

SD

Agreement value = Rs. 1,21,61,000/-

## **AGREEMENT FOR SALE**

BETWEEN

**SHREE GANESH ENTERPRISES**

&

**Ms. Pragna Kirti Kedia**

**Flat No.1202 on 12th Floor 'B' Wing**

In

**Evershine Embassy**



Wednesday, May 18, 2011

4:14:07 PM

*Original*

नोंदणी 39 म.

Regn. 39 M

# पावती

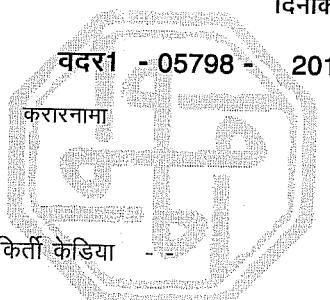
पावती क्र. : 5828

गावाचे नाव ओशिवरा

दिनांक 18/05/2011

दस्तऐवजाचा अनुक्रमांक

दस्ता ऐवजाचा प्रकार



सादर करणाराचे नावःप्रग्ना किर्ती केडिया

नोंदणी फी	:-	30000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (75)	:-	1500.00
एकूण	रु.	31500.00

आपणास हा दस्त अंदाजे 4:28PM ह्या वेळेस मिळेल

*दुय्यम निबधक  
अंधेरी 1 (बांग्रा)*

बाजार मुल्य: 12527500 रु. मोबदला: 12161000रु.

भरलेले मुद्रांक शुल्क: 609000 रु.

देयकाचा प्रकार :डीडी/धनाकर्षद्वारे;

बँकेचे नाव व पत्ता: आय ओ बी, अंधेरी (प.) ;

डीडी/धनाकर्ष क्रमांक: 586718; रक्कम: 30000 रु.; दिनांक: 02/05/2011

*REGISTERED ORIGINAL DOCUMENT  
DELIVERED ON 19 MAY 2011*

सुलभ वित्तन कार्यालय

मुख्यालयांचे दर्दी	2011	दिनांक 5/18/2011
विळाका	मुंबई(उपनगर)	
प्रमुख मुद्रण विभाग	50-मोरशेवर (अंधेरी)	
उपमुद्रण विभाग	50/2403 -मुआग खालील सिटीएस न मध्येत्र मिळवती	

वित्तवाहीचा वर्जन	सिटीएस, नंबर -- 737
मोरशेवर तोला	मुंबई(उपनगर)
वित्तवाहीचे दर्दीकरण	बांधीच

दारांना दूरव दर तपत्यात्मुसार प्रति चौ. भैटा मुल्यदर

मुली अमोन	निवासी राष्ट्रनिका	कार्यालय	दुकाने	ओर्डरमोड
78,800	131,300	164,100	196,900	131,300

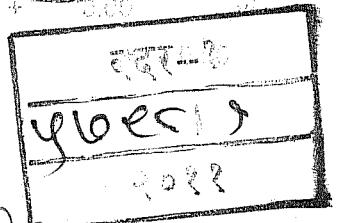
वित्तवाहीचे क्रम	64.20	चौरस भैटा	काधकाढे घर्गीकरण	१-आग ती रुपी
वित्तवाहीचा रात्रा	निवासी राष्ट्रनिका		ठऱ्याहन सुधिणा	आहे
वित्तवाहीचे उद्य	0 TO 2	(Rule 5)	जाजला	12

घसा-यात्रुसार वित्तवाही	= घसा-यात्रुसार वित्तवाहीचा प्रति चौ. भैटा मुल्यदर " घसा टपकेवरी	(Rule 5 वा 8)
प्रति चौ. भैटा मुल्यदर	= 131,300.00 * 100.00 / 100	
	= 131,300.00	

५) मुल्य वित्तवाहीचे क्रम	= घसा-यात्रुसार वित्तवाहीचा प्रति चौ. भैटा मुल्यदर " वित्तवाहीचे क्रम	(Rule 19 वा 20)
	= 131,300.00	" 54.20
	= 12,161,006.00	" 110.00 / 100

६) वित्तवाहीचे क्रम	= 11.16 चौरस भैटा	(Rule 17(3))
वित्तवाहीचे क्रम	= 11.16 * (25.00 / 100) * 131,300.00	
	= 365,998.75	

वित्तवाहीचे क्रम	= मुल्य वित्तवाहीचे क्रम + तत्त्वावधाराचे मुल्य + वौटावालाचे मुल्य	
	= वित्तवाहीचे क्रम + तत्त्वावधाराचे मुल्य + वौटावालाचे मुल्य	
	= A + B + C + D + E + F + G + H	
	= 12,161,006.00 + 0.00	= 0.00
	+ 365,998.75	= 0.00
	= 12,527,006.00	= 0.00



*BB*

*LJ*

FOR PAYMENTS THROUGH RTGS.

