (434441.17) N - 34144.00 (404297.17) O - 1675.00 (394424.17) P - 30 METERS (354967.66) Q - 30 METERS (497013.20) R - 913.00 S - 1218.00 494884.20	PART OF 3378, PART OF 3356, PART OF 3360 ETC.	-NIL- (-NIL-)

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SURVEY REGISTER FOR THE TOWN AND ISLAND OF BOMBAY
(Prepared under Section 282 of the Maharashtra Land Revenue Act, 1964)

Fee by: SHRI S. G. BHADANE
Validated by: SHRI S. S. BHUSALLE

1. Sheet No.	2. Name of Street or Locality	3. Street No.	4. Cadastral Survey No.	5. Immure	6. Area in Sq. Yds/Mts.	7. Landowner's Survey No.	8. Collectors Map No. (Collectors Rent Rail No.)
9. Ground Rent due to Govt.							
10. Name of Person in Beneficial Ownership							
11. Mode of Acquisition by Present Owner							
12. Devolution of title							
13. (Printed) Grant from Govt., if any							
14. Lease from Public Body or Fazindar							
15. Ground Rent due to Public Body or Fazindar							
16. Superintendents initial							
- Nil -							

17. Remarks

(DEED NO.11661) DT.29-5-75 UNDERTAKING BY SECRETARY OF ROYAL WESTERN INDIA TURF CLUB LTD. TO NOT TO CLAIM COMPENSATION FOR ADDITIONS & ALTERATION TO DISPENSARY IN COMPOUND OF ROYAL WESTERN T.C.L.
SD/-19-12

AN AREA OF 279.00 SQ.YARDS HAS BEEN DEDUCTED FROM THIS HOLDING AND ADDED TO C.S.NO.7/47 OF THIS DIVN.

THE RESUBDIVISION C.S.NO.47 HAS BEEN RECOMMENDED AS 17/47
SD/-13-12-86, SD/-15-12-86 SUPDT.B.C.S. & L.R.

24/88-AN AREA MEASURING 913.00 SQ.METERS HAS BEEN DEDUCTED FROM C.S. NO.17/47 & ASSIGNED NEW SUBDIVISION C.S.NO.17A/47 SELL PLOT-A & AN AREA MEASURING 1216.00 SQ.METERS HAS BEEN DEDUCTED FROM C.S.NO.17/47 ASSIGN NEW SUB-DIVISION C.S.NO.17B/47 REHAB PLOT-B VIDE APPROVED PLAN AND ORDER ISSUED BY EXECUTIVE ENGINEER CITY (S.R.A.) LETTER NO.SRA/ENG/ 67/65/ML/LAY DT.01-11-2014 AND ALSO MEASUREMENT N.R.NO.1039/2019 CARRIED OUT BY THIS OFFICE ON 23-01-2019
VIDE NOT.7R.NO.1196/2019
SD/-MS,SD/-30-4-19 ASST.SUPDT.,SD/-24-5-19 SUPDT.B.C.S. & L.R.

* FOR C.S.NO.4/47 VIDE PAGE 87
* FOR C.S.NO.5/47 VIDE PAGE 88
* FOR C.S.NO.6/47 VIDE PAGE 89
* FOR C.S.NO.7/47 SEE PAGE 25 OF VOL.229A
* VIDE COL.17

* C.S.NO.8/47 PL.SEE PAGE NO.38 OF VOL.229A REF.LND-2686
> C.S.NO.9/47 PL.SEE PAGE 39 OF VOL.229A REF.LND-2695
> C.S.NO.10/47 PL.SEE PAGE 37 OF 229A REF.LND-2729
< C.S.NO.11/47 PL.SEE PAGE NO.59 VOL.229A
* FOR C.S.NO.12/47 PL.SEE PAGE NO.60 OF VOL.229A

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17. Remarks

Q FOR C.S.NO.15/47 PL.SEE PAGE 91 OF THIS VOLUME
 X FOR C.S.NO.14/47 PLEASE SEE PAGE 72 OF VOL.NO.229A
 * FOR C.S.NO.15/47 & 16/47 SEE REG.229A OF PAGE 84
 14-FOR C.S.NO.17A/47 PL.SEE PAGE NO.95 OF THIS VOLUME
 16-FOR C.S.NO.17B/47 PL.SEE PAGE NO.96 OF THIS VOLUME

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Name of Applicant: YOGESH SUGRISH
 Date of Application: 09/06/2022
 Fee recovered: Rs.84848430.00
 Reference of issue: 105466420226
 Date of issue :

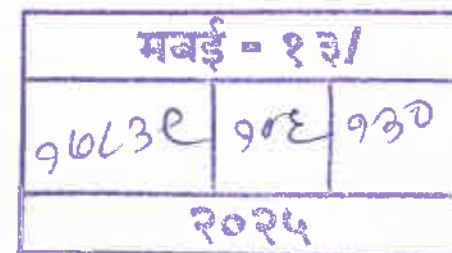
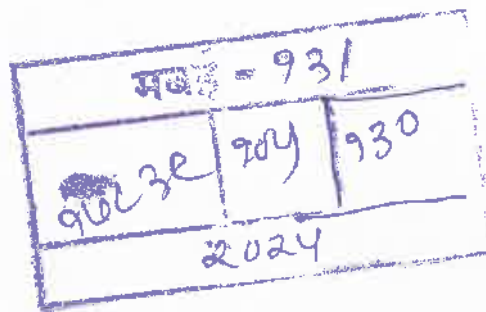
(Rectangular 'I' 1st Brackets shows entry deleted)

~~Note - This is a true copy of the extract of C.S.Register which forms part of this office record
 and the area of the property referred to therein is 494064.70 sq. meters.
 (FOUR LAKH NINETY FOUR THOUSAND SEVEN HUNDRED SIXTY FOUR POINTY TWENTY sq. mtrs. ONLY)~~

~~Superintendent
 Master City Survey and Land Revenue~~

This Extract of C. S. Register Issued
 under the search application only.

