BRIHANMUMBAI MUNICIPAL CORPORATION

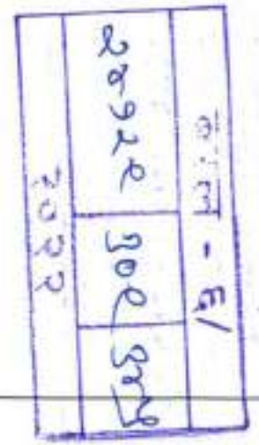
ASSESSMENT AND COLLECTION DEPT.

Description & Details of Capital Value Calculation Annexure "A"

Ward : RS																	Inward No :				
SAC NO : RS0114960070000																	Special Notice No./ Dt :				
Zone : 077		Sub Zone : 0340															Print Date : 23/11/2022		Page 1 of 2		
Unit No	Floor Wing Detail (Factor Value)	Floor Sub Type (Factor Rates)	Carpet Area in Sq Mtr	Capacity in Litres	Rate per Ltr	Main User Category Sub-user Category User code (Factor Value)	ESR Rate Per Mtr	Age Of Building (Factor Value)	Type Of Construction (Factor Value)	FSI (Factor Value)	Metered / Unmetered	Capital Value in ₹	Date Of Effect	Tax Code (Max CW)	Tax On Capital Value ₹	Rateable Value ₹	Tax After Capping (p.a.) ₹	Penalty Under Section 152(A)a Case Of Unlawful Structures	Reason For Assessment Re-assessment Work Done		
0001	Ground Floor - (G)	- (R)	3	-	-	SHOPU CUM GODAUN RCNAL, Commercial User CODE 77, R/B	1810/-	55 (R/B)	Bank Permanent / Kachha Building including Chawls(0004) (0.0)	0	Metered	945000	01/06/2015	4800	8317	5/6	808	0	Changes in CV Rules as of 01-APR-2015		

REVISION - II





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BRIHANMUMBAI MUNICIPAL CORPORATION

ASSESSMENT AND COLLECTION DEPT.

Description & Details of Capital Value Calculation Annexure "A"

Ward :	RS			Inward No :	
SAC NO :	RS0114960070000			Special Notice No./ Dt :	
Zone : 077	Sub Zone : 0340			Print Date : 23/11/202	Page 2 of 2

	Total Units :	Total Carpet Area (in sq.mtr)	Total Capital Value ₹	Total Tax On CV	Total Existing Tax ₹	Total Tax After Capping ₹
Total :	1	30.00	9,45,000	8,317	575	806

Other remarks if any :

Sanction No.

REVISION - II

Name of Complainant :							
Complainant Address : with PIN code							
Complainant's relationship with Assessee :							
Date of receipt of Special Notice :		Date :		Time :		Place :	
Contact No :		Signature of the Complainant					

1. For details of above categorization of annexure please visit our website www.mcgm.gov.in
2. Complainant may fill up the information in blank row provided in Annexure-A below each unit if the complainant feels that information of that unit is incorrect.
3. For any other objections, please use above space provided for.

This is system generated report & there is no need of signature

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BRIHANMUMBAI MUNICIPAL CORPORATION

ASSESSMENT AND COLLECTION DEPT.

Description & Details of Capital Value Calculation Annexure "A"

Ward : RS																	Inward No :				
SAC NO : RS0114970030000																	Special Notice No./ Dt :				
Zone : 077		Sub Zone : 0340															Print Date : 23/11/2022			Page 1 of 2	
Unit No	Floor Wing Details/ (Factor Value)	Floor Sub Type (Factor Value)	Carpet Area in Sq Mtr	Capacity in Litres	Rate per Ltr	Main User Category Sub-user Category User code (Factor Value)	ESBR Rate Per Mtr	Age Of Building (Factor Value)	Type Of Construction (Factor Value)	FSI (Factor Value)	Metered / Unmetered	Capital Value in ₹	Rate Of Effect	Tax Code (Tax on CV)	Tax On Capital Value ₹	Building Tax ₹	Tax After Capping (p.a.) ₹	Penalty Under Section 152(A)in Case Of Unlawful Structures	Reason For Assessment/ Reassessment Mark Here
SHED	Ground Floor - (1)	- (0)	18.00	-	-	RESIDENTIAL, Residential Use RES.31, (3.0)	125000	55 (0.6)	Semi Permanent / Kachha Building including Chawls(2004) (0.6)	1	Unmetered	29698	0.0040015	4001	119	0	0	0	Changes in CV Rules w.e.f 01-APR-2015

REVISION - II

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THE SEAL OF THE SUB-REGISTRAR BORIVALI NO. 8 MUMBAI SUBURBAN DISTRICT

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BRIHANMUMBAI MUNICIPAL CORPORATION

ASSESSMENT AND COLLECTION DEPT.

Description & Details of Capital Value Calculation Annexure "A"

Ward :	RS			Inward No :	
SAC NO :	RS0114970030000			Special Notice No./ Dt :	
Zone : 077	Sub Zone : 0340			Print Date : 23/11/202	Page 2 of 2

	Total Units :	Total Carpet Area (in sq.mtr)	Total Capital Value ₹	Total Tax On CV ₹	Total Existing Tax ₹	Total Tax After Capping ₹
Total :	1	18.96	2,96,960	1,037	60	60

Other remarks if any :

Sanction No. :

REVISION - II

Name of Complainant :							
Complainant Address : with PIN code							
Complainant's relationship with Assessee :							
Date of receipt of Special Notice :		Date :		Time :		Place :	
Contact No :		Signature of the Complainant					

1. For details of above categorization of annexure please visit our website www.mcgm.gov.in
2. Complainant may fill up the information in blank row provided in Annexure-A below each unit if the complainant feels that information of that unit is incorrect.
3. For any other objections, please use above space provided for.

This is system generated report & there is no need of signature

Printed By By Portal

MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. Ch.E./DP34202211111427592 D.P. Rev. dt. Refer Inward Number: R/S/2022/111427606 Payment Dated 16/11/2022

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

DP 2034 Remarks

To,

Mr./Mrs. Bombay Gow Rakshak Mandali
1415,Dalamal Towers, B Wing, 211, Free Press Marg, Nariman Point, Mumbai-400021

Sub: Development Plan 2034 remarks in respect to Land Bearing C.T.S. No(s) 146,146/4,146/2,146/1,127,128,124,125,126,146/7,146/6 and 146/5 of AKURLI Village situated in R/S Ward, Mumbai.

