

SUPPLEMENTARY
Agreement for
Development

GORGON Ambica CHD LTD.

— The Society

&

Mr. Sahajwani
Developers

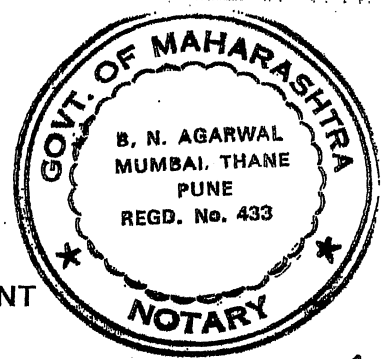
— The Developers.

May, 2010.

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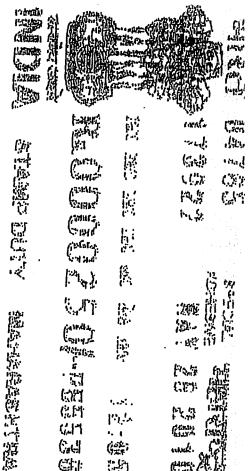
SUPPLEMENTARY AGREEMENT

THIS SUPPLEMENTARY AGREEMENT has been executed at Mumbai on this 31st day of May, in the Christian Year Two Thousand Ten between **GOREGAON AMBIKA CO-OP. HOUSING SOCIETY LTD.**, a Co-operative Housing Society, duly registered under the provisions of Maharashtra Co-operative societies Act, 1960, bearing Registration No. **BOM / HSG / 7727 / 1981** dated **14.10.1981** and having its registered office at Building No. 7, Siddharth Nagar (Part III), Opp. Sahara, S. V. Road, Goregaon (West), Mumbai - 400 104, hereinafter referred to as "**the Society**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include its successors and assigns) of the **FIRST PART: AND MESSERS. SAHAJANAND DEVELOPERS**, a Sole Proprietorship Concern and carrying on business at Plot No. 274/9, Jethva Niwas, Goregaon (West), Mumbai - 400 062, hereinafter referred to as "**the Developers**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include for the time, their survivors or survivor, their respective heirs, legal representatives, executors, administrators and assigns) of the **SECOND PART:**

WHEREAS:-

- a) The parties hereto have executed Agreement for Development in respect of Building No. 7, being lying and situate at Siddharth Nagar (Part III), Opp. Sahara, S. V. Road, Goregaon (West), Mumbai 400 104, which is more particularly described in the First Schedule

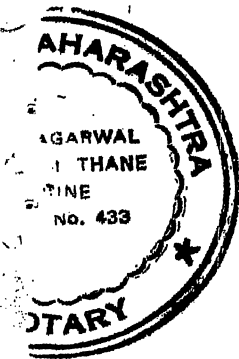
SAROJA V. SIVARNA
Authorised Signatory



[Handwritten signatures and initials]

written thereunder and the same is reproduced hereinabove, at the consideration and upon certain terms and conditions incorporated therein. The said Agreement has been duly stamped under the provisions of Bombay Stamp Act. The said Agreement for Development has been duly confirmed vide Deed of Confirmation of Agreement for Development dated 9/4/2005 and duly registered bearing document No. BDR5-05844 of 2006. The said Agreement for Development is valid and subsisting and binding upon, bare and except subject to changes as envisaged in these presents, the parties hereto.

- b) The parties hereto have arrived at certain further mutual understanding inter alia agreed to add, alter or modify certain agreed terms and conditions and therefore the parties hereto have agreed to execute this Supplementary with a view to avoid any misunderstanding in future.



NOW IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

- 1 The aforesaid recital shall form integral part of this Agreement and the same shall be read, construed and interpreted accordingly.
- 2 Notwithstanding what is recorded in the registered Agreement for Development dated 9/4/2005 and registered power of attorney Dt. 14/7/2006 duly registered bearing document no. BDR5-5845 of 2006, copy of same is annexed as annexure "A", the Developers have agreed to provide 400 sq. ft. Carpet area to the original 40 members whose details are more particularly set out in the Second Schedule

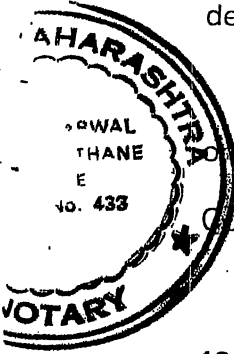
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annexed thereto. It is further mutually agreed that such original 40 members shall also be entitled to additional benefits of about 80 sq. ft. carpet area which will be planning benefit of chajja, dry yard etc if approved, by Municipal Corporation of Greater Mumbai, and other planning benefit if approved, by Municipal Corporation of Greater Mumbai.

3. The Developers have further agreed to pay monetary compensation of Rs. 3,50,000/- (Rupees Three Lac Fifty Thousand only) per member as Corpus Fund, same shall be disbursed, through the society as under:-

Rs. 2,00,000/- (Rupees Two Lac Only), on vacating and handing over of peaceful possession of the flat to the developers by respective member.

Rs. 1,50,000/- (Rupees One Lac Fifty Thousand only), within six month after the date of obtaining of Commencement Certificate from M. C. G. M.