07/06/2022
 Assistant Superintendent Cum.
 City Survey Office No. 1/2, Mumbai



Division: LOWER PAREL
Register No. 229-A
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SURVEY REGISTER FOR THE TOWN AND ISLAND OF BUNDAY
(Prepared under Section 202 of the Maharashtra Land Revenue Act, 1948)

Issued by:
Validated by: SHRI D. D. BHUGALKAR

1. Sheet No.	2. Name of Street or Locality	3. Strani No.	4. Cadastral Survey No.	5. Tenure	6. Area in Sq.Yds/Mts.	7. Locations Survey No.	8. Collectors Map No. (Collectors Rent Koli No.)
351,352,353,354	-NIL-	-NIL-	15/47-2 & 16/47-6	GOVT. LEASE (HOLD)	56.16885 (30144.00)-0 (+ 9073.00)-6 (39919.00) (40017.00) 56.16885 33459.87	-NIL-	-NIL (-NIL-)

9. Ground Rent due to Govt.	10. Name of Person in Beneficial Ownership	11. Mode of Acquisition by Present Owner	12. Devolution of Title
- Nil -	(A)-X-GOVERNOR OF MAHARASHTRA (B)-A-NEHRU CENTRE	(A)-LND 2942 (B)-AS PER THE GOVERNMENT RESOLUTION, REVENUE AND FORESTS DEPT'S NO.- LBL/2572 23004-A-R-DT.31.1.1973, SECTION HAS BEEN ACCORDED TO LEASE THE LAND IN THIS HOLDING FROM 'X' IN COL.10 TO 'A' IN COL.10 FOR 99 YEARS. POSSESSION HAVE BEEN HANDLED OVER AS UNDER C.S.NO. 15/47-25.10.72 C.S.NO.16/47 26.5.1970	- Nil -

13. Original Grant from Govt., if any	14. Lease from Public body or Fazidar	15. Ground Rent due to Public body or Fazidar	16. Superintendents initial
- Nil -	- Nil -	- Nil -	(B)-SD/-15.12.06, SD/-15.12.06 SUPD, DCS & LH.

17. Remarks

- Nil -

Name of Applicant: YOGESH SURDSHE
Date of Application: 09/06/2022
Fee recovered: Rs. 3488850.00
Reference of issue: 69496420227
Date of issue:

(Rectangular 'i' Brackets shows entry deleted)
This is a true copy of the extract of C.S. Register which forms part of this office record and the area of the property referred to therein is 33459.87 sq. meters.
(THREE THOUSAND FOUR HUNDRED FIFTY NINE POINT EIGHT SEVEN sq. mtrs. ONLY)

This Extract of C. S. Register Issued under the search application only.

Superintendent
Survey and Land Revenue

Assistant Superintendent Cum.
City Survey Office No. 1/2, Mumbai

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Brihanmumbai Municipal Corporation

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NO. Ch.E./DP34202412111569999 D.P. Rev. dt. Refer Inward Number: G/S/2024/111570009 Payment Dated 13/12/2024

Office of the Chief Engineer (Development Plan)
Municipal Head Office, 5th Floor,
Annex Building, Fort,
Mumbai - 400 001

DP 2034 Remarks

To,

Mr./Mrs. vishal budhaji sawant
mumbai

Sub: Development Plan 2034 remarks in respect to Land Bearing C.S. No(s) 47(PT) of LOWER PAREL Division situated in G/S Ward, Mumbai.

Ref : Application u/no. G/S/2024/111570009 Payment Challan No. DP34202412111569999 Dated 13/12/2024 certifying payment of charges made under Receipt no. 18200098713 Dated 13/12/2024

Gentleman/Madam,

With reference to above, Development Plan 2034 remarks sanctioned by GoM in respect of subject land boundaries, shown in blue color boundary on the accompanied plan, are as follows.

Description	Nomenclature	Remarks
CS No.	47(PT)	
Division	LOWER PAREL	
Development Plan 2034 referred to Ward	G/S	
Zone [as shown on plan]	Residential(R), Commercial(C) and Natural Water Course(NW)	
Land abutting to Zonal boundary	Residential(R)	
Sanctioned Roads affecting the Land [as shown on plan]	Existing Road	Present
	Proposed Road	Proposed Road Widening 0 m and Proposed Road 18 m
	Proposed Road Widening	0 m, 18 m and 36.6 m
Reservation affecting the Land [as shown on plan]	RMS4.1(Sewerage Treatment Plant/Facilities)(47(PT): 3408.98 sqm), RR2.1(Rehabilitation & Resettlement)(47(PT): 11505.14 sqm), RR2.1(Rehabilitation & Resettlement)(47(PT): 9213.38 sqm), RMS4.1+RMS3.1(Sewerage Treatment Plant/Facilities, Solid Waste Management Facilities)(47(PT): 23928.47 sqm), RR2.1(Rehabilitation & Resettlement)(47(PT): 16268.49 sqm), RMS4.1+RMS3.1(Sewerage Treatment Plant/Facilities, Solid Waste Management Facilities)(47(PT): 626.49 sqm), RR2.1(Rehabilitation & Resettlement)(47(PT): 7154.99 sqm), RR2.1(Rehabilitation & Resettlement)(47(PT): 5887.63 sqm), RR2.1(Rehabilitation & Resettlement)(47(PT): 5481.83 sqm) and RSA2.1(Multipurpose Community Centre) and RR1.5(Municipal Housing)	
Reservation abutting the Land [as shown on plan]		
Existing amenities affecting the Land [as shown on plan]	EMS4.3(Sewerage Pumping Station)(47(PT): 3317.22 sqm), EOS1.4(Play Ground)(47(PT): 1624.38 sqm), EMS4.1(Sewerage Treatment Plant/Facilities)(Part of larger existing amenities)(47(PT): 2843.56 sqm), ESA3.5(Museum)(47(PT): 39365.86 sqm), EMS4.1(Sewerage Treatment Plant/Facilities)(47(PT): 4421.64 sqm), EOS2.6(Recreation Ground)(47(PT): 900184.73 sqm), EOS2.5(Sports Complex/ Stadium)(Part of larger existing amenities)(47(PT): 4302.28 sqm), EMS4.1(Sewerage Treatment Plant/Facilities)(47(PT): 909.27 sqm), EMS4.1+RO3.1+RMS5.5(Sewerage Treatment Plant/Facilities+Other Public Offices+Hydraulic Engineering Department Facilities)(47(PT): 10815.10 sqm), EO2.1(Government Office)(Part of larger existing amenities)(47(PT): 760.64 sqm), EMS4.1(Sewerage Treatment Plant/Facilities)(47(PT): 9537.31 sqm), EH1.1(Municipal Dispensary/ Health Post)(47(PT): 230.55 sqm), ER1.1(PT)(Other)(Part of larger existing amenities)(47(PT): 211.32 sqm), EMS4.3(Sewerage Pumping Station)(47(PT):	