Name of Account : **STOCK HOLDING CORPORATION OF INDIA LTD A/C  
ESTAMPING MAHARASHTRA**

Bank IDBI BANK.  
Account No 004103000028006  
IFSC Code IBKL0000004 (FOR RTGS)  
Bank Branch : Nariman Point Mumbai

**IN CASE OF DEMAND DRAFTS /PAYORDER/CHEQUES.**

DD/PAYORDERS/CHEQUES SHOULD BE DRAWN IN THE FAVOUR OF

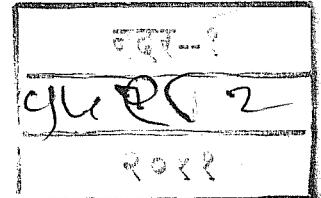
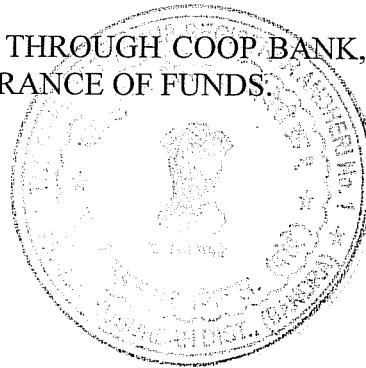
**STOCK HOLDING CORPORATION OF INDIA LTD A/C ESTAMPING  
MAHARASHTRA  
(No Short Form allowed)**

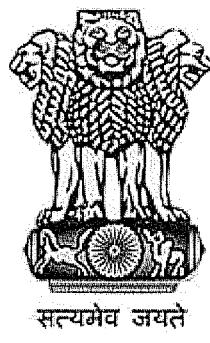
1. PLEASE NOTE THAT IN CASE OF REGISTRABLE DOCUMENTS, CERTIFICATE WOULD BE ISSUED AGAINST DD/OR PAYORDER ACROSS THE COUNTER, IN CASE OF NON REGISTRABLE DOCUMENTS, THE ESTAMP CERTIFICATE WOULD BE ISSUED ONLY ON CLEARANCE OF FUNDS,

2. ALSO NOTE THAT IN CASE OF CHEQUE PAYMENT THE ESTAMP CERTIFICATE WOULD BE ISSUED ONLY AFTER CLEARANCE WHETHER THE DOCUMENT IS REGISTRABLE OR NOT.

3. PLEASE NOTE THAT THE DD/PAYORDER SHOULD BE ISSUED THROUGH NATIONALISED BANKS OR PRIVATE BANK (THE LIST OF BANKS IS FURNISHED TO YOU SEPARATELY IN THE ATTACHMENT)

4. IN CASE IF THE DD/OR PAYORDER /CHEQUE IS ISSUED THROUGH COOP BANK, THE ESTAMP CERT WOULD BE ISSUED ONLY AFTER CLEARANCE OF FUNDS.





## INDIA NON JUDICIAL

# Government of Maharashtra

e-Stamp

Issued by: Shilpa Jadia  
Stock Holding Corporation of India Ltd  
Location: SHCIL Andheri  
Signature:

This document can be verified at [www.shcilestamp.com](http://www.shcilestamp.com)

Certificate No.

: IN-MH02680629111161J

Certificate Issued Date

: 03-May-2011 10:15 AM

Account Reference

: SHCIL (FI)/ mhshcil01/ ANDHERI/ MH-MSU

Unique Doc. Reference

: SUBIN-MHMHSCHCIL0102870389856223J

Purchased by

: Pragna K Kedia

Description of Document

: Article 25(b)to(d) Conveyance

Property Description

: Flat no 1202 12th Flr B Wing Evershine Embassy Veera Desai Rd Andheri West Mumbai-400053

Consideration Price (Rs.)