The Developers have further agreed to pay Rs. 13,000/- per month, from the date of vacating and handing over peaceful possession of flat to the developers. There shall be uniform increase of Rs. 1,000/- every twelve months, up till repossession of permanent accommodation. In the event of developers stops the rent / license fee for the period exceeding 6 months in row, under such circumstances, the corpus fund would be used by society and its members as rent / compensation and with such circumstances the redevelopment & supplementary agreement stand terminated and society and its members shall be at liberty to appoint any other person as developer without any reference and recourse

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to the arbitration proceedings. In such event developer forfeit all his claims against the society.

4. The Developers shall also bear and pay shifting charges, legal expenses, brokerage payable to the original 40 members for procuring temporary alternate accommodation but such charges shall be payable every 12 months. The Developers shall pay a lumpsum amount of. Rs. 16,000/- for the said purpose, only in case of genuine case of shifting and such member producing his / her new leave and license agreement duly registered,

5. It is further mutually agreed by and between the parties hereto that the original / existing 40 members of the society are at liberty to deal with and dispose of their / his / her individual right, title and interest in the society. However, the same shall be subject to the terms and conditions of the Agreement dated 9/4/2005 (hereinafter for brevity's sake referred to as the "Principal Agreement") and this Supplemental Agreement and the act of such member to get a confirmation from the intended Transferee. The intended Transferee shall abide by the terms and conditions of the principal as well as this Agreement.

6. Under the provisions of Mumbai Municipal Corporation Act read with Development Control Regulation applicable to Greater Mumbai any building plans are required to be submitted to Municipal Corporation of Greater Mumbai for approval by registered / qualified Architect and the Developers would follow the said requirements. The society shall from time to time sign such documents, as may be required by MHADA, M. C. G. M. or such semi. Govt. or Govt. authority in

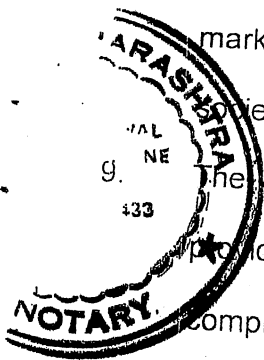


Handwritten signatures and initials:
 1. A signature that appears to be "Nalish".
 2. A signature that appears to be "Y. J.".
 3. A signature that appears to be "P. S.".
 4. A signature that appears to be "J. B.".
 5. A signature that appears to be "J. B.".

connection to the Redevelopment of the society property. Under no circumstances same shall be delayed on any excuse.

7. The Developers hereby further covenant with the Society that the construction work shall be completed within **30 to 33** months from the date of issuance of the Commencement Certificate Municipal Corporation of Greater Mumbai or from actual Commencement of plinth work / construction whichever is later and the society hereby agrees for the same.

8. The Developers hereby further agrees that irrespective of policy of MHADA, Developers if required, acquire and purchase TDR FSI further from MHADA or from the open market. The same shall be purchased in the name of the Society.



9. The Developers hereby further covenant with the society to provide the details of the project development per quarter on completion of quarter within **15** days from the date thereof from time to time to the society.

10. The developer hereby provide carpet area of **400** sq. ft. and minimum carpet area as Dry balcony and niche etc. of **80** sq. ft. which is free of FSI, to each member, as per clause no. 2 hereinabove.

11. It is further mutually agreed by and between the parties hereto that up till the date of obtaining occupation certificate and hand over legal possession to the original members after exclusive period of **36** months, including grace period, the Developers shall be liable and / or responsible to bear and pay **Rs. 50,000/-** per month as a penalty to the society.

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12. The Developers hereby further covenant with the society that from the date of handing over possession within one year if the Architect / RCC consultant of society finds any structural defects in the construction work carried out same shall be rectified by the Developers at his cost, as per MOFA, provided the flat occupied has not made any changes in the flat.
 13. The Developers hereby further agreed to make the terrace water proofing with brickbat coba with china mosaic surface.
 14. The developers shall pay monthly compensation fee for leave license to the existing 40 members by issuing 12 months postdated cheques to the society.
- The parties hereto agree to execute this Supplementary agreement and thereafter the Developers has agreed to furnish Notarised copy to the individual members.
15. The Developers hereby further agree that the Development Right given to the Developers are non transferable.
 17. The Developers have agreed to apply and obtain water connection in accordance with the Rules and Regulations of Municipal Corporation of Greater Mumbai and the same shall be duly approved as per the Rules and Regulation of Municipal Corporation of Greater Mumbai.
 18. The Developers have further agreed to make provisions for borewell, subject to availability of ground water.
 19. The Developers hereby further covenant with the society that during the course of construction activities, if any accident occurs in such an event, the developers alone shall be liable and responsible and / or answerable to all concern and the society shall not be responsible for the same.