Ref : Application u/no. R/S/2022/111427606 Payment Challan No. DP34202211111427592 Dated 16/11/2022 certifying payment of charges of Rs.0/- Receipt no. 18200016482 Dated 16/11/2022

Gentleman/Madam,

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

Description	Nomenclature	Remarks
CTS No.	146,146/4,146/2,146/1,127,128,124,125,126,146/7,146/6 and 146/5	
Village	AKURLI	
Development Plan 2034 referred to Ward	R/S	
Zone [as shown on plan]	Residential(R)	
Sanctioned Roads affecting the Land [as shown on plan]	Existing Road	Present
	Proposed Road	Proposed Road 13.4 m and Proposed Road 18.3 m
	Proposed Road Widening	NIL
Reservation affecting the Land [as shown on plan]	RE1.1(Municipal School)(Part of larger reservation)(146: 4724.34 sqm, 146/4: 496.58 sqm, 146/2: 1952.68 sqm, 146/1: 583.33 sqm, 126: 158.46 sqm),ROS1.5(Garden/ Park)(146: 5309.13 sqm, 146/7: 22.75 sqm),ROS1.5(Garden/ Park)(146/4: 754.84 sqm),RSA2.1(Multipurpose Community Centre)(Part of larger reservation)(146/1: 552.83 sqm, 127: 792.99 sqm, 128: 52.89 sqm, 126: 1772.33 sqm),RSA2.9(Homeless Shelter)(Part of larger reservation)(146: 609.11 sqm, 146/6: 431.79 sqm),ROS1.5(Garden/ Park)(127: 748.56 sqm, 128: 1452.28 sqm, 124: 1517.01 sqm, 126: 2666.64 sqm),RH1.3(Municipal Maternity Home)(Part of larger reservation)(146: 193.09 sqm, 146/6: 260.29 sqm, 146/5: 202.55 sqm),ROS1.5(Garden/ Park)(Part of larger reservation)(146/4: 782.69 sqm and 146/2: 1727.59 sqm)	
Reservation affecting the Land [Excluded Portion]	EP NO: EP-RS32	Affected Area - 146 :4724.340 sqm, 146/4 :498.574 sqm, 146/2 :1952.679 sqm, 146/1 :583.333 sqm, 126 :158.459 sqm
For description of Excuded Portion/Sanctioned Modification, please refer to the published plan on MCGM portal.		
Reservation abutting the Land [as shown on plan]	NO	
Reservation abutting the Land [Excluded Portion]	EP NO: EP-RS32	Plots - 127, 128, 124, 125, 146/7, 146/6, 146/5
For description of Excuded Portion/Sanctioned Modification, please refer to the published plan on MCGM portal.		
Existing amenities affecting the Land [as shown on plan]	EE1.1(Municipal School)(Part of larger existing amenities)(146/2: 273.65 sqm)	

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CHE/DP34202211111427592/DP/R/S

Existing amenities affecting the Land [Excluded Portion]	EP NO: EP-RS10	Affected Area - 146 :1797.196 sqm, 125 :976.166 sqm, 126 :2583.627 sqm
For description of Excuded Portion/Sanctioned Modification, please refer to the published plan on MCGM portal.		
Existing amenities abutting the Land [as shown on plan]	EOS1.4(Play Ground) and EE1.2(Primary & Secondary School)	
Existing amenities abutting the Land [Excluded Portion]	EP NO: EP-RS10	Plots - 146/4, 146/2, 146/1, 127, 128, 124, 146/7, 146/6, 146/5
For description of Excuded Portion/Sanctioned Modification, please refer to the published plan on MCGM portal.		
ROAD	EP NO: EP-RS72,EP-RS91	Affected Area - 146 (Abutting), 146/4 (Abutting), 146/2 (Abutting), 146/1 (Abutting), 127 :154.267 sqm, 128 :574.148 sqm, 124 (Abutting), 125 (Abutting), 126 (Abutting), 146/7 (Abutting), 146/6 (Abutting), 146/5 (Abutting)
For description of Excuded Portion/Sanctioned Modification, please refer to the published plan on MCGM portal.		
Whether a listed Heritage building/ site:	~~Yes~~ / No	
Whether situated in a Heritage Precinct:	Yes / ~~No~~	
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	
Buffer line of Highway	As the land under reference falls within 45 meters of WESTERN EXPRESS HIGHWAY BUFFER, specific remarks shall be obtained from the concerned Authority	
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.	

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 confirmeed 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:

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

Plans:

EP Sheets:- MCGM 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:- MCGM 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

Water pipeline Remark:

Water pipeline near the plot (0.00 meters far) has 150 mm pipe diameter.

Sewerline Remark:

Sewer Manhole near the plot (Node No. 16359303, 0.00 meters far) has invert level 36.26 meters with reference to Town Hall Datum (THD).

Ground level:

The plot has minimum 0.00 meters and maximum 53.40 meters ground level with reference to Town Hall Datum (THD)

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CHE/DP3420221111142759 2/DP/R/S

RL Remark:

REGULAR LINE REMARKS (Traffic):
Land bearing C.T.S. No.(s) 146,146/4,146/2,146/1,127,128,124,125,126,146/7,146/6 and 146/5 of Village AKURLI in R/S ward of M.C.G.M. as shown bounded blue on accompanying plan is affected by the sanctioned Regular line of 27.45mts. i.e. (90.0' approx.) wide AKURLI ROAD marked in red colour on the RL plan submitted by you.

REGULAR LINE REMARKS (Survey):
As far as Survey department is concerned, there is no proposed or sanctioned Regular Line/Road Line at present along the plot C.T.S. No.(s) 146,146/4,146/2,146/1,127,128,124,125,126,146/7,146/6 and 146/5 of Village AKURLI in R/S ward of M.C.G.M. as shown bounded blue on accompanying plan.

DP 2034 Remarks

Heritage Precint:

The buildings on the plot under reference have been situated in BOMBAY GOWSHALA PRECINCT Precinct & included in the said list at Serial Number 187/235 for conservation purpose. Hence, clearance from Mumbai Heritage Conservation Committee would be necessary.

Acc: As Plan

Note: The above information is as per the data received from concerned MCGM Departments.

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THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 6 MUMBAI SUBURBAN DIST.