7.43 = 831		
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2583.72 sqm), ESA4.1 (Hindu Traditional/Electric Cemetery) (47(PT): 36343.77 sqm), ER1.1 (Municipal Staff Quarters) (47(PT): 1266.40 sqm), ESA3.1 (PT) (Other) (Part of larger existing amenities) (47(PT): 3304.87 sqm), EMS4.3+EMS6.1 (Sewerage Pumping Station+Storm Water Pumping Station) (47(PT): 62782.69 sqm), EPU2.1 (Fuel Station) (47(PT): 1451.48 sqm), EMS4.1 (Sewerage Treatment Plant/Facilities) (47(PT): 9763.87 sqm), EO1.3 (Municipal Office) (47(PT): 3209.40 sqm), EMS2.1 (Transport Garage) (47(PT): 8220.71 sqm), EO1.3 (Municipal Office) (47(PT): 8734.43 sqm) and EE1.1 (Municipal School) (Part of larger existing amenities) (47(PT): 301.12 sqm)

Existing amenities abutting the Land (as shown on plan)		EE1.3 (Special School), ESA3.9 (Planetarium), ER1.5+ER1.1 (Municipal Housing+Municipal Staff Quarters), ESA3.8 (Public Hall) and ER1.5 (Municipal Housing)							
ROAD RAILWAY BUFFER ROAD	EP NO: EP-D11, EP-D13 EP NO: EP-T91 EP NO: EP-D11, EP-D13	Affected Area - 47(PT) : 902.046 sqm Affected Area - 47(PT) : 2804.431 sqm Affected Area - 47(PT) : 3010.508 sqm							
Whether a listed Heritage building/ site:		Yes / No	Sr. No. - 1/431 (Grade - IIB) Name - ROYAL WESTERN INDIA TURF CLUB						
Whether situated in a Heritage Precinct:		Yes / No	<table border="1"> <tr> <td>ADJ./M/</td> <td>460</td> <td>2025</td> </tr> <tr> <td>Page/</td> <td>101</td> <td>98</td> </tr> </table>	ADJ./M/	460	2025	Page/	101	98
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Whether situated in the buffer zone/Vista of a listed heritage site:		Yes / No							
Whether a listed archaeological site (ASI):		Yes / No							
Whether situated in the buffer zone/Vista of a listed archaeological site (ASI):		Yes / No							
Land affected by Coastal Regulation Zone as per CZMP approved u/no. J-17011/8/95-1A.III dt. 18.1.2000		The land under reference falls within the Coastal Regulation Zone (CRZ) as shown in the location plan and development thereof shall be governed as per the Ministry Of Environment, Forest and Climate Change Notification vide G.S.R. 37(E) dtd 18.01.2019, the HTL (High Tide Line) indicated in DP remark is subjected to confirmation of the same by MCZMA or the appropriate authority. As per sanctioned CZMP, HTL/setback lines with map scale (as shown in accompanying document for block and location plan overview) with respect to plot(s) under reference i.e. CTS/CS/FP No(s) 47(PT), of village, LOWER PAREL, the land under reference falls under CRZ III, CRZ II Category. Therefore the development shall be governed as per the Ministry Of Environment, Forest and Climate Change Notification vide G.S.R. 37(E) dtd 18.01.2019 as amended up to date.							
The Addl. Director and Member Secretary CRZ vide letter dated 29.09.2021 addressed to Member Secretary (MCZMA) informed that MoEFCC approved CZMP for Mumbai City and Mumbai Suburban and CZMP plans are made available on the website of MCZMA in public domain. The CRZ remarks as per approved CZMP should be obtain separately from office of Chief Engineer (D.P.).									
Buffer line of Railway		The plot abuts the proposed Railway track alignment or within influence Zone of stations areas thereof. Remarks from concerned Railway Authority shall be obtained before commencing any development.							
Buffer line of Metrorail		The plot abuts the proposed Metro Rail alignment or within influence Zone of stations areas thereof. Remarks from MMRDA shall be obtained before commencing any development.							
Sanctioned Excluded Portion: EP-GS50 Sanctioned as proposed. Sanctioned vide UDD Notification u/no. TPB-4317/629/CR-118(V)/2019/UD-11 dtd. 17.09.2019 and published in Maharashtra Government Gazette on 17.09.2019. EP-T91 Sanctioned as proposed. Sanctioned vide UDD Notification u/no. TPB-4317/629/CR-118(V)/2019/UD-11 dtd. 23.11.2020 and published in Maharashtra Government Gazette on 24.11.2020. EP-D11, EP-D13 Sanctioned as proposed. Sanctioned vide UDD Notification u/no. TPB-4317/629/CR-118(V)/2019/UD-11 dtd 23.11.2020 and published in Maharashtra Government Gazette on 24.11.2020. EP-GS53 Sanctioned as proposed. Sanctioned vide UDD Notification u/no. TPB-4317/629/CR-118(V)/2019/UD-11 dtd. 23.11.2020 and published in Maharashtra Government Gazette on 24.11.2020.									
For description of Excluded Portion/Sanctioned Modification, please refer to the published plan on BMC portal.									
Note: The remarks are offered based on the records of CS/CTS boundaries/CS/CTS Nos available with this office. However the boundaries shown in the records of City Survey Office shall supersede those shown on the DP Remarks Plan.									

Demarcation: The Alignment of the proposed road/R.L. and boundaries of reservations and their area are subject to the actual demarcation on site by E.E.T&C./A.E.(Survey) as case may be.

Remarks are offered only from the zoning point of view without reference to ownership and without carrying out actual site inspection and without verification of the status of the structures if any on the land under reference. Status of the existing road, if any, shall be confirmed from the concerned Ward Office.

The DP Remarks and Plan shall be read with notification no. TPB.4317/629/CR-118/2017/UD-11 dt. 8.11.2017, TPB.4317/778/CR-267/2017/UD-11 dt. 7.2.2018, TPB.4317/629/CR-118/2017/DP/UD-11 dt. 8.5.2018 & TPB.4317/629/CR-118/2017/EP/UD-11 dt. 8.5.2018 before granting any development permission on the land/s. (For the Sanctioned Modification & Excluded Portion the link for notification is as under-

Notifications:

BMC Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034

Plans:

EP Sheets:- BMC Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034 (Excluded Part) EP Sheets, 8th May 2018 - For Suggestions / objections by Government

SM Sheets:- BMC Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034(sanctioned part) SM sheets, 8th May 2018

Additional Information

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Water pipeline Remark:

Water pipeline near the plot (0.00 meters far) has 600 mm pipe diameter.

Water supply Tunnel Remark:

No well/borewell shall be dug on the plot as this plot is affected by Water-supply Tunnel Safety band. Similarly, Excavation/Deep foundation by way of blasting shall not be permitted on the plot prior permission shall be obtained from A.E. (G/S ward) for any work or deepening of existing well/borewell on the plot.