: 1,21,61,000  
(One Crore Twenty One Lakh Sixty One Thousand only)

First Party

: Shree Ganesh Enterprises

Second Party

: Pragna K Kedia

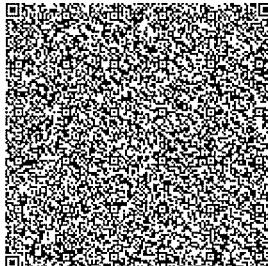
Stamp Duty Paid By

: Pragna K Kedia

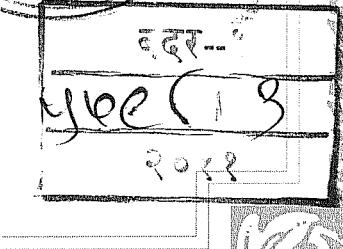
Stamp Duty Amount(Rs.)

: 18,000

(Eighteen Thousand only)



Please write or type below this line



**Statutory Alert:**

1. The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs).
2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site "[www.shcilestamp.com](http://www.shcilestamp.com)"

# SHCIL-MAHARASHTRA

SHCIL, 301, CENTER POINT, DR. B. AMBEDKAR ROAD, PAREL, MUMBAI, MUMBAI, Maharashtra, INDIA, PIN CODE - 400012

Tel : 022-61778151  
E-mail :

## Mode of Receipt

Count Id : mhshcil01

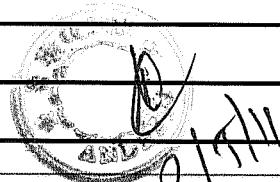
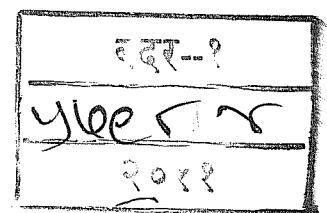
Receipt Id : RECIN-MHMHSCHIL0102553544141634J

Count Name : SHCIL-MAHARASHTRA

Receipt Date : 02-MAY-2011

Received From : Pragna K Kedia	Pay To :
Instrument Type : CASH	Instrument Date :
Instrument Number :	Instrument Amount : 18000 ( Eighteen Thousand only )
Drawn Bank Details	
Bank Name :	Branch Name :
Out of Pocket Expenses : 0.0 ( )	

3/5/11



210

याहक प्रति CUSTOMER COPY का. सं. No. ....  
तारिख Date .....  
याता सं Acct. No. 05937200010056  
आठवीं वर्षीय आठवीं वर्षीय खाता स्थापित द्वारा bank A/c. Siam

दस्तावेज का प्रकार		Type of Document	Agreement for Sale		
स्टॉप के प्रकार	Type of Stamp	विशेष एडेसिव Special Adhesive			
मैटिकन पूल्य	Franking Value	₹. Rs.	५९।००।-		
सेवा प्रभार	Service Charges	₹. Rs.	१०।-		
कुल	Total	₹. Rs.	५९।०।०।-		

586174  
India's Overseas Bank  
Another "Member"

उमट मुद्रांक फॅकिंग अल्ट्रा प्लायसेट संस्था खाली तपासले व एस.एम.एस./संबंधित प्राधिकृत अधिकार्यांशी दुर्जनीकरण संपर्क सापूर्ण, येळ बोर्डर आढळून आला.

सह. दुर्यम निबंधक अधीरी - १

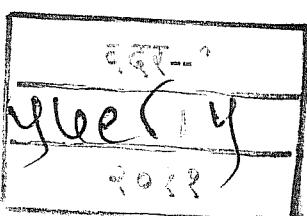
## **AGREEMENT FOR SALE**

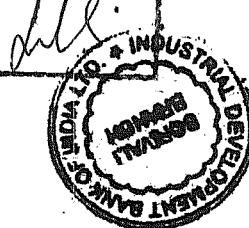
THIS AGREEMENT FOR SALE is made and entered into at Mumbai  
on this 3<sup>rd</sup> day of May, in the Christian year Two Thousand Eleven  
**BETWEEN SHREE GANESH ENTERPRISES**, a Partnership firm duly registered  
under the provisions of Indian Partnership Act, 1932 and carrying on business at  
48, Amboli Hill, Veera Desai Road, Andheri (West), Mumbai 400 053 hereinafter  
referred to as "**OWNER**" (which expression shall unless it be repugnant to the  
context or meaning thereof be deemed to mean and include the partners for the  
time being constituting the firm, its partners, survivors/heirs, legal representatives,  
executors, administrators and assigns ) of **THE ONE PART AND Mrs. PRAGNA**  
**KIRTI KEDIA** of Mumbai Indian Inhabitant residing at: 6<sup>th</sup> Floor, Vishwashanti  
30/E, Azad Road, Juhu Koliwada, Mumbai-400 049 hereinafter referred to as  
"**the Flat Purchaser/s**" (which expression shall unless it be repugnant to the  
context or meaning thereof deemed to mean and include his/her/their heirs, legal  
representatives, executors, administrators and assigns ) of the **OTHER PART**:

Authorised Signatory  
Borivali Branch

I.D.B.I. Bank Ltd.  
Kaustubh Park,  
Opp. Bhagavati Hospital,  
Mandapeshwar Road, Borivali (W)  
Mumbai-400 103

SPECIAL  
ADHESIVE  
APR 05 2014  
मात्रांक



Registration Details If Registrable Name of S.R.O.,	Registable / Non Registrable Andheri - I
ठाशाचा युनिक नंबर (Franking Unique No.)	4-6983
मिळकतीचे थोडक्यात वर्णन (Property Description in brief)	Plot no. 1202, 12th fls, B-wing, E. Embassy
मोबदला रक्कम (Consideration Amount) मुद्रांक खरेदीदाराचे नाव पक्षकार-१ नाव (Stamp Purchasers Name)	121,600/- Pragna K. Kedia
दस्तावेज दुसऱ्या पक्षकाराचे नाव (Name of the other Party)	Shree Ganesh Ent.
हस्ते असल्यास नाव व पत्ता (If through Name & Address)	
मुद्रांक शुल्काची रक्कम (Stamp Duty Am.) अक्षरी (in words)	591,000/-
प्राप्तिकृत अधिकाराची पुणे स्वाक्षरी व शिक्का (Authorised Person's full Signature & Seal)	

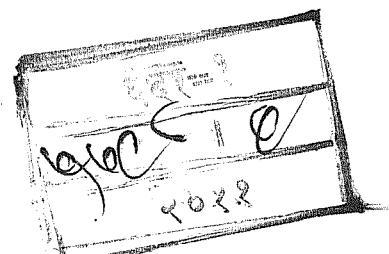


### SHCIL E-Stamping

### Receipt

(To be filled in by the client)

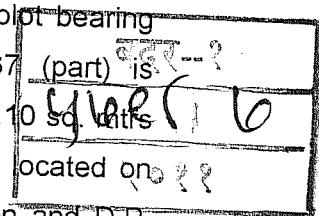
Stamp Duty Purchased By	Stamp Duty Paid by	<input type="checkbox"/> 1st Party <input type="checkbox"/> 2nd Party
Stamp Duty Amount Rs. 15100/-	Type of Payment	<input type="checkbox"/> Cash <input type="checkbox"/> Cheque <input type="checkbox"/> DD <input type="checkbox"/> Pay-Order <input type="checkbox"/> NEFT <input type="checkbox"/> RTGS <input type="checkbox"/> Account to Account Transfer
Cheque/ T.D/ PO/ UTR/ REF/Account No.	Date: 1 / 10	
Bank Name	Branch Name	
Counter Signature with Seal	3/10/20	



WHEREAS :

- (a) By virtue of registered Conveyance dated 24<sup>th</sup> July 1951, Byramjee Jeejeebhoy Pvt. Ltd. Was entitled to interalia all that piece or parcel of land or ground with the messuages, tenements and structures standing thereon situate lying and being at Mouje Oshiwara, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban and including the land bearing S.No. 47, S.No. 48, Hissa No. 4 (part) corresponding CTS No. 720/1 to 31 and 737 part containing by admeasurements 8,186.10 sq.mtrs or thereabouts, and more particularly described Firstly in the First Schedule hereunder written and shown and surrounded by red coloured boundary line area to the plan (hereinafter for brevity's sake referred to as "the said plots").
- (b) By and under a writing dated 1<sup>st</sup> November 1975 made and entered into between the BYRAMJEE JEEJEEBHOY PRIVATE LIMITED of the One hand and HERITAGE ESTATES PRIVATE LIMITED on the Other, the said BYRAMJEE JEEJEEBHOY PRIVATE LIMITED agreed to transfer all its rights, title, interest and benefit in their various lands inter alia in the said premises in favour of HERITAGE ESTATES PRIVATE LIMITED and hand put the HERITAGE ESTATES PRIVATE LIMITED in judicial possession thereof with all rights and authority, inter alia, to enjoy rents, profits and benefits thereof and to deal with the same as if HERITAGE ESTATES PRIVATE LIMITED were the legal owners thereof, but no formal documents/deeds had been executed by the BYRAMJEE JEEJEEBHOY PRIVATE LIMITED in favour of the HERITAGE ESTATES PRIVATE LIMITED effectively transferring and vesting the various plots interalia the said property in favour of the HERITAGE ESTATES PRIVATE LIMITED.
- (c) The said plots was quarry pit land which was not personally used for any such purpose and that it being pit land, filling was required for leveling the land and also it had no monitorial access from any side.
- (d) On the plot bearing CTS No. 720/1 to 31 there were structures used for residential purpose since last more than 43 years, whereas the plot bearing CTS No. 720/1 to 31 is entirely under the D.P. reservation of garden and D.P. Road and C.T.S. No. 737 (part) is partly affected by R.G. reservation and is situated in residential zone, the plot bearing 720/1 to 31 is admeasuring 415.30 sq. mtrs and 737 (part) is admeasuring about 7770.80 sq. mtrs. aggregating to 8186.10 sq. mtrs and the same are contiguous land and the structures are located on the portion of the land falling under reservation of Garden and D.P.