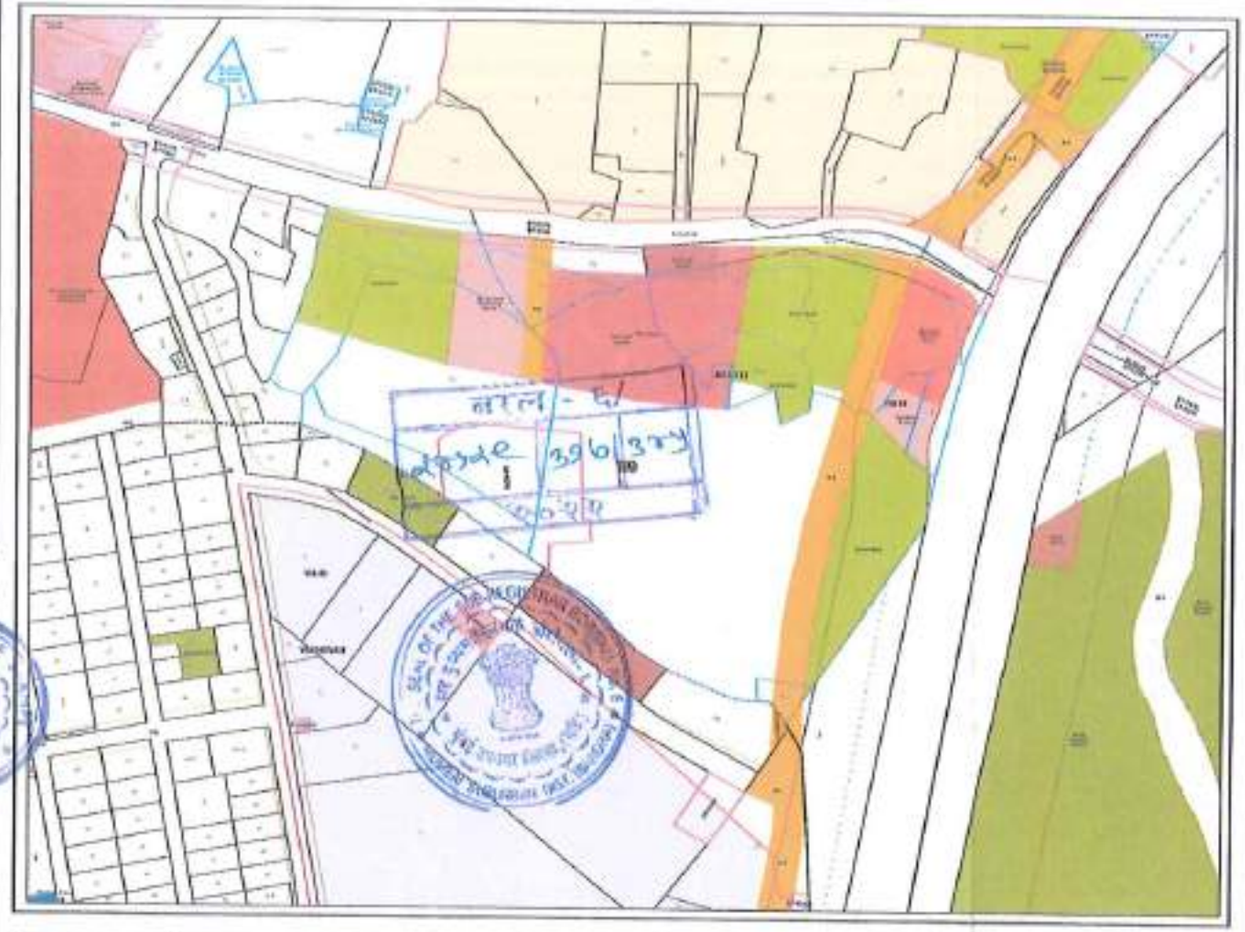
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CHE/DP34202211111427592/DP/R/S

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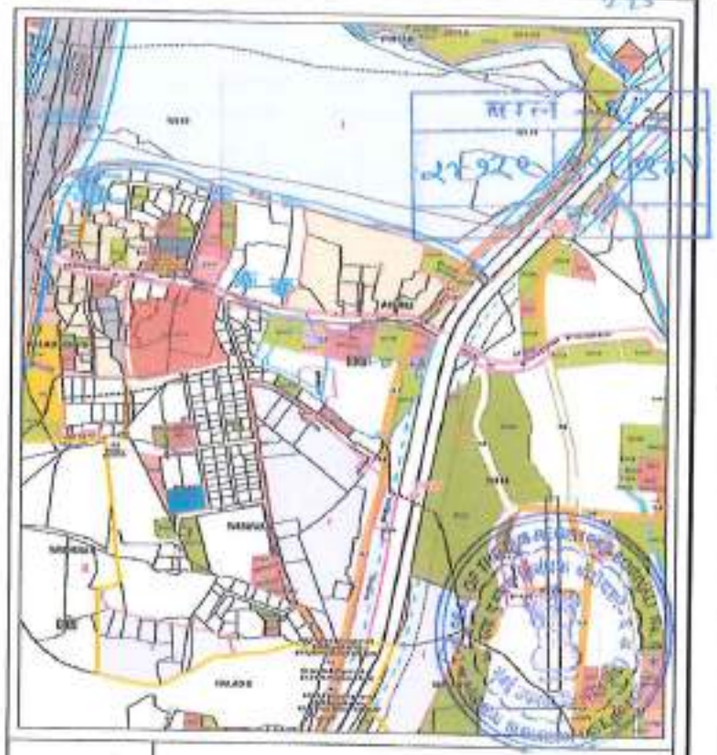


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BLOCK PLAN

Scale 1:3000

Land Bearing C.T.S.No(s) 146,146/4,146/2,146/1,127,128,124,125,126,146/7,146/8 and 146/5 of AKURLI Village in R/S Ward



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LOCATION PLAN

Note:

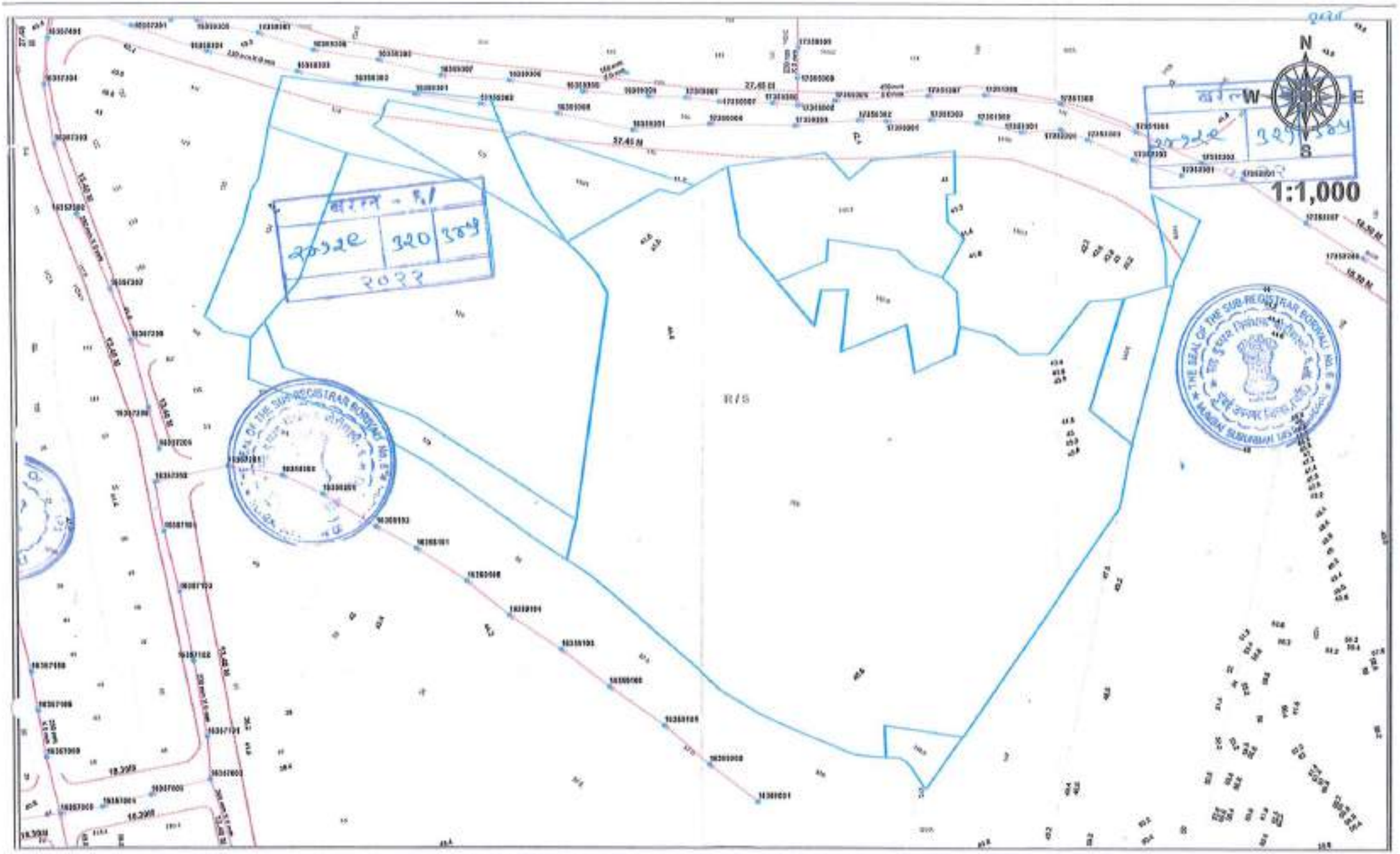
DP Remarks have been offered only from Zoning point of view without any reference to the existing and status of the structures on the land under reference etc.
This plan is to be read with letter under