[Signature]

[Signature]

[Signature]

[Signature]

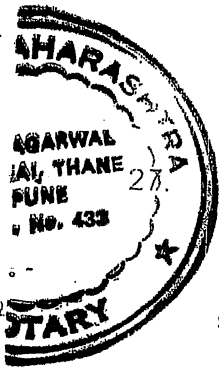
20. It is further mutually agreed by and between the parties hereto that if any additional tit bit area, and / or extra FSI in addition to 2.5 index is granted by MHADA to the Society / Developers inter alia in respect of Siddharth Nagar layout / additional adjoining plot, in such an event, the Developers shall pay compensation to the society for such extra benefits. Developers has the option to use for transfer such FSI meant for sale to any other place, site for construction as per his wish and society or its members shall not object for the same.
21. It is further mutually agreed by and between the parties hereto that the Developers shall construct the society office, except ground floor, and at terrace level, self contained free of cost for the exclusive use of the society provided it is permissible as free FSI and subject to approval of Municipal Corporation Greater Mumbai and not otherwise.
22. The parties hereto further agreed that the Developers shall bear and pay all taxes, charges in respect of water, electricity etc., from the date of taking possession thereof from the society till then, to hand over possession of the new building and handing over thereof to the society as agreed. The society shall bear to pay lease rent to MHADA.
23. It is further mutually agreed by and between the parties hereto that if Reliance Energy Ltd. Request and demand for sub station for smooth electric supply, the same shall be provided by the Developers.
24. It is further mutually agreed by and between the parties hereto that the Developers shall not sell additional units of the proposal building for shopping and commercial premises for Hotel-Fast Food Outlets, wine shops, Beer-Liquor Bar,



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Hospital, Garages. As a part of the requisite approval of Mumbai Municipal Corporation of Greater Mumbai the Developer has to follow the requirements/instructions/guidelines of CFO and accordingly the Developers shall provided the requisite Fire Fighting Equipments, for the proposed building.

25. It is further mutually agreed by and between the parties hereto that the Developers are allowed to use consumption and construct 2.5 FSI Index as per MHADA's norms with reference to Cl. No. 20.
26. Open parking space shall be allotted by the society to its existing and new members equally. The podium parking, if planned shall be exclusively for the benefits of the developers.
27. It is further mutually agreed by and between the parties hereto that subject to terms of this presents the principal agreement shall always be read jointly with Supplementary Agreement and not in isolation.
28. It is further mutually agreed by and between the parties hereto that in the event of any inconsistency or contradiction as regards the terms and conditions set out in the principal agreement and this supplemental, the terms and conditions recorded in this Supplemental shall prevail and binding upon the parties hereto.
29. The Developer shall execute the re-possession agreement with all the members of Goregaon Ambika Co-op. Housing Society and stamp duty and registration thereof shall be born and paid by such individual member.
30. Save and except the terms and conditions recorded herein, all other terms and conditions recorded in the principal



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agreement shall remain intact and binding upon the parties hereto.

31) List of amenities is annexed as annexure "B".

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands to this writing on the day and year first hereinabove written.

THE FIRST SCHEDULE HEREINABOVE REFERRED TO :

All that piece or parcel of land or ground together with existing building no. 7, known as **"GOREGAON AMBIKA CO-OPERATIVE HOUSING SOCIETY LIMITED"** bearing CTS No. 26 (part III) and survey no. 8 of Village Pahadi, Taluka Borivali, Mumbai Municipal Corporation of Greater Mumbai admeasuring about **940.95** sq. meters Or thereabouts and bounded as follows and shown and surrounded by yellow coloured boundary line area to the plan annexed hereto and bounded as follows:



On or towards the East	:	By 24 '1.40" wide Road & Office Building.
On or towards the West	:	By open space & Building No. 5 Of Gurukul C H S LTD.
On or towards the North	:	By open space & Office Building & By 24 '1.40" vide Road
On or towards the South	:	By Road and Building No. 6

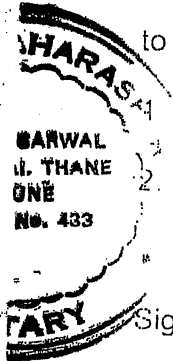
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Signed and delivered by the)
 Within named "Goregaon Ambika)
 Co-Operative Housing Society Limited")
 And common seal affixed through its)
 Chairman / Secretary and one member)
 Of the Committee in pursuance of the)
 Resolution passed in Special General)
 Body Meeting held on)
 The signatories)

1.)
 2.)

to their respective names in token of)



Signed and delivered by the within)
 named "Developers" M/s. Sahajanand)
 Developers through its sole proprietor)

in the presence of)

1.)
 2.)

[Signature]

(Chairman
Manshi Kotian)

[Signature]

(Treasurer
Yash Patel)

[Signature]

(Mn comm member
Satish Patil)

[Signature]

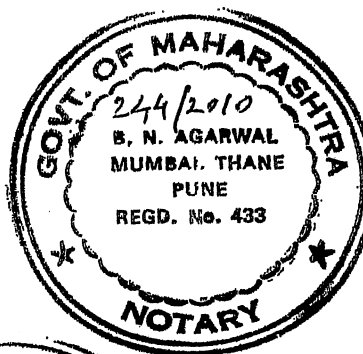
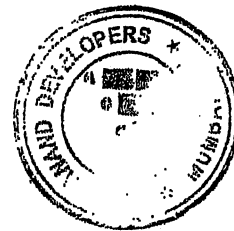
(Mn comm member
Harish Solanki)



For SAHAJANAND DEVELOPERS

[Signature]