Sewerline Remark:

Sewer Manhole near the plot (Node No. 12119702, 0.00 meters far) has invert level 22.36 meters with reference to Town Hall Datum (THD).

Drainage Remark:

Drain Manhole near the plot (Node ID 2169018302, 0.00 meters far) has Invert level 26.04 meters with reference to Town Hall Datum (THD).

Ground level:

The plot has minimum 22.80 meters and maximum 34.60 meters ground level with reference to Town Hall Datum (THD)

RL Remark:

REGULAR LINE REMARKS (Traffic):

Land bearing C.S. No.(s) 47(PT) of Division LOWER PAREL in G/S ward of B.M.C. as shown bounded blue on accompanying plan is affected by the sanctioned Regular line of 42.52mts. i.e. (140.0' approx.) wide SANE GURUJI MARG (CENTRAL ISLAND & KESHVRAO KHADE MARG), 42.67mts. i.e. (140.0' approx.) wide Dr Annie besant Road, 6.10mts. i.e. (20.0' approx.) wide Jeevan Jyoti CHS, 9.00mts. i.e. (30.0' approx.) wide Jeevan Jyoti CHS, 19.60mts. i.e. (64.0' approx.) wide Lala Lajpatrai marg, (18.00 M)mts. wide NEAR NEHERU CENTRE and (22.00 M)mts. wide NEHRU SCIENCE CENTRE MUSEM marked in red colour on the RL plan submitted by you.

REGULAR LINE REMARKS (Survey):

Land bearing C.S. No.(s) 47(PT) of Division LOWER PAREL in G/S ward of B.M.C. as shown bounded blue on accompanying plan is affected by the sanctioned Regular line of 30.48mts. i.e. (100.0' approx.) wide DR. E MOSES ROAD, 30.48mts. i.e. (100.0' approx.) wide DR. E. MOSES ROAD, 30.48mts. i.e. (100.0' approx.) wide DR E MOSES ROAD and 30.48mts. i.e. (100.0' approx.) wide DR. E MOSES MARG marked in violet colour on the RL plan submitted by you.

Heritage:

The site(s) under reference have been included in sanctioned heritage list of 1995 at Serial Number 1/431 as Grade-IIB structure for conservation purpose. Hence, clearance from Mumbai Heritage Conservation Committee would be necessary.

Natural Water Course:

The land under reference is under influence zone of waterbody hence specific remark from the concerned Authority should be obtained separately before taking up any development on the land

Acc: As Plan

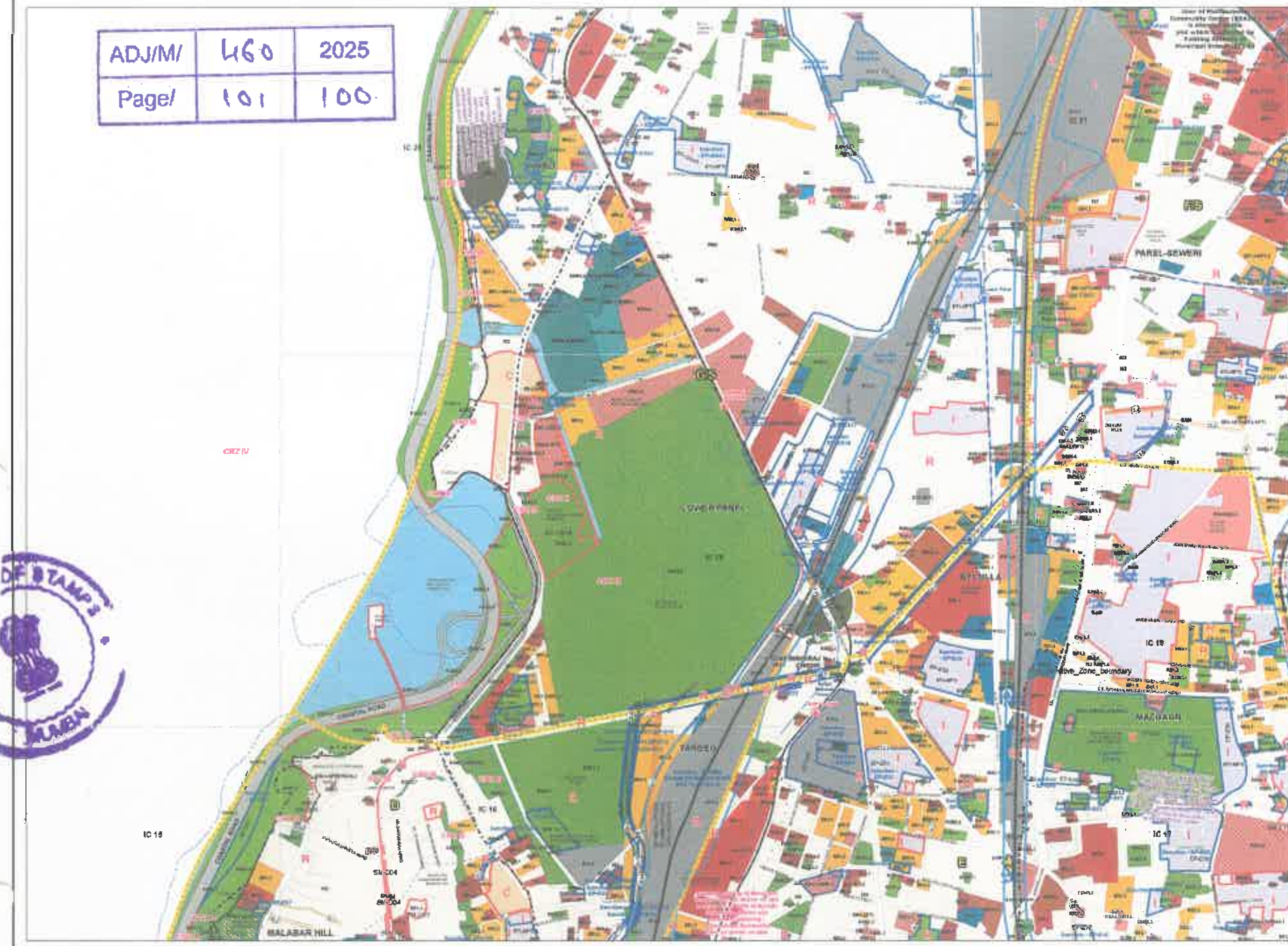
Note: The above information is as per the data received from concerned BMC Department.