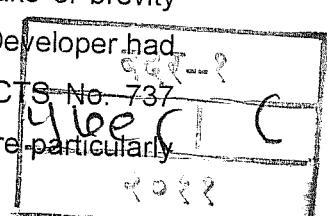
*N / V Martel.*



Road of C.T.S. No. 720/1 to 31. Hereto marked and annexed, as Annexure - 1 is the extract of the property card of the said plots.

- (e) By the Registered indenture of Conveyance dated 18<sup>th</sup> July 2005 read with Registered Deed of Rectification dated 22<sup>nd</sup> November 2005 executed by BYRAMJEE JEEJEEBHOY PRIVATE LIMITED (therein referred to as owners ) of the First Part and HERITAGE ESTATES PRIVATE LIMITED (therein referred to as the Vendors) of the Second Part and the Owner herein (therein referred to as the Purchaser/s) of the Third Part, the said owners with the confirmation of the said Vendors sold, transferred, conveyed and assured in favour of the owner herein all the right, title and interest in respect of the plot of land ground hereditaments and premises more particularly described in the Schedule thereunder written (wrongly typed as 721 instead of 720) instead of CTS No. 737 (part) written as C.T.S. No. 737 and the same is described Firstly in the Schedule hereunder written.
- (f) In the above circumstances the Owner is absolutely seized and possessed of and or well and sufficiently entitled to have and hold the said plots of land alongwith the structures standing thereon as an absolute owner thereof. In the premises owner has become fully entitled to develop the said plots of land and dispose of the same alongwith the building/s to be constructed there on and alienate flats and other premises therein on such terms and conditions as it may deem fit and proper.
- (g) The plots of land bearing CTS No. 720/1 to 31 and C.T.S. No. 737 (part) are contiguous to one another and therefore Competent Authority, under U.L.C. Provision has granted its no objection from ULC point of view to develop CTS No. 737 (part) admeasuring about 7770.80 sq. mtrs. Even though both the plots of land are contiguous one, however as per the Revenue Record the same are separate and distinct one from record of rights points of view.
- (h) By the registered Joint Venture Agreement dated 6<sup>th</sup> December 2005 executed between the owner ( the party of the First part herein) and one EVERSHINE DEVELOPERS, a Partnership firm duly registered under the provisions of Indian Partnership Act, 1932 and carrying on business at 215, Veena Beena Shopping Center, Gurunanak Road, Bandra (West) Mumbai 400 050, hereinafter for the sake of brevity referred to as the " DEVELOPER ", the Owner and the Developer had agreed to develop jointly the plot of the land bearing CTS No. 737 (part) admeasuring about 7770.80 sq. mtrs. which is more particularly

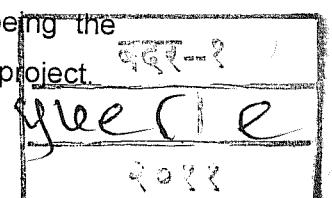
*X/2 Arzed*



described secondly in the First Schedule hereunder written at the consideration and upon certain terms and conditions incorporated therein.