PROPRIETOR



BEFORE ME

B.N. Agarwal

02-05-2010

B. N. AGARWAL

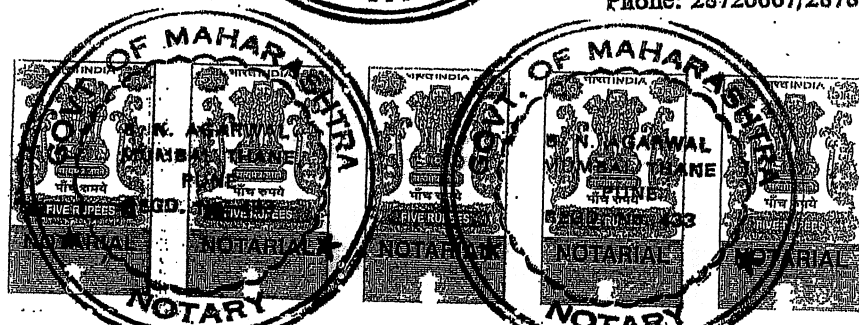
NOTARY, MUMBAI, THANE, PUNE

D-1, Kumud Nagar,

Near Goregaon Police Station,

Goregaon (W); MUMBAI-104,

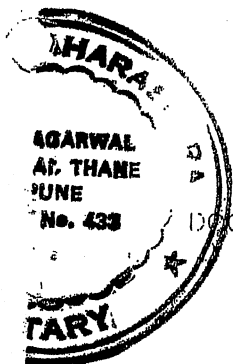
Phone: 28720667/28781139



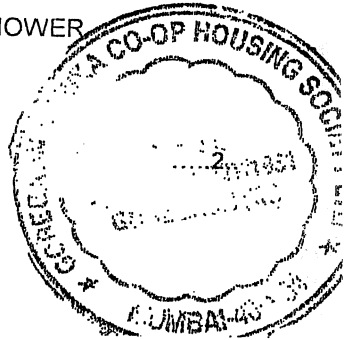
Goregaon Ambica C H S LTD., Building No. 7

LIST OF AMENITIES

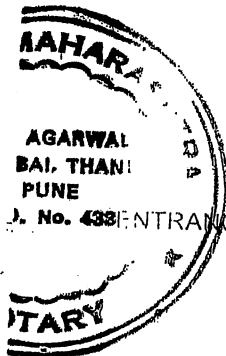
FLOORING	VETRIFIED TILES (2X2) ASIAN TILES / MARBONITE.
BATHROOM	GLAZED TILES IN TOILET & BATHROOM WITH DADO TILING, FULL HEIGHT (BEAM LEVEL).
WALLS & CEILING	WATER PROOF & PEST CONTROL, ASIAN PAINT LUSTURE PAINT POP FINISH CEALING IN HALL & BED ROOM
WATER PROOFING	IN BATHROOMS, TOILETS ETC, WHEREVER REQUIRED
WINDOWS	JINDAL / LIKE ALLUMINIUM SLIDING WITH ANODIZING & GLASS. WINDOW SILLS, WILL BE GRANITE WITH BOX GRILL, PROVISION FOR MOSQUITOES SLIDING WINDOW, TOILET WINDOW, WITH ADJUSTABLE LOUVERS.
DOORS	ALL ROOM DOORS MADE OF SOLID FLUSH DOOR WITH BEST QUALITY OF BRASS FITINGS DOORS LOCKS OF GODREJ / LIKE WITH VIEW GLASS. MAIN ENTRANCE DOOR, VEENERED OR POLISHED, WITH SAFETY DOOR
KITCHEN	GRANITE PLATFORM WITH COLORED BRANDED TILES DADO TILE DADO '2' HEIGHT ABOVE THE PLATFORM, FULL TILE DADO BELOW PLATFORM, SATINLESSTILL SINK & WASH BASIN, PROVISION FOR KITCHEN APPLIANCES ELECTRIC POINT, PROVISION FOR TANK IN BATHROOM LOAFT. PROVISION FOR EXHAUST FAN. PROVISION FOR GAS PIPE LINE
TOILET	BRANDED TOILET WITH CONCEALED FLUSH VALVES & JAGUAR FITTINGS.
PLUMBING	CONCEALED PLUMBING WITH C CLASS PIPES AS PER MCGM RULES, CERA / HARDWARE, SANITARY FITTINGS, HOT & COLD TAP & SHOWER



Handwritten signatures and initials, including 'JKB' and 'P'.



ELECTRICAL



ENTRANCE LOBBY

LIFT

EXTERNAL FINISH

COMPOUND WALL

SECURITY SYSTEMS

WATER CONNECTION

JNB

[Handwritten signatures and initials]

CONCEALED ELECTRICAL ISI MARKED COPPER WIRING (ANCHOR / FINOLEX) WITH ELCB & MCB SWITCH IN THE MAIN BOARD WITH CIRCUIT BREAKERS, ONE PHILIP TUBE LIGHT AND CROMPTON FANS IN HALL & BEDROOM, FITTING & FIXTURES OF BRANDED QUALITY, LIVING ROOM WILL HAVE 2 FAN POINTS, 2 TUBELIGHT POINTS, 2X 5A PLUG POINT, TELEPHONE & TV CABLE POINT IN HALL & BEDROOM, ANCHOR SWITCHES IN ALL THE ROOMS. 15A PLUG POINT FOR REFRIGERATOR & WASHING MACHINE, GEYSER POINT IN BATHROOM & AC POINT IN THE BEDROOM, ONE HOT GEYSER IN THE BATHROOM, PUSH BELL POINT & WIRING OF HEAVY GAUGE FOR ALL THE POINTS.