Validity of this Report is for One Year starting from the report generation date: 13/12/2024

96630	999	930
2024		



ADJ/M/	460	2025
Page/	101	100



N	BLOCK PLAN
	Land Bearing C.S.No(s) 47(P1) of LOWER PAREL Division in G/S Ward

Scale 1:5000

म.ब.इ. - १३/

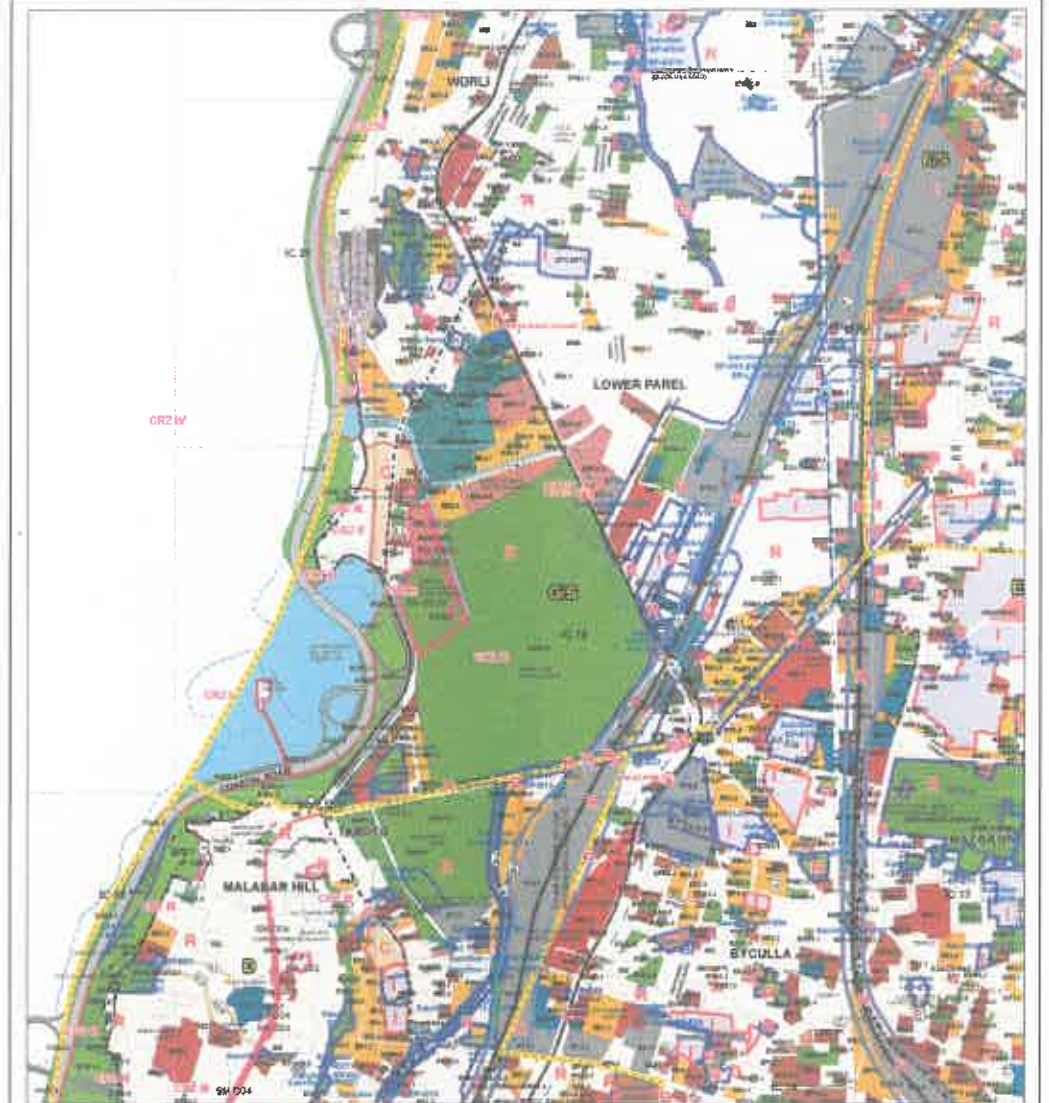
91038	992	930
2024		



**Brihanmumbai Municipal Corporation
(Development Plan Department)**



Development Plan 2034



LOCATION PLAN

Scale 1:11000

Note:

DP Remarks have been offered only from Zoning point of view without any reference to the existing and status of the structures on the land under reference etc.
This plan is to be read with letter under

CHE/DP34202412111569969/DP/City/G/S

This is an electronically generated document. Hence, No signature required. Assistant Engineer (DP), G/S Ward. Dated: 13/12/2024

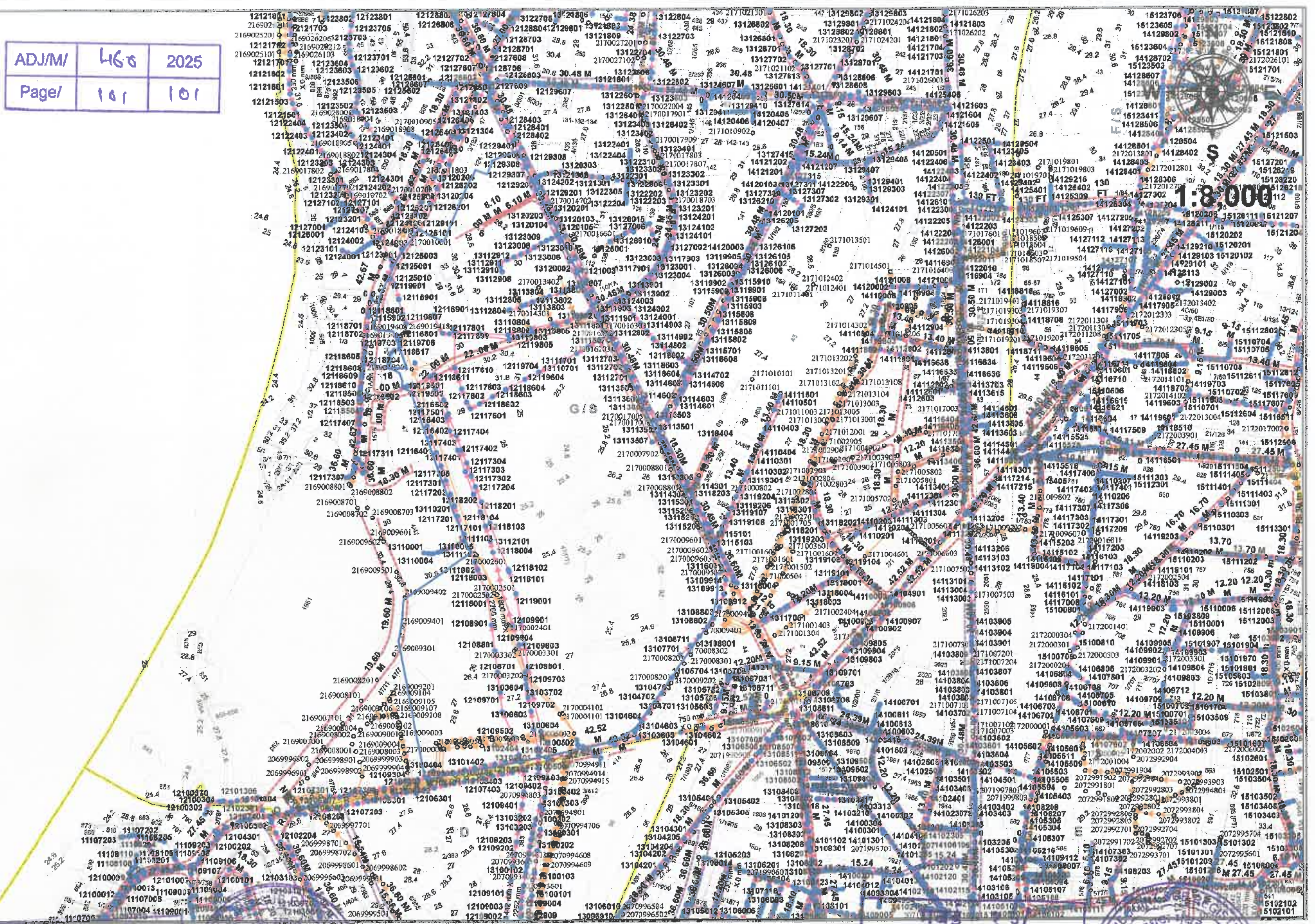
Office of the Chief Engineer (Development Plan),
5th Floor, Annexe Building,
Municipal Head Office,
Mahapalika Marg, Fort, MUMBAI - 400 001.