This is an electronically generated document. Hence, No signature required. Assistant Engineer (DP), R/S Ward. Dated: 16/11/2023

Brihanmumbai Municipal Corporation
(Development Plan Department)

Development Plan 2034

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



Brihanmumbai Municipal Corporation
(Development Plan Department)

Land Bearing CTS No(s) 148,148/4,148/2,148/1,127,128,124,125,126,148/7,148/8,148/5 of AKURLI Village in R/S Ward

This plan is to be read with additional information given in letter no CHE/DP/342022111111427592/DP/WS/R/S

Legend

- Sewer Manholes
- SWD Manholes
- Traffic Road Lines
- Survey Road Lines
- Contours
- Sewer Lines
- Storm Water Drains
- Ward Boundary

Generated On: 11/16/2022

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MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. Ch.E./DP34202211111427597 D.P. Rev. dt. Refer Inward Number: R/S/2022/111427604 Payment Dated 16/11/2022

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

DP 2034 Remarks

To,

Mr./Mrs. Bombay Gow Rakshak Mandali
1415,Dalamal Towers, B Wing, 211, Free Press Marg, Nariman Point, Mumbai-400021

Sub: Development Plan 2034 remarks in respect to Land Bearing C.T.S. No(s) 146/1 of AKURLI Village situated in R/S Ward, Mumbai.

Ref : Application u/no. R/S/2022/111427604 Payment Challan No. DP34202211111427597 Dated 16/11/2022 certifying payment of charges made under Receipt no. 18200078069 Dated 16/11/2022

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
CTS No.	146/1	
Village	AKURLI	
Development Plan 2034 referred to Ward	R/S	
Zone [as shown on plan]	Residential(R)	
Sanctioned Roads affecting the Land [as shown on plan]	Existing Road	Present
	Proposed Road	Proposed Road 18.3 m
	Proposed Road Widening	NIL
Reservation affecting the Land [as shown on plan]	RE1.1(Municipal School)(Part of larger reservation)(146/1: 162.72 sqm),RSA2.9(Homeless Shelter)(Part of larger reservation)(146/1: 139.72 sqm),RH1.3(Municipal Maternity Home)(Part of larger reservation)(146/1: 1903.07 sqm) and ROS1.5(Garden/ Park)(Part of larger reservation)(146/1: 2770.06 sqm)	
Reservation affecting the Land [Excluded Portion]	EP NO: EP-RS32	Affected Area - 146/1 :182.721 sqm
For description of Excuded Portion/Sanctioned Modification, please refer to the published plan on MCGM portal.		
Reservation abutting the Land [as shown on plan]	ROS1.5(Garden/ Park) (2 nos)	
Existing amenities affecting the Land [as shown on plan]	NO	
Existing amenities abutting the Land [as shown on plan]	EE1.1(Municipal School)	
ROAD	EP NO: EP-RS72,EP-RS91	Affected Area - 146/1 :59.062 sqm
For description of Excuded Portion/Sanctioned Modification, please refer to the published plan on MCGM portal.		
Whether a listed Heritage building/ site:	~~Yes~~ / No	

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CHE/DP34202211111427597/DP/R/S

Whether situated in a Heritage Precinct:	Yes / ~~No~~
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
Buffer line of highway	As the land under reference falls within 45 meters of WESTERN EXPRESS HIGHWAY BUFFER, specific remarks shall be obtained from the concerned Authority
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.

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 confirmeed 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.4317/829/CR-118/2017/DP/UD-11 dt 8.5.2018 & TPB.4317/829/CR-118/2017/EP/UD-11 dt.8.5.2018 before granting any development permission on the lands. For the Sanctioned Modification & Excluded Portion the link for notification is as under:-

Notifications:

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

Plans:

EP Sheets:- MCGM 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:- MCGM 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

Water pipeline Remark:

Water pipeline near the plot (3.20 meters far) has 300 mm pipe diameter.

Sewerline Remark:

Sewer Manhole near the plot (Node No. 17351303, 4.80 meters far) has invert level 36.86 meters with reference to Town Hall Datum (THD)

Ground level:

The plot has minimum 41.00 meters and maximum 48.00 meters ground level with reference to Town Hall Datum (THD)

RL Remark:

REGULAR LINE REMARKS (Traffic):
Land bearing C.T.S. No.(s) 148/1 of Village AKURLI in R/S ward of M.C.G.M. as shown bounded blue on accompanying plan is affected by the sanctioned Regular line of 27.45mts. i.e. (90.0' approx.) wide AKURLI ROAD marked in red colour on the RL plan submitted by you.

REGULAR LINE REMARKS (Survey):
As far as Survey department is concerned, there is no proposed or sanctioned Regular Line/Road Line at present along the plot C.T.S. No.(s) 146/1 of Village AKURLI in R/S ward of M.C.G.M. as shown bounded blue on accompanying plan.

Heritage Precint:

The buildings on the plot under reference have been situated in BOMBAY GOWSHALA PRECINCT Precinct & included in the said list at Serial Number 187/235 for conservation purpose. Hence, clearance from Mumbai Heritage Conservation Committee would be necessary.