- (i) In pursuance of one of the agreed terms and conditions the Owner has also executed power of Attorney in favour of the Partners/nominees of the said Developer.
- (j) The said Joint Venture Agreement was duly rectified and modified vide Deed of Modification/Rectification executed on or about 15<sup>th</sup> June, 2010 and registered the same with the Sub-Registrar of Assurances, Bandra, Mumbai under No.BDR/4-07149/2010 on or about 28<sup>th</sup> July, 2010, wherein the area coming to the share of each of the parties to the said Joint Venture Agreement was bifurcated and separated and the rights to sell each one's premises was duly incorporated therein, with an additional right to execute all such deeds and documents and Sale Deeds and register the same in the single name of the Owners, as the case may be and appropriate the sale proceeds, accordingly ;
- (k) The said Joint Venture Agreement executed on 6<sup>th</sup> December, 2005 and the said Deed of Modification/Rectification executed on 15<sup>th</sup> June, 2010 are valid, binding and subsisting and the same has not been cancelled, terminated and/or revoked and the Developers indemnify the Flat Purchaser herein against any claims, if, made by the said Evershine Developers, against the present execution and appropriation of sale proceeds by the Owners, solely and absolutely ;
- (l) The Flat Purchaser herein knowing fully well is executing these presents and shall not raise any objection, hindrance, requisition, claims, demands, sue, litigations, etc. with respect thereto, of any nature whatsoever and the same shall be binding on his/her/their heirs, legal representatives, executors, successors, administrators and/or assigns ;
- (m) The Owner has appointed Architect M/s. Kalpana Consultants Pvt. Ltd. for the purpose of development and submitted the layout/proposed building plan in respect of plot of land bearing CTS No. 737 (part) admeasuring 7770.80 sq. mtrs. The Developer has also appointed M/s. Mesacon Consulting Engineers Pvt. Ltd. being the Structural Engineer for the purpose of construction of the said project.

*[Signature]* APPROVED.



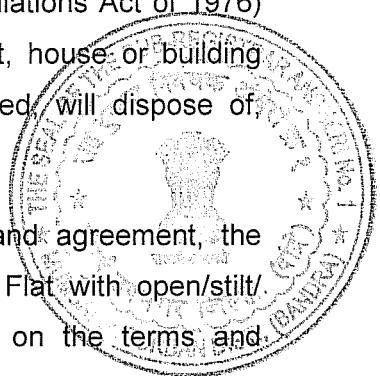
- (n) Out of an area admeasuring about 7770.80 sq. mtrs. area admeasuring about 578 sq. mtrs. has been reserved for R.G., portion of the area admeasuring about 483.70 sq. mtrs. is not in possession of the owner as such net area available for development is 6709.10 sq.mtrs. As per the rules and regulations of the Development Control Act 1991, 15% area has to be reserved for recreation ground. As such area available for development is 5702.73 sq. mtrs. The permissible FSI for consumption is at the ratio of 1. The Owner has restricted to consume FSI for the time being 0.75, which comes to 4277.05 sq.mtrs, but submitted the building plan for consumption of 3991.91 sq.mtrs. i.e. 0.70 sq. mtrs. and has reserved the right to consume further 0.30 FSI in due course of time.
- (o) The Owner/Developer intends for construction of residential building, having wings A, B and C each consisting of stilt, plus nineteen, seventeen and fifteen upper floors respectively by consuming TDR-FSI under the Development Control Regulation and the plans have been duly approved accordingly and MCGM has issued IOD bearing No.E.B. CE/8681/WS/AKBS/A dated 12<sup>th</sup> January, 2006. MCGM has also issued Commencement Certificate bearing No. CE/8681/Ws/AK dated 24<sup>th</sup> May, 2006. The Buildings are now duly completed and fully constructed and the Occupation Certificate has also been issued by the M.C.G.M., accordingly. Hereto marked as **Annexure - 2** are the copies of the same.
- (p) The Developer intends to develop the portion of the said plots, which is more particularly described Secondly in the First Schedule hereunder written by constructing building to be known as "**EVERSHINE EMBASSY**".
- (q) The Developer has appointed a Structural Engineer for the preparation of the structural design and drawing of the building and the Developer accepts the professional supervision of the Architects and the Structural Engineer till the completion of the building and completion of development. The Developer has in accordance with the sanctioned plans and other relevant documents of the said property commenced the construction of the building to be known as "**EVERSHINE EMBASSY**".
- (r) The Flat Purchaser/s is/are desirous of acquiring and purchasing Flat and parking spaces and has demanded from the Owner and Owner has given inspection to the Flat Purchaser/s of all documents of title relating to the said Plots, the said orders

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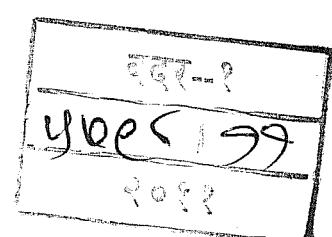
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the plans, designs and specification prepared by the Developer Architects M/s Kalpana Consultants Pvt. Ltd. and of such other documents as are specified under the Maharashtra Ownership Flats ( Regulation of the Promotion of construction, sale, Management and Transfer) Act, 1963 (hereinafter referred to as "the said Act") and the rules made thereunder.