म.ब.इ. - १३/

91038	992	930
2024		



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मजई = १३१
90630 998 930
Brihanmumbai Municipal Corporation
(Development Plan Department)
2024



Land Bearing CTS No(s) 47(PT) of LOWER PAREL Village in G/S Ward
This plan is to be read with additional information given in letter no CHE/DP34202412111569999/DP/City/G/S

Legend
Sewer Manholes
Survey Road Lines
Storm Water Drains
S.W.D. Manholes
Contours
Traffic Road Lines
Sewer Lines
Ward Boundary
Generated On: 12/13/2024

Akshay Sthapatya Pvt. Ltd.

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF AKSHAY STHAPATYA PRIVATE LIMITED ("COMPANY") HELD ON TUESDAY, JULY 22, 2025 AT 11.00 A.M. AT THE REGISTERED OFFICE OF THE COMPANY AT 401 RAHEJA CHAMBERS, 213 NARIMAN POINT, MUMBAI, MAHARASHTRA, INDIA, 400021

The Chairman informed the Board that the Company is entitled to redevelop all that piece and parcel of land bearing C. S. No. 47(part) & 16/47 (part) admeasuring approximately 20,500 square meters in Lower Parel division, situated at Dr. Annie Besant Road, Worli, Mumbai - 400 018 ("SRA Land") under the provisions of Regulation 33(10) of the Development Control and Promotion Regulations, 2034 ("DCR 2034") i.e. development of the SRA Land under the slum rehabilitation scheme ("SRA Scheme") read with the provisions of Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 ("Slum Act").

The Chairman further informed the Board that the Company has agreed to grant to Embellish Houses LLP ("Developer") the development rights to construct the free sale buildings on the free sale portion of the SRA Land and pursuant to which the Company is entering into a Joint Development Agreement with the Developer upon the terms and conditions more particularly mentioned in the draft Joint Development Agreement and such other ancillary documents and writings as may be required or considered necessary (collectively "Transaction Documents"), copies whereof were placed before the Board for approval.

The Chairman further informed that it is required to authorise signatories of the Company to execute and register (wherever required) the Transaction Documents.

The Board discussed the important terms of the Transaction Documents and after detailed discussions, the Board passed the following resolutions unanimously:

"RESOLVED THAT consent of the Board be and is hereby accorded for grant of development rights to construct the free sale buildings on the free sale portion of the SRA Land viz. all that piece and parcel of land bearing C. S. No. 47(part) & 16/47 (part) admeasuring approximately 20,500 square meters in Lower Parel division, situated at Dr. Annie Besant Road, Worli, Mumbai - 400 018 under the provisions of Regulation 33(10) of the Development Control and Promotion Regulation, 2034 read with the provisions of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971, on such terms and conditions as agreed between the Company and the Developer which are more particularly mentioned in the draft Joint Development Agreement, Power of Attorney and other Transaction Documents.

RESOLVED FURTHER THAT Mr. Sarjan Pankaj Shah and/or Mr. Jayachandran Jagdish Goenka and/or Mr. Nirajkumar Nirmal Kumar Rungta, the Directors of the Company and/or Mr. Abhishek Sonantlal Jain, the Authorised Signatories of the Company, be and

Akshay Sthapatya Pvt. Ltd.

are hereby jointly and/or severally authorized to sign, verify and execute the Joint Development Agreement, the Power of Attorney and such other ancillary documents and writings as may be required or considered necessary to give effect to this resolution (collectively "Transaction Documents") and to appear before the Registrar, Sub-Registrar of Assurances, Mumbai to admit execution and take steps to ensure registration of the Transaction Documents (wherever required) in the concerned office/s of the Sub-Registrar at Mumbai, and to do all such acts, deeds, matters and things as may be deemed expedient and necessary to do from time to time in this regard.

RESOLVED FURTHER THAT a certified copy of this resolution be furnished as may be required, under the signature of any director of the Company.

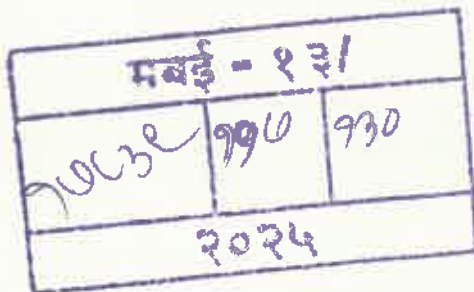
**CERTIFIED TRUE COPY
FOR AKSHAY STHAPATYA PRIVATE LIMITED**



SARJAN PANKAJ SHAH
DIRECTOR
DIN: 02251956



JAYVARDHAN VINOD GOENKA
DIRECTOR
DIN: 03546392



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AKSHAY STHAPATYA PRIVATE LIMITED

05/08/1998

Panhard Account Number

AABCA8725A



11010004

NR



मसई - १३/		
7013e	996	930
२०२५		



मबई - १३/		
१७८३९	११९	१३०
२०२५		



PERMANENT ACCOUNT NUMBER
 AAAPR5505A


 NAME
 NIRAJ KUMAR NIRMALKUMAR
 RUNGTA
 FATHER'S NAME
 NIRMALKUMAR PURSHOTAM
 RUNGTA
 DATE OF BIRTH
 17-04-1976

DIRECTOR OF INCOME TAX (SYSTEMS)

Niraj K.