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Acc: As Plan

Note: The above information is as per the data received from concerned MCGM Departments.

DP 2034 Remarks

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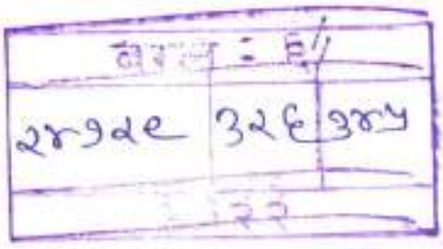
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THE SEAL OF THE SUB-REGISTRAR BORIVALI NO. 6
सह दुय्यम निबंधक बोरिवली- ६
मुंबई उपनगर जिल्हा, (वेस्ट)
MUMBAI SUBURBAN DIST. (BANDRA)

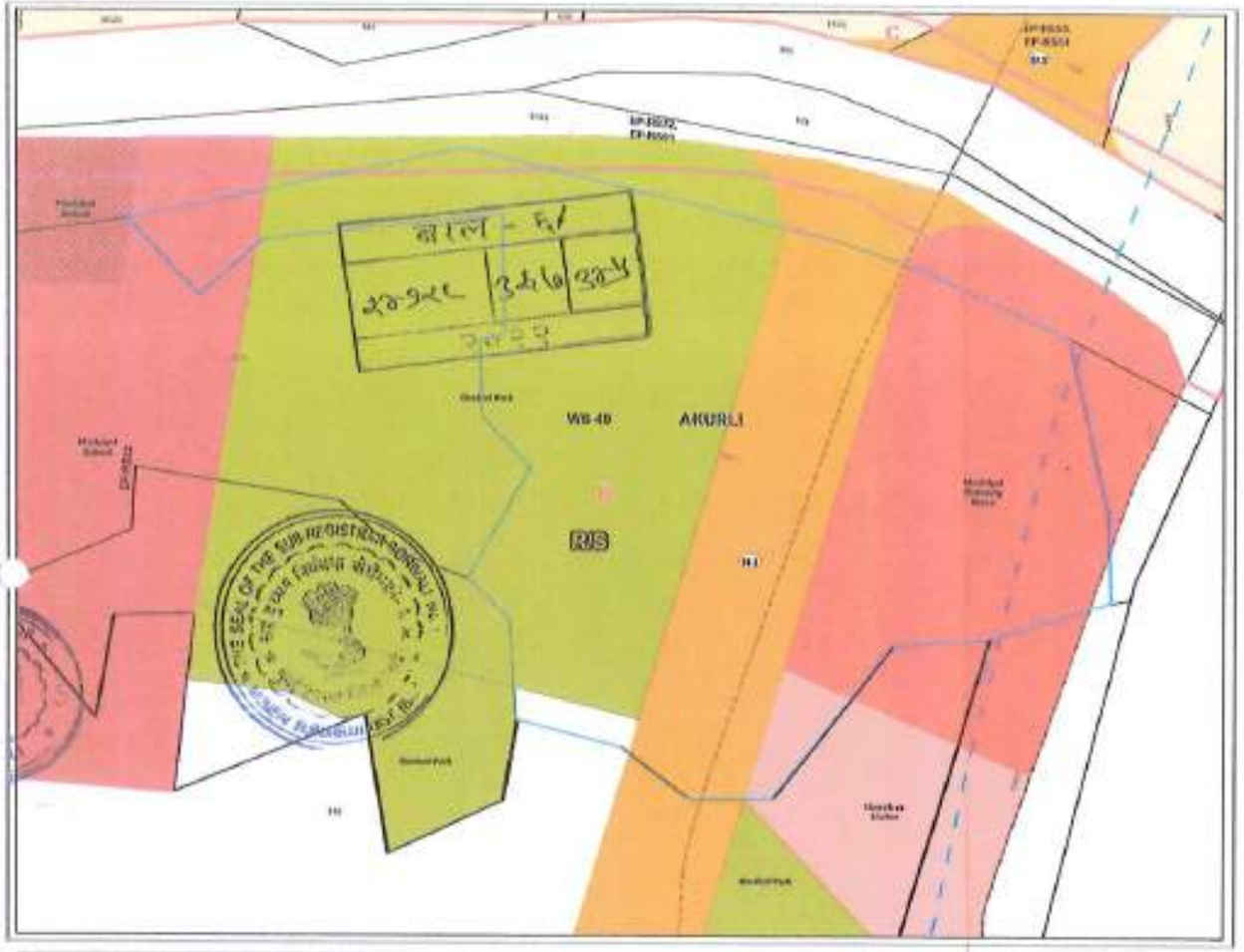
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CHE/DP34202211111427597/DP/R/S




THE SEAL OF THE SUB-REGISTRAR


COLLECTOR
BORIVA

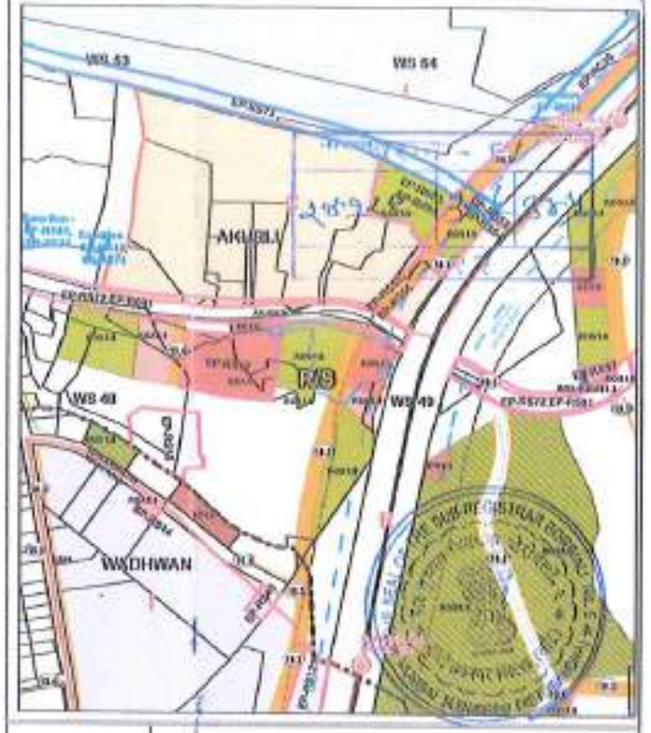


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BLOCK PLAN

Scale 1:500

Land Bearing C.T.S.No(s) 146/1 of AKURLI Village in R/S Ward



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LOCATION PLAN

Scale 1:4000

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/DP/343/2021/111142/TC/DP/WS/R/S

This is an electronically generated document. Hence, No signature required. Assistant Engineer (DP), R/S Ward. Dated: 10/01/2022

Brihanmumbai Municipal Corporation
(Development Plan Department)