- (s) The Flat Purchaser/s only after having been satisfied with the documents referred to above and annexed hereto, has agreed to enter into these presents with the Owner in the manner appearing hereinafter and in future the Flat purchaser/s shall not be entitled to raise any objection for the same.
- (t) The Flat Purchaser/s has/have entered in to this agreement with full knowledge of all terms and conditions contained in the documents, papers, orders, schemes etc., recited and referred to above. The Flat Purchaser/s applied to the Owner for allotment of the Flat No. 1202 on 12th Floor, in B Wing, admeasuring 755 sq. ft. in carpet area in building to be known as "Evershine Embassy" along with open/stilt/basement/podium car parking space No S-19, more particularly described Secondly in the First Schedule hereunder written being the portion of the said plots, which is more particularly described Firstly in the Schedule hereunder written.
- (u) Prior to making an application as aforesaid, as required under the provisions of Maharashtra Co-operative Societies Act 1960, and Urban Land Ceiling & Regulation Act, 1976, the Flat Purchaser/s has/have made a declaration to the effect that the Flat Purchaser/s or the family (as defined under the Urban Land Ceiling & Regulations Act of 1976) of Flat Purchaser/s do/does not own a tenement, house or building within the limits of Brihanmumbai and/or if owned will dispose of within six months.
- (v) Relying upon the said application, declaration and agreement, the Owner has agreed to sell to the Purchaser/s a Flat with open/stilt/podium/basement car parking at the price and on the terms and conditions hereinafter appearing.



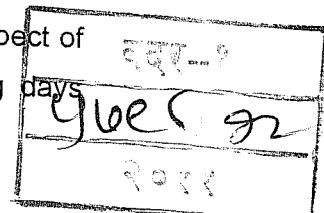
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NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The Owner has constructed a building to be known as "Evershine Embassy" consisting of "A", "B", and "C" wing having stilt plus nineteen, seventeen and fifteen upper floors respectively (hereinafter referred to as "The said Building") on the said plots being, lying and situate within the registration district and sub-district of Brihan Mumbai admeasuring about 8186.10 sq.mtrs. and more particularly described in the first schedule written hereunder (hereinafter for brevity's sake is referred to as "the said property").
2. The Owner has informed the Purchaser/s and the Purchaser/s is/are aware that the Owner has to utilize maximum FSI including TDR-FSI for the purpose for development of the said property. The Owner shall have absolute right to utilize 0.30 balance FSI as well as TDR-FSI by constructing additional floors on the presently approved building plan and/or by constructing additional wings of the building as the case maybe by utilizing FSI of other properties by way of Transferable Development Rights (TDR) to the extent of \_\_\_\_\_ sq.mtrs. *(APRIL)*
3. The Owner shall in the course of development of the said property amend and alter the building plans as may from time to time be deemed necessary and expedient. *(KR)*
4. The Flat Purchaser/s irrevocably give/s his/her/their consent to the Owner carrying out such amendments, alterations, modifications in the said building plans as may from time to time be deemed necessary and expedient by the Owner. It is agreed by the Owner that the Owner shall obtain prior consent in writing of the Flat Purchaser/s in respect of any variations or modifications in the building plans which may adversely affect the residential flat agreed to be purchased by the Purchaser/s hereinafter mentioned.
5. The said building shall be constructed by the Owner in accordance with the building plans prepared by the Architects and sanctioned by the concerned authorities as aforesaid with such modification and/or amendments thereto as the Owner may incorporate therein as aforesaid. The flat in the said building shall contain amenities as per the particulars given in the Third Schedule hereunder written.
6. The sanctioned building plan from the concerned authorities in respect of the said building will remain open for inspection on all working days