Niraj K.

मबई - १३/		
१०८३९	१२०	१३०
२०२५		





भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नोंदविण्याचा क्रमांक / Enrollment No.: 1067/24039/01704

To
श्री. निरंजकुमार रंगडा
Niraj Nirmalkumar Rangda
S/O Nirmalkumar Rangda
68-A, Rangda House
Neposamda Road
Opp. Regency Hotel Malabarhills
Mumbai
Malabar Hill Mumbai -
Maharashtra 400006
9820400360

Ref: 44/27P/4825/4892/P



58273959920PM

(Signature)



आपला आधार क्रमांक / Your Aadhaar No.:

5324 9669 5308

माझी आधार, माझी ओळख



भारत सरकार

Government of India



श्री. निरंजकुमार रंगडा
Niraj Nirmalkumar Rangda
जन्म तारीख / DOB: 17/04/1976
पुरुष (Male)

मजई - १३/		
90132	929	330
5324 9669 5308		
माझी आधार		
२०२५		



Embellish Houses LLP
Regd. Office 5th Flr, Godrej One,
Pirojshah Nagar,
Mumbai City, Mumbai.
Maharashtra, India, 400079
Tel.: + 91-22-6169 8500
Fax: + 91-22-6169 8888

LLPIN: AAO-2164
(Registered with Limited Liability)

**CERTIFIED TRUE COPY OF THE RESOLUTION
PASSED BY THE DESIGNATED PARTNERS OF
EMBELLISH HOUSES LLP ON AUGUST 11, 2025**

“RESOLVED THAT the consent of the Designated Partners be and is hereby accorded to enter into Joint Development Agreements with Akshay Sthapatya Private Limited (“ASPL”), for the purpose of acquiring the development rights over the pieces or parcels of land or ground bearing Survey No 47 (part) and 16/47 (part) of Lower Parel Division admeasuring in aggregate about 10,735.90 square meters together with the structures standing thereon within ‘G’ South Municipal Limits and situate lying and being at Mariamma Nagar, Near Nehru Planetarium, Worli, Mumbai – 400018, on such terms and conditions as set out in the Joint Development Agreement;

RESOLVED FURTHER THAT Mr. Sanjay Bhagat, Mr. Amitesh Shah and Mr. Vishal Agrawal (hereinafter referred as “Authorised Signatories”) be and are hereby severally authorised to execute the said Joint Development Agreement, with a power to supplement or amend the said Agreement and to sign the Possession Letter, any Power of Attorney and all other related documents in connection thereto and to admit execution at the Sub-Registrar’s office on behalf of the LLP;

RESOLVED FURTHER THAT the authority conferred by this resolution will be valid and subsisting till the above authorised signatories are in the employment of Godrej Properties Limited or any of its affiliate companies/entities and shall ipso facto cease to be operative on earlier of the date on which it is revoked by a resolution passed by the Partners of the LLP or the date on which any of the authorised signatories ceases to be in employment of Godrej Properties Limited or any of its affiliate companies/entities.”

Certified to be true
For Embellish Houses LLP


Vishal Agrawal
Designated Partner
(DPIN: 10907214)

Address: Godrej One, 5th Floor, Pirojshanagar, 2024
Eastern Express Highway, Vikhroli (E),
Mumbai, Maharashtra, India, 400079.

मबई - १३१		
१०८३९	१२२	१३०
२०२५		



Date of Issue: August 18, 2025

कलंडर - १३१		
१०८३६	१२९	१३०
२०२५		



आयकर विभाग INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ई- स्थायी लेखा संख्या कार्ड e - Permanent Account Number (e-PAN) Card AAHFE5762A

प्राप्ति संख्या / Acknowledgement Number	882032177504026	
नाम / Name	EMBELLISH HOUSES LLP	
निगमन/गठन की तारीख Date of Incorporation / Formation	06/02/2019	
संचार का पता / Comm. Address	EMBELLISH HOUSES LLP 5TH FLOOR GODREJ ONE, PIROJSHANAGAR EASTERN EXPRESS HIGHWAY VIKHIROLI EAST MUMBAI MAHARASHTRA - 400079	
		Signature Not Verified Digitally signed by Income Tax PAN Services Unit, NSDL eGovernance Date: 2019.02.25 17:47:34 IST Reason: NSDL ePAN Sign Location: Mumbai

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग की सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के विलान और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B. का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card". संपन्न पैन कार्ड में एनहांस्ड क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

आयकर विभाग INCOME TAX DEPARTMENT भारत सरकार GOVT. OF INDIA स्थायी लेखा संख्या कार्ड Permanent Account Number Card AAHFE5762A नाम / Name EMBELLISH HOUSES LLP निगमन/गठन की तारीख Date of Incorporation/Formation 06/02/2019		इस कार्ड के खोने/पहने पर कृपया सुविधा को/सेवाएं आयकर पैन सेवा इकाई, कर एवं सी एस 5 थी फ्लोर, मोदी गवर्नमेंट, प्लॉट नं. 341, सूर्य नं. 592/8, मोदी कॉलोनी, नैर डीप बंगलो चौराहा, पुणे - 411 014 If this card is lost / someone is lost card is found, please inform / return to Income Tax PAN Services Unit, NSDL 5th Floor, Modi Shikling, Plot No. 341, Survey No. 592/8, Model Colony, Near Deep Bungalow Chowk, Pune - 411 014 Tel: 91-20-2734 8880, Fax: 91-20-2734 8881 e-mail: nsdl@nsdl.co.in
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910139 928 930
2024



मार्ग = २०१		
१७८३६	१२५	१३०
२०१५		



आयकर विभाग

भारत सरकार

INCOME TAX DEPARTMENT

GOVT. OF INDIA



SANJAY R BHAGAT

RAMESH TIKAMDAS BHAGAT

24/02/1982

Permanent Account Number

AHDPB7701P

9003E	924	930
२०२५		



Sanjay

Signature





Prashant

मसई - १३/		
9063e	920	930
२०२५		



313/17839

संगठनार, 23 सप्टेंबर 2025 3:03 म.नं.