Development Plan 2034

Office of the Chief Engineer (Development Plan),

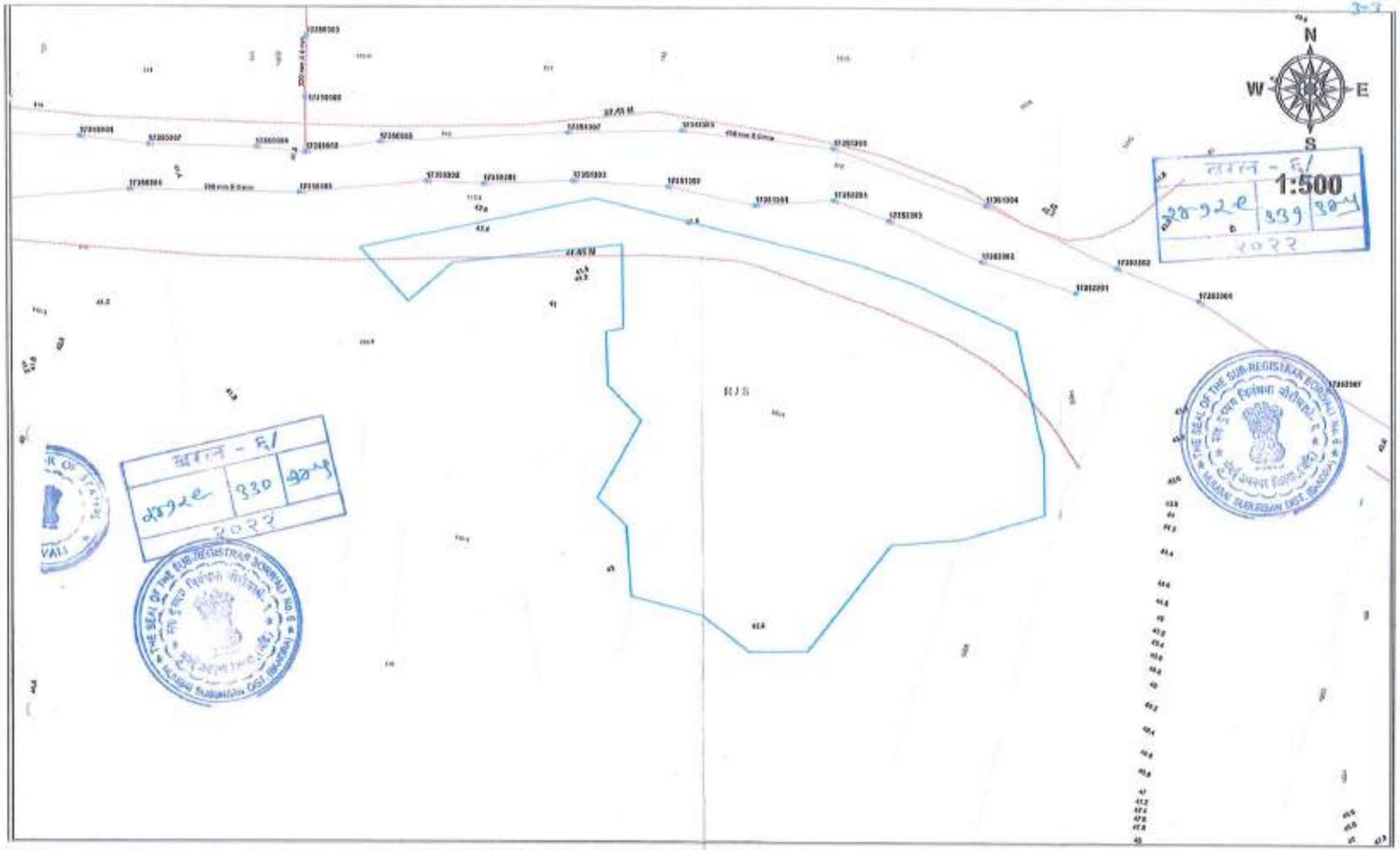
5th Floor, Annexe Building,

Municipal Head Office,

Mahapalika Marg, Fort, MUMBAI - 400 001.







Brihanmumbai Municipal Corporation
(Development Plan Department)

Land Bearing CTS No(s) 145/1 of AIGIRLI Village in R/S Ward

This plan is to be read with additional information given in letter no CHE/DP/3420221111142759/DP/WS/R/S

Legend

- Sewer Manholes
- SWD Manholes
- Traffic Road Lines
- Survey Road Lines
- Contours
- Sewer Lines
- Storm Water Drains
- Ward Boundary

Generated On: 11/16/2022





बरल - ६/		
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RECEIPT

Received, as follows, from Godrej Properties Limited i.e. the Purchaser an aggregate amount of Rs. 370,50,00,000/- (Rupees Three Hundred and Seventy Crore and Fifty Lakhs Only), being the First Tranche payable by the Purchaser to the Vendor under the Deed of Conveyance dated 1st December, 2022:

Sr. No.	Name of the Bank	Cheque Details/NEFT/RTGS	Amount (Rs.)
1.	Axis Bank	Demand Draft No. 568599 dated 19th July, 2022	200,00,00,000/-
2.	Axis Bank	Demand Draft No. 572779 dated 01st December, 2022	163,09,00,000/-
3.		TDS	7,41,00,000/-
		Total	**370,50,00,000/-**

We say received

Mr. Haridas Kapadia

Mr. Dilip Goculdas

Mr. Ameet Hariani

Mr. Jalaj A. Dani

Trustees of the Trust

BOMBAY GOWRAKSHAK MANDALI

WITNESSES

1 SANJAY R. BHAGAT

2 Manoj R. Bhagat

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 6

बरत्न - ६/
२४१२६ | ३३० | ३२५
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BOMBAY GOW RAKSHAK MANDALI

Registered under the societies Registration act XXI of 1860 and under the Bombay Public Trust Act XXXIX of 1950 under No. F-5

EXTRACT OF THE MINUTES OF THE MEETING OF THE TRUSTEES AND THE MANAGING COMMITTEE HELD ON 25th JULY, 2022 AT 3.00 PM.

"**RESOLVED THAT** the offer of Godrej Properties Ltd. (the "**Successful Offeror**") to purchase the Trust Property being all those pieces and parcels of land admeasuring in the aggregate 75,328.10 sq. mtrs., or thereabouts equivalent to 18.61 acres or thereabouts of Village Akurli, Taluka Goregaon, District Mumbai Suburban together with the structures thereon comprised in the CTS Numbers 124, 125, 126, 127, 127/1, 128, 146, 146/1, 146/2, 146/3, 146/4, 146/5, 146/6, 146/7 ("the said Property") for the total consideration of Rs. 7,41,00,00,000/- (Rupees Seven Hundred and Forty One Crores Only) be and is hereby accepted and the Letter of Acceptance of offer be sent to the said Successful Offeror.

"**FURTHER RESOLVED THAT** the Demand Draft / Pay Orders received from the Successful Offeror for Rs. 200,00,00,000/- (Rupees Two Hundred Crores Only) be deposited in the Bank account of the Trust".