GRANITE FLOORING, PLASTER OF PARIS CEILING WITH DECORATIVE LIGHT FITTINGS, WALLS WILL BE CLADDED WITH DECORATIVE MATERIAL

MINIMUM 2 LIFT IN EACH WING WITH CAPACITY OF 6 TO 8 PERSONS, IF BLDG WILL BE MORE THAN 7 FLOORS, LIFT MAKE - OTIS / SCHINDLERS / KONE.

ENTIRE BUILDING WILL BE PAINTED WITH CEMENT PAINT

NEW COMPOUND WALL, OPEN SPACE WILL BE PAVED, ADEQUATE LIGHTING, ARRANGEMENTS WITHIN THE BUILDING COMPOUND, DECORATIVE IRON GATES.

A SECURITY CABIN SHALL BE PROVIDED IN THE BUILDING.

BMC WATER MAIN LINE CONNECTION SHOULD BE DIRECTLY CONNECTED TO THE MAIN LINE PROVIDED BY THE BMC BOREWELL CONNECTION FOR FLUSHING & CLEANING, ONE UNDERGROUND WATER TANK WITH 2 MONO BLOCK PUMP SETS AND OVERHEAD WATER TANK ON THE TERRACE WILL BE PROVIDED HOARDING / MOBILE TOWER SETUP RIGHTS WITH THE SOCIETY.

Dated this 31st, day of May 2010

Between

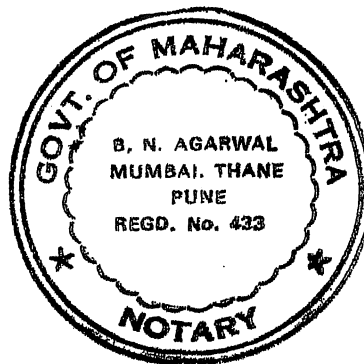
"Goregaon Ambika Co-Operative
Housing Society Limited"

... Society

AND

"M/s. Sahajanand Developers"

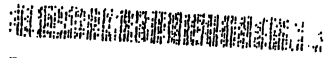
... Developers

SUPPLEMENTAL AGREEMENT

TRUE COPY

Amibika Scty

6



Friday, July 14, 2006
12:02:29 PM

Original
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Regn. 39 M

पावती

पावती नं. : 5859

दिनांक 14/07/2006

पावती नं. 5859, पहाडीगारे:

नगरपालिका अधिकाधिक 15 - 05844 - 2005

दस्तावेज प्रकाश नगरपालिका

पावती नं. 5859, पहाडीगारे: नगरपालिका अधिकाधिक 15 - 05844 - 2005

नगरपालिका

20000.00

नगरपालिका अधिकाधिक 15 - 05844 - 2005

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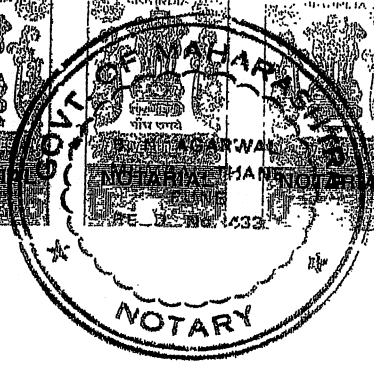
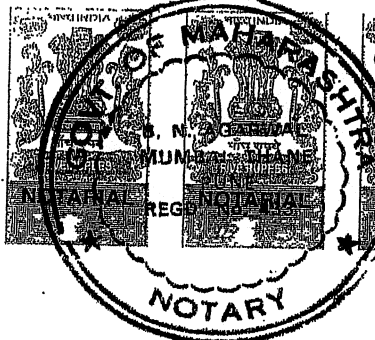
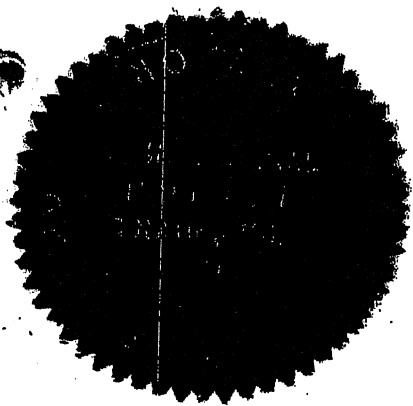
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नगरपालिका अधिकाधिक 15 - 05844 - 2005

सह दुय्यम निबन्धक रोरीवली-२,
मुंबई उपनगर जिल्हा.



FRANKING DEPOSIT SLIP			
ICICI Bank		Customer Copy	
Deposit Bk. <u>Banvela (W)</u>	Date: <u>13/07/06</u>		
Pay to : ICICI Bank Ltd. A/C Stamp Duty			
Franking Value	Rs.	100/-	
Service Charges	Rs.		
Total	Rs.	100/-	
Name of Stamp duty paying party :			
SAHAJANAND DEVELOPERS			
Received Rs. 100/- Payment of Stamp Duty			
DD / Cheque No.			
Drawn on Bank			
Tran ID			
Franking No.			
Office			
(For Bank's Use only)			
98970			

DEED OF CONFIRMATION OF AGREEMENT FOR DEVELOPMENT

THIS DEED OF CONFIRMATION made at Mumbai this 14th day of July, 2006, y

GOREGAON AMBIKA CO-OPERATIVE HOUSING SOCIETY-LTD a

Co-operative housing society registered under the provisions of the Maharashtra Co-operative Housing Societies Act 1960 having registration No.BOM/HSG/7727/1981 dated 14-10-1981 having its registered office at Building No.7, Siddharth nagar(PartIII), Opp. Shara, S.V. road, Goregaon (West), Mumbai-400 104, hereinafter referred to as "**the Society**"/**confirmer** (which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors and assigns) of the First Part;