दस्त गोषवारा भाग-1

मबई 13

दस्त क्रमांक: 17839/2025

दस्त क्रमांक: मबई 13 / 17839/2025

बाजार मूल्य: रु. 10,67,70,80,400/-

मोबदला: रु. 9,71,00,00,000/-

भरलेने भुद्रांक शुल्क: रु. 53,38,54,100/-

दु. नि. सह. दु. नि. मबई 13 यांचे कार्यालयात

पावती: 14719

पावती दिनांक: 23/09/2025

अ. क्र. 17839 वर दि. 23-09-2025

मादरकरणाराचे नाव: एमबेलीश हाऊसेस एलएलपी तर्फे ऑर्थोराईज्ड सिग्रेटरी संजय भगत -

रोजी 3:01 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 5200.00

पृष्ठांची संख्या: 130

दस्त हजर करणाऱ्याची सही:

एकूण: 35200.00

सह. दुय्यम निबंधक, मुंबई क. १३

सह. दुय्यम निबंधक, मुंबई क. १३

रुक्ताचा प्रकार: विकसनकरणासाठी

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

शिक्का क्र. 1 23 / 09 / 2025 03 : 01 : 57 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 23 / 09 / 2025 03 : 02 : 55 PM ची वेळ: (फी)

प्रमाणित करण्यात येते की, या दस्तामध्ये एकूण 930 पाने आहेत.

सह. दुय्यम निबंधक, मुंबई क. १३

प्रतिज्ञापत्र

महाराष्ट्र राज्य सरकार या नोंदणी कार्यालय १९७८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणी करून घेतल्या आहे. दस्तालील मजकूर, निष्ठादायक व्यक्ती, अधिकारी व अधिकारी यांच्यासमोर येऊन त्यांची प्रत्यक्षात तपासली आहे. दस्तालील मजकूर याप्रमाणे बाबोसाठी दस्त लिप्यावक व दस्तुलीधारक जे संतुष्टीपूर्वक मजकूर दाखवत आहेत.

सिद्ध देवा (दिवाकासहीत स्वाक्षरी)

सिद्ध देवा (दिवाकासहीत रु)

मबई - १३/		
9043e	92e	930
२०२५		



23/09/2025 3 13:10 PM

दस्त क्रमांक :मवई 13/17839/2025

दस्ताचा प्रकार :-विकसनकरारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:अक्षय स्थापत्या प्रा. लि.चे संचालक नीरजकुमार निर्मलकुमार रंगटा - पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: ऑफिस नं. 401, रहेजा चेम्बर्स, ब्लॉक नं: नरीमन पॉईंट, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर: AABCA8725A	लिहून देणार वय :-49 स्वाक्षरी:-		
2	नाव:एमबेलीश हाऊसेस एलएलपी तर्फे ऑर्थोराईज्ड सिग्रेटरी संजय भगत - पत्ता:प्लॉट नं: 0, माळा नं: 5, इमारतीचे नाव: गोदरेज वन, ब्लॉक नं: फिरोजशाह नगर, रोड नं: ईस्टर्न एक्सप्रेस हायवे, विक्रोली, मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर: AAHFE5762A	लिहून घेणार वय :-43 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत विकसनकरारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ: 23 / 09 / 2025 03 : 12 : 25 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:प्रशांत नारकर - वय:47 पत्ता:देणारप्रमाणे पिन कोड:400021		
2	नाव:अजय म्हामुणकर - वय:40 पत्ता:वरीलप्रमाणे पिन कोड:400058		

मवई - १३/ १७८३९ १२०२५
पुस्तक क्रमांक १, क्रमांक १७८३९ वर/२०२५
नोंदला.
दिनांक: २३ सप्टेंबर २०२५

शिक्षा क्र.4 ची वेळ: 23 / 09 / 2025 03 : 13 : 00 PM

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used	(आर. बी. खाटे) सह. दुय्यम निवेदन, मुंबई क्र. १३	Deface Date
1		Certificate	ADJ/M/460/2025	460	533854100	SD		
2		DHC		0925238307794	5200	RF	0925238307794D	23/09/2025
3		eChallan		MH008452322202526P	30000	RF	0005172202526	23/09/2025

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

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

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

17839 /2025

23/09/2025

दस्त क्रमांक : 17839/2025

नोदणी :

Regn:63m

गाव: लोअर परेल तालुका: मुंबई जिल्हा: मुंबई

(1) विलेखाचा प्रकार	विकसनकरारनामा
(2) मोबदला	9710000000
(3) बाजारभाव(भाडेपट्ट्याच्या वाढवितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10677080400
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(अमल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : , इतर माहिती: , इतर माहिती: जमीन व बांधकाम मी एम सं. 47(पार्ट), 16/47(पार्ट)चे क्षेत्रफळ 20,500 चौ. मी., मौजे लोअर परेल, व त्या बरील बांधकाम मारिजम्मा नगर, नेहरू प्लॅनेटोरियम, वरळी, मुंबई - 400018. अभिनिर्णय प्रकरण क्र. एडीजे/एम/460/2025 दि. 05/09/2025. इतर वर्णन दस्तात नमुद केल्याप्रमाणे. ((Survey Number : C.S NO.47 (PART) & 16/47 (PART) ;))
(5) क्षेत्रफळ	1) 20500 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-अक्षय स्थापत्या प्रा. लि.चे संचालक नीरजकुमार निर्मलकुमार रंगटा - वय:-49; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: ऑफिस नं. 401, रहेजा चेम्बर्म्, ब्लॉक नं: नरीमन पॉईंट, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400021 पॅन नं:-AABCA8725A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-एमबेलीश हाऊसेस एलएलपी तर्फे ऑर्थोराईज्ड मिश्रेंटरी मंजय भगत - वय:-43; पत्ता:-प्लॉट नं: 0, माळा नं: 5, इमारतीचे नाव: गोदरेज वन, ब्लॉक नं: फिरोजशाह नगर, रोड नं: ईस्टर्न एक्सप्रेस हायवे, विक्रोळी, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400079 पॅन नं:-AAHFE5762A
(9) दस्तऐवज करून दिल्याचा दिनांक	23/09/2025
(10) दस्त नोंदणी केल्याचा दिनांक	23/09/2025
(11) अनुक्रमांक, खंड व पृष्ठ	17839/2025
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	533854100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण अभिनिर्णीत दस्त कारणाचा तपशील अभिनिर्णीत दस्त

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



21/09/2025
सह. दुय्यम निबंधक, मुंबई क्र. १३

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	ADJ/M/460/2025	460	533854100	SD		
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3		eChallan		MH008452322202526P	30000	RF	0005172360202526	23/09/2025

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