"**FURTHER RESOLVED THAT** sanction of the Trustees and the Managing Committee be and is hereby accorded to the sale of the said Property to Godrej Properties Ltd. for the total

Regd. Office : 1415 - B, Dalamal Tower, Free Press Journal Marg, 211, Nariman Point, Mumbai - 400 021. • Tele.: 022 - 22846257 / 22844738 • Email : bo@gowrakshakmandali.com
Kandivali Farm Tele.: 022 - 28873928 / 28852029 • Betegaon Farm Tele.: 02525 - 284364 / 284365

consideration of Rs. 7,41,00,00,000/- (Rupees Seven Hundred and Forty One Crores Only) subject to the permission of the Charity Commissioner, Maharashtra State, Mumbai."

"**FURTHER RESOLVED THAT** any two Trustees be and are hereby authorized to file such applications/affidavits/ resolutions/ documents with the office of Hon'ble Charity Commissioner as may be necessary for the purpose of seeking permission for the sale of the said Property and to appoint Advocates and other professionals and take such steps as may be necessary to obtain the permission of the Charity Commissioner and to complete the above transaction."

"**FURTHER RESOLVED THAT** after the permission of the Charity Commissioner is received for the sale of the said Property, any twoof the Trustees be and are hereby authorized to execute such documents and deeds including inter alia the Deed of Conveyance, the Escrow Agreement, the Specific Irrevocable Power of Attorney, in terms the drafts prepared by the Trust's Advocates and initialed by the Chairman for the purpose of identification, with such alterations and modifications as he may deem fit, for alienation of the said Property and to appear before the Sub Registrar of Assurances, Mumbai to admit execution thereof."

"**FURTHER RESOLVED THAT** any two Trustees be and are hereby authorized to sign such forms and writings in respect of the sale of the said Property in favour of Godrej Properties Ltd. including inter alia forms required for mutation of the said Property and to take such steps and

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carry out such acts as may be necessary or incidental to perfect the title of the said Godrej Properties Ltd. to the said Property in accordance with the Terms and Conditions for Sale."

Certified True Copy

Date: 25.07.2022

Place: Mumbai

1) Shri Haridas Kapadia

2) Shri Dilip Goculdas

3) Shri Ameet Hariani

4) Shri Jalaj Dani,

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Kandivali Farm Tele.: 022 - 28873928 / 28852029 • Betegaon Farm Tele.: 02525 - 284364 / 284365

Godrej Properties Limited
Regd. Office: Godrej One
5th Floor, Pirojshanagar,
Eastern Express Highway,
Vikhroli (E), Mumbai – 400 079. India
Tel.: +91-22-6169-8500
Fax: +91-22-6169-8888
Website: www.godrejproperties.com
CIN: L74120MH1985PLC035087

दस्त - ५/
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CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE MANAGEMENT COMMITTEE OF THE BOARD OF DIRECTORS OF GODREJ PROPERTIES LIMITED AT ITS MEETING HELD ON NOVEMBER 09, 2022

"RESOLVED THAT the Management Committee of the Board of Directors of the Company hereby approves and grants its consent for the execution of and the transactions contemplated under the following agreement(s):

a) **Deed of Conveyance:** to be entered into with Bombay Gowrakshak Mandali to purchase and acquire the land admeasuring 75,328.10 square meters or thereabouts equivalent to 18.61 acres or thereabouts, together with structures standing thereon at Village Akurli, Taluka Goregaon, District Mumbai Suburban on "as is where is" and "as is what is" basis, with a clear and marketable title, along with all its right, title, interest, possession in the said Property and on the terms and conditions as mentioned in the Deed of Conveyance.

b) **Specific Irrevocable Power of Attorney ("SPOA"):** to be issued by Bombay Gowrakshak Mandali in favour of the Company *inter alia* to do all acts, deeds, matters and things as may be necessitated in respect of the said property in accordance with Deed of Conveyance.

RESOLVED FURTHER THAT Mr. Rahul Dedhia, Mr. Amitesh Shah, Mr. Priyansh Kapoor and Mr. Sanjay Bhagat (hereinafter referred to as "Authorised Signatories") be and are hereby severally authorized to sign, seal, execute and deliver the Deed of Conveyance, SPOA and any other documents incidental thereto (hereinafter referred to as "Transaction Agreements") with a power to supplement or amend the Deed of Conveyance(s) any other documents incidental thereto and to sign any other papers, indemnities, declarations and to do all such acts, deeds, writings and things to finalise the above.

RESOLVED FURTHER THAT the Authorised Signatories be and are hereby severally authorised to admit execution and register Transaction Agreements and other document(s) at the sub-Registrar's office and also to collect original registered documents from office of the Sub-Registrar on behalf of the Company.

RESOLVED FURTHER THAT the authority conferred by this resolution will be valid and subsisting till the above mentioned 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 Board of Directors or its Committee or the date on which above mentioned Authorised Signatories ceases to be in employment of Godrej Properties Limited or any of its affiliate companies/ entities."

For Godrej Properties Limited

Ashish Karyekar
Company Secretary and Compliance Officer

Date of Issue: December 01, 2022

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 6 ★ MUMBAI SUBURBAN DIST. (MAHARASHTRA)

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AAATB3280B

नाम /NAME

BOMBAY GOW RAKSHAK MANDALI

निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION

12-12-1899

आयकर निदेशक (पद्धति)

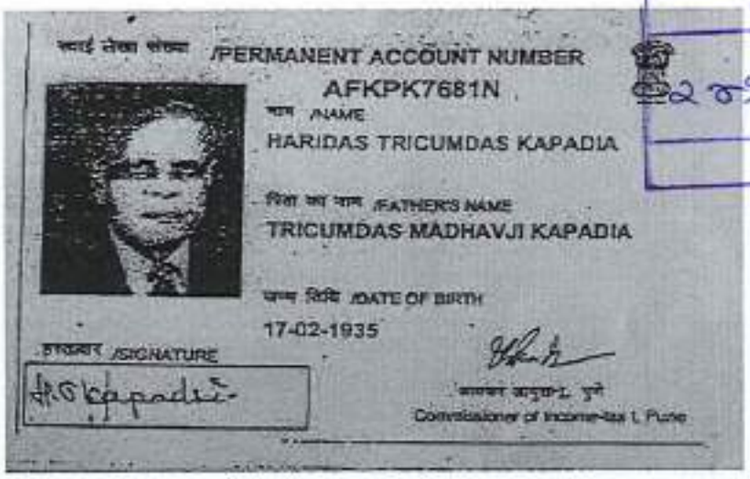
DIRECTOR OF INCOME TAX (SYSTEMS)