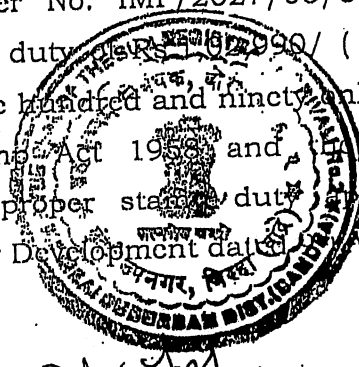
AND

MESSRS. SAHAJANAND DEVELOPERS, a sole proprietor concern carrying on business at Plot No.274/9, Jethwa Nw, Goregaon (West), Mumbai-400 062, hereinafter for the sake of brevity referred to as "**The Developer**"/ **confirmer** (which expression shall unless it be repugnant to the context or meaning thereof mean and include him, his heirs, executors, administrators and assigns) of the Second Part;

Punjab Lane, Portwall (W-11),
Mumbai-400092.
ICICI Bank Ltd
333, 335, 337, 339, 341, 343, 345, 347, 349, 351, 353, 355, 357, 359, 361, 363, 365, 367, 369, 371, 373, 375, 377, 379, 381, 383, 385, 387, 389, 391, 393, 395, 397, 399, 401, 403, 405, 407, 409, 411, 413, 415, 417, 419, 421, 423, 425, 427, 429, 431, 433, 435, 437, 439, 441, 443, 445, 447, 449, 451, 453, 455, 457, 459, 461, 463, 465, 467, 469, 471, 473, 475, 477, 479, 481, 483, 485, 487, 489, 491, 493, 495, 497, 499, 501, 503, 505, 507, 509, 511, 513, 515, 517, 519, 521, 523, 525, 527, 529, 531, 533, 535, 537, 539, 541, 543, 545, 547, 549, 551, 553, 555, 557, 559, 561, 563, 565, 567, 569, 571, 573, 575, 577, 579, 581, 583, 585, 587, 589, 591, 593, 595, 597, 599, 601, 603, 605, 607, 609, 611, 613, 615, 617, 619, 621, 623, 625, 627, 629, 631, 633, 635, 637, 639, 641, 643, 645, 647, 649, 651, 653, 655, 657, 659, 661, 663, 665, 667, 669, 671, 673, 675, 677, 679, 681, 683, 685, 687, 689, 691, 693, 695, 697, 699, 701, 703, 705, 707, 709, 711, 713, 715, 717, 719, 721, 723, 725, 727, 729, 731, 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WHEREAS:-

- a) The Society/Confirmer herein is seized and possessed of or well and sufficiently entitled to all that piece or parcel of land or ground area admeasuring about 940.95 sq.meters or there about and bearing survey No.8 and bearing CTS No.26(pt) , of Village Pahadi Goregaon (West) Taluka Borivali within the registration District of Mumbai City and Mumbai Suburban , (hereinafter referred to as the **Property**) on lease hold basis for a period of 99 years with effect from 1-4-1980 at the consideration and on certain terms and conditions recoded in the indenture of Lease deed dated 15-1-1997, executed Between Maharashtra Housing and Area Development authority (therein referred to as the "Lessor") of one part and the Society. Confirmer herein (therein referred to as the Lessee) on the terms and conditions and for the rent mentioned therein. By a deed of sale dated 15-1-1997 the Maharashtra Housing and Area Development authority sold the said property to the society/confirmer on certain terms and conditions mentioned therein.
- b) By an Agreement for Development dated 9th April 2005, the society/confirmer given development right of the said property to the Developer/confirmer herein for the terms and conditions mentioned therein.
- c) The Agreement for Development dated 9th April 2005 impounded by the Authority and the Collector of Stamps, Borivali, under No. IMP/2027/06/69 certified to pay a proper stamp duty of Rs. 1,02,000/- (Rupees one lakh two thousand nine hundred and ninety only) under section 41 of Bombay stamp Act 1958 and the Developer/Confirmer hereto paid proper stamp duty applicable on the said Agreement for Development dated 9th April 2005



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d) The both the parties hereto states that the said Agreement for Development dated 9th April 2005 is valid and subsisting.

e) The both the parties are now desirous to confirm the Agreement for Development dated 9th April 2005 in respect of the said property and to register the same before the Registrar of Assurances Mumbai/Bandra by executing presents.

f) In consideration of the premises, the parties hereby confirm that the said property is to be developed as per the conditions of the Agreement for Development dated 9th April 2005 and the Developer/ Confirmer entitled to all the title and interest to develop the said property.

**NOW THIS DEED OF CONFIRMATION WITNESSETH
FOLLOWS: -**

- 1) The parties hereto do hereby confirm as valid and subsisting the said Agreement for Development dated 9th April 2005 made between the parties hereto regarding the said property.
- 2) The parties hereto confirm that pursuant to the said Agreement for Development dated 9th April 2005, the parties hereto have carried out their respective obligations and there is nothing remains to be done on the part of either party hereto.
- 3) The parties hereto further confirm all the terms and conditions agreed between the parties in all respects as the parties hereto had then appeared before the Sub Registrar of Assurances Bandra, within the time limit and presented the said Agreement for Development dated 9th April 2005, for registration and completed execution thereof to



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the end and intent that the said Agreement for Development dated 9th April 2005, shall be in effect ab-initio in respects therein mentioned as amply and effectually as if said Agreement for Development dated 9th April 2005, has been duly registered under the provisions of the Ind. Registration Act, 1908.