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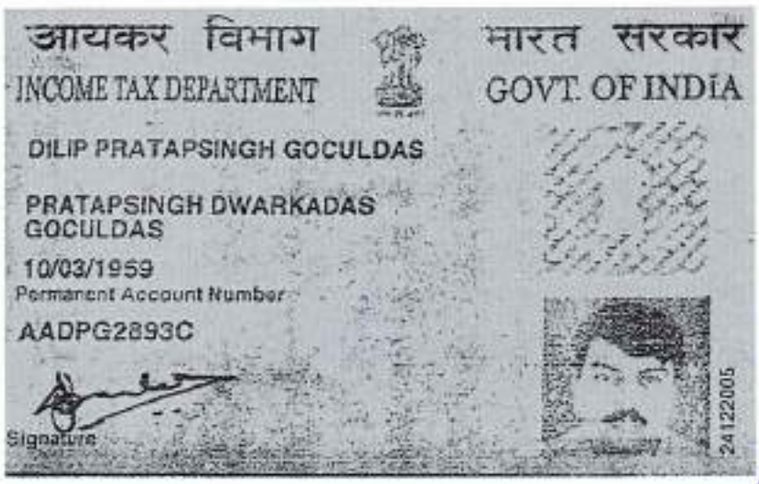
BOMBAY GOWRAKSHAK MANDALI MUMBAI 21.

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 5 MUMBAI SUBURBAN DIST.



/PERMANENT ACCOUNT NUMBER
AFKPK7681N
नाम /NAME
HARIDAS TRICUMDAS KAPADIA
पिता का नाम /FATHER'S NAME
TRICUMDAS MADHAVJI KAPADIA
जन्म तिथि /DATE OF BIRTH
17-02-1935
हस्ताक्षर /SIGNATURE
आयकर आयुक्त, पुणे
Commissioner of Income-tax I, Pune

बरत - ६/
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आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
DILIP PRATAPSINGH GOCULDAS
PRATAPSINGH DWARKADAS GOCULDAS
10/03/1959
Permanent Account Number
AADPG2893C
Signature
24122005



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
AMEET PRATAPSINH HARIANI
PRATAPSINH PRAGJI HARIANI
06/07/1961
Permanent Account Number
AAAPH0956Q
Signature

THE SEAL OF THE SUB-REGISTRAR BORIVALI NO. 6 MUMBAI SUBURBAN DIST. (BANDRA)



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAAPD5466F
नाम/ Name
JALAJ ASHWIN DANI
पिता का नाम/ Father's Name
ASHWIN SURYAKANT DANI
जन्म की तारीख/ Date of Birth
20/10/1989
हस्ताक्षर/ Signature
27012017

बरल - ६/

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

GODREJ PROPERTIES LIMITED

08/02/1985
Permanent Account Number

AAACG3995M

18042007

GODREJ PROPERTIES LIMITED MUMBAI

Godrej Properties Limited

Authorised Signatory

THE SEAL OF THE SUB-REGISTRAR BORIVALI NO. 8 MUMBAI SUBURBAN DIST. (MAHARASHTRA)

बरल - ६/		
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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAHUL RAMESH DEDHIA

RAMESH BHAYANJI DEDHIA

24/03/1986

Permanent Account Number

AGYPD669.

Signature





Godrej Properties Limited

Authorised Signatory

GODREJ PROPERTIES LIMITED MUMBAI

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 5 SUBURBAN DIST. (MUMBAI)





भारत सरकार

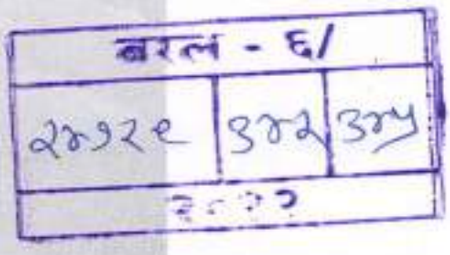
Sahil Ahmad Khan

Year of Birth : 1992

Male

2701 0187 8670

आधार — सामान्य माणसाचा अधिकार

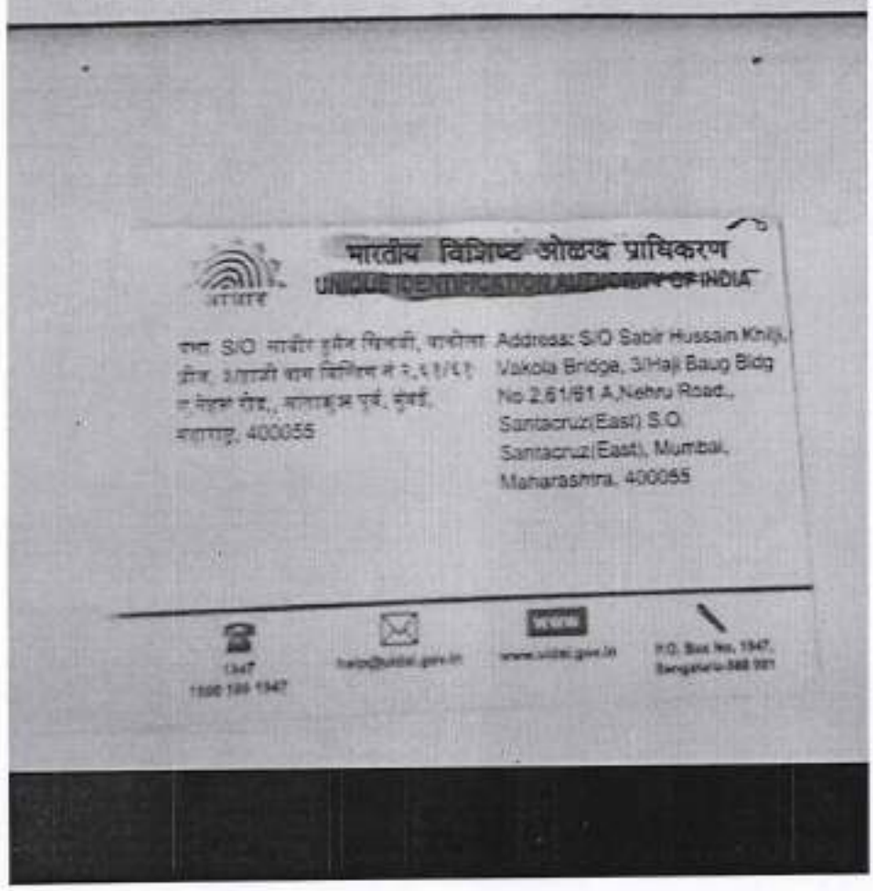


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भारतीय विशिष्ट ओळख प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: S/O साबीर हुसैन खिलजी, वाकोला ब्रीज, 3/हाजी बाग बिल्डिंग नं २.६१/६१ ए नेहरू रोड,, सांताक्रूझ पूर्व, मुंबई, महाराष्ट्र, 400055

Address: S/O Sabir Hussain Khilji, Vakola Bridge, 3/Haji Baug Bldg No 2.61/61 A,Nehru Road,, Santacruz(East) S.O. Santacruz(East), Mumbai, Maharashtra, 400055

1947

1800 180 1947

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