IN WITNESS WHEREOF the parties hereto have hereunto executed these presents the day, month and year first hereinabove written.

THE SCHEDULE ABOVE REFERRED TO

All that all that piece or parcel of land or ground area admeasuring about 940.95 sq.meters or there about and bearing survey No.8 and bearing CTS No.26(pt) , of Village Pahadi Goregaon (West) Taluka Borivali within the registration District of Mumbai City and Mumbai Suburban and is bounded by:
On or towards East : By S.V.Road;
On or towards West : By open Space and building of Gurukul Teachers (colony C.H. S Ltd;
On or towards the North : By open space and office building of City Survey Dept;
On or towards the south : by Road and building No.6.



[Handwritten signatures]

बदर-५/
५/२००८/७

TRUE COPY

SIGNED SEALED AND DELIVERED

By the withinnamed

GOREGAON AMBIKA CO-OPERATIVE HOUSING

SOCIETY LIMITED, has pursuant to the resolution of the Society passed by the Managing committee

on _____ been affirmed in the presents of (1)

Shri Kantibhai O. Patel, Chairman (2) Shri. Hansa M.

Privedi, Secretary, (3) Shri. Akshay
Mehra ^{Treasurer} Committee member of the society in whose

presents the seal is affixed and have been countersigned.

In the presence of:

1. S. A.

2.

SIGNED AND DELIVERED

By the withinnamed **Developers**

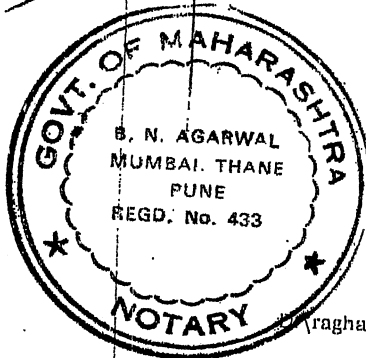
MESSERS SAHAJAND DEVELOPERS

Mr. Atendra S. Sahasrabudhe (proprietor)

In the Presence of:

1. S. A.

2.



TRUE COPY

TRUE COPY

B. N. Agarwal

03-06-2010

B. N. AGARWAL

NOTARY, MUMBAI, THANE, PUNE

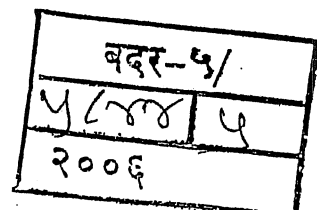
D-1, Kumbud Nagar,

Near Goregaon Police Station,

Goregaon (W); MUMBAI-104,

Phone 28720667/28781139

raghavan \ Confirmation \ Two Party Confirmation



14/07/2006

दुय्यम निबंधक:

13:34 pm

बोरीवली 2 (कादिवली)

दस्त गोरेगाव भाग-1

वदर-5

दस्त क्र 51



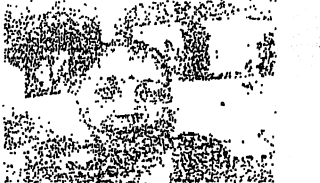
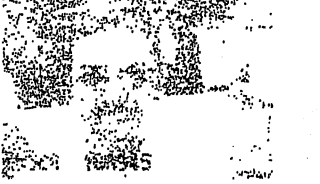
दस्त क्रमांक : 5844/2006

दस्ताचा प्रकार : मान्यता देणारा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

1	<p>नाम: सहजानंद डेकलपरे व भालक जितेन्द्र प्रमथ</p> <p>पत्ता: घर/प्लॉट नं. -</p> <p>गल्ली/रस्ता: -</p> <p>ईमारतीचे नाव: 27-4-03 गेवसा निवास रोड नं 2</p> <p>जवळील नगर: गोरेगाव मु 62</p> <p>ईमारत नं.: -</p> <p>पिढा/वस्ती: -</p>	<p>लिहून देणार</p> <p>वय 50</p> <p>सही</p>	
2	<p>नाम: गोरेगाव अंबिका को ओं ही सोसा लि चे चेअरमन</p> <p>कांतीमाई ओ पटेल - -</p> <p>पत्ता: घर/प्लॉट नं.: -</p> <p>गल्ली/रस्ता: -</p> <p>ईमारतीचे नाव: विल्डींग नं 7 सिद्धार्थ नगर एस यो</p> <p>रोड गोरेगाव मु 104</p> <p>ईमारत नं.: -</p>	<p>लिहून देणार</p> <p>वय 62</p> <p>सही</p>	
3	<p>नाम: गोरेगाव अंबिका को ओं ही सोसा लि चे संचालक</p> <p>हंसा एम त्रिवेदी - -</p> <p>पत्ता: घर/प्लॉट नं.: -</p> <p>गल्ली/रस्ता: -</p> <p>ईमारतीचे नाव: बरीलप्रमाणे</p> <p>ईमारत नं.: -</p> <p>पेढा/वसाहत: -</p> <p>शहर/गाव: -</p> <p>तालुका: -</p> <p>पिढा: -</p>	<p>लिहून देणार</p> <p>वय 53</p> <p>सही</p>	
4	<p>नाम: गोरेगाव अंबिका को ओं ही सोसा लि चे</p> <p>ख.गो.नंदार अश्विन गेवसा - -</p> <p>पत्ता: घर/प्लॉट नं.: -</p> <p>गल्ली/रस्ता: -</p> <p>ईमारतीचे नाव: बरीलप्रमाणे</p> <p>ईमारत नं.: -</p> <p>पेढा/वसाहत: -</p> <p>शहर/गाव: -</p> <p>तालुका: -</p> <p>पिढा: -</p> <p>पिढा: -</p>	<p>लिहून देणार</p> <p>वय 51</p> <p>सही</p>	



वदर-5/

5/7/06

2006

वदर-5/

5/7/06

2006

उत्तरांचा अर्थ : १. २. ३. ४. ५. ६. ७. ८. ९. १०. ११. १२. १३. १४. १५. १६. १७. १८. १९. २०. २१. २२. २३. २४. २५. २६. २७. २८. २९. ३०. ३१. ३२. ३३. ३४. ३५. ३६. ३७. ३८. ३९. ४०. ४१. ४२. ४३. ४४. ४५. ४६. ४७. ४८. ४९. ५०. ५१. ५२. ५३. ५४. ५५. ५६. ५७. ५८. ५९. ६०. ६१. ६२. ६३. ६४. ६५. ६६. ६७. ६८. ६९. ७०. ७१. ७२. ७३. ७४. ७५. ७६. ७७. ७८. ७९. ८०. ८१. ८२. ८३. ८४. ८५. ८६. ८७. ८८. ८९. ९०. ९१. ९२. ९३. ९४. ९५. ९६. ९७. ९८. ९९. १००.

वन्द्यरत्न

दस्त-द्वैत 58

पुस्तक क्र. [५८२६-५८४४-२००६] अ: गोपबन्धन
नाजार मुल्य : १०२९९००० गोपबन्धन ० नरना. मुद्रांक संख्या : १०२९९०

उत्तर हजार केल्याचा दिनांक : 14/07/2008 : 1. L. ALV

निष्पादनाचा दिनांक : 14/07/2006

दस हजार करणा-यांची हद्द

‘स्वर्गाय’ प्रथमः ३०० मन्त्राणि १७३

शिवका क.

[illegible]

शिवका क्र. ३ चौ वळ : (कबुली) १४/८ '२००६ १२.०३ Fiv

शिकाया क्र. 4 ची वेळ : (आ.क.अ) 14/ /2006 12:03 PM

उत्त नोंद वेळ्याचा दिनांक : 14/07/ 106 12:03 PM

બોલ્લર :

[illegible]

1) सुजाता पंत - - , घर/प्लॉट नं: ..

गल्ती/रस्ता:

ईमारतीचे नाव: श्री 102 कृष्णा पॅलेस कांदिवली मुं 101

ईमारत नं:

पेट/वसाहितः ..

आह्वार/गावः -

शालुकाः -

1. 1. 1.

2) विद्यार्थी प्रश्न . उत्तर/प्रश्न वृत्त .

गल्ली/रस्ता. दर्शनप्रमाणे

इंभारतीचे नावः .

शुभारत नः .

पैतृ/वत्सलहृत्: -

མཁའ་ལྷོད་ཀྱི་རྒྱུ་།

आलोकः -

7:

मुद्रांक शुल्क: संप्रत : एडीज आ एम पी 2027/06/96 दिनांक 25/4/96.

३. निबंधकात्री सही
परीवली २ (क) दिवली



सहपत्र नोंदण्यात आले नाही

प्रमाणित करके तब ही फा. या
महामहिम के पद पर पाते जाई.

पुण्यम निवर्धन वीरियली-स. २.
मुंबई उपनगर जिल्हा.

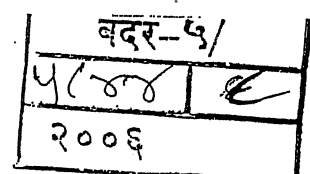
बदर-५/५/१९९४/२००६

पुसं ३ ज्येष्ठ, १९६५ ई. समंक ... वर

५. दिनांक: ०१/०८/२००६

दिनांक :

सह दुष्यम निर्बंधक, पोरबंदी क्र.-२,
मुंबई उपनगर जिल्हा.



(वि. नि. नमुना क्र. १) (Fin R. Form No. 1)

सर्वसा. ११३ मई
Gen 113 m

मूळ प्रत [अहस्तांतरणीय]
ORIGINAL COPY [NOT TRANSFERABLE]

शासनास केलेल्या प्रदानाची पावती
RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place Beriyali दिनांक/Date 21 APR 2006
..... Sahajamand यांच्याकडून/
Received fr Adm. Dept. & Parat
रु./Rs. 9,720/- (रुपये/Rupess. Old / New / Fwd. / R.R.)
from Sub-Inspector याकरिता मिळाले.
on account 103 (T.T.) / 107 / 10/11/2002 / U.S. B.R.

रोखीने / निवापने
Cashie. or Accountants

..... (सुक्ति/Signature)
..... (पदनाम/Designation)



वदर-५/
५१०४
२००६