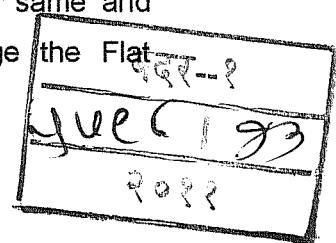
*2/4 APRIL*



6. The sanctioned building plan from the concerned authorities in respect of the said building will remain open for inspection on all working days during the office hours at the building site and also office of the Owner at 48, Amboli Hill, Veera Desai Road, Andheri (West), Mumbai 400 053.
7. The Purchaser/s has/have prior to the execution of this agreement satisfied himself/herself/themselves about the title of the said Owner to the said plots described in the First schedule written hereunder and the Purchaser/s shall not be entitled to further investigate the title of the Owner and no requisition or objections shall be raised upon any matter relating thereto. A copy of the Certificate of title given by Shri F.L. Alimchandani, Advocate is hereto annexed and marked as Annexure - 3.
8. The Owner shall sell to the Purchaser/s Flat No. 1202 on 12th floor, 'B' Wing admeasuring about 755 sq. ft. in carpet area in the said building constructed on the said plots (hereinafter referred to as "the said Premises") along with open/stilt/ podium/basement car parking space/s No. S-19.
9. The carpet area of the said flat is 755 sq.ft. Common areas and facilities for the said building, i.e. relative common areas and facilities for the said building, relative common areas and facilities for the said premises, percentage of undivided interest of the said premises in the common area and facilities of the said building as also the percentage of undivided interest of the said premises in the restricted areas and other facilities provided on the floor on which the same are located are as per the particulars thereof as given here. The aforesaid percentage is tentative and liable to be increased or decreased in the event of there being changes in the building plans.
10. The Purchaser/s shall pay to the Owner the sum of Rs.1,21,61,000/- as the purchase price in respect of the said Property premises collectively. The Purchase price of Rs. 1,21,61,000/- is inclusive of Rs.---- NIL ---- being the proportionate price of common areas and facilities of the said building and other rights acquired by the Flat Purchaser/s. The said purchase price shall be paid by the Purchaser/s to the Owner as under:

- a) Rs. 76,00,000/- (Rupees seventy six lacs only) on or before the execution and registration of these presents, the receipt whereof, the Owner doth hereby admit and acknowledge the same and each and every part thereof and forever discharge the Flat Purchaser, in respect thereof;

*(Signature)* APRIL

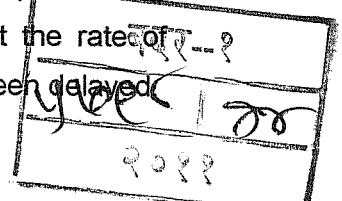


- b) Rs. 45,61,000/- ( Rupees forty five lacs sixty one thousand Only )  
being the balance purchase price of the said premises, on or  
before possession of Flat.

It is specifically agreed that the apportionment of Rs. NIL as the proportionate price of common amenities is notional and the same is subject to change even if the percentage of undivided share of the said premises in the common area and facilities increase or decrease the intent of the parties being that the said premises are sold to and the purchased by the purchaser/s with all the appurtenant rights for the lump sum of Rs. 1,21,61,000/- In addition to the above, the purchaser/s shall pay to the Owner the sum of Rs. NIL/-(Rupees NIL only) towards car parking space.

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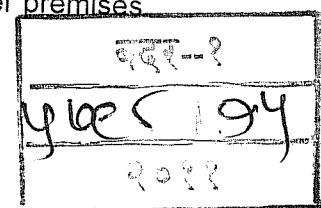
11. It is expressly agreed and the Purchaser/s is/are aware that as a result of changes in the building plans of the said building, the share of the said premises and/or the purchaser/s in the said common areas and facilities may increase or decrease. The Purchaser/s hereby expressly consent/s to such changes in the said share and hereby expressly authorize the Owner to so increase or decrease the said share of the premises and/or of the Purchaser/s in the said common areas and facilities of the said building and/or the said property and the Purchaser/s hereby irrevocably agree/s to accept the said share as changed as aforesaid.
12. It is hereby expressly agreed that the time for payment of each of the aforesaid installments of the purchase price as set out in clause 10 above shall be the essence of the contract. In the event of the Purchaser/s making any default in payment of any installment of the Purchase price on its due date, the Owner will be entitled to terminate this agreement and in that event all the monies paid hereunder by the Purchaser/s shall be refunded to the Purchaser/s by the Owner (but without any interest, compensation, damage or costs) sixty days after the termination of this agreement and the Owner will be entitled immediately after the termination of this agreement to sell and/or dispose off the said premises in favour of any other party and the Purchaser/s herein will have no right to object to such sale disposal of the said premises by the Owner.
13. Without prejudice to the above and the Owner's other rights under this agreement and/or in law, the Owner may at its option accept from the Purchaser/s, the payment of the defaulted installment/s at the rate of 21% per annum for the period for which the payments has been delayed.



*(L)*  
*APPROVED*

14. The possession of the said premises shall be given by the Owner to the Purchaser/s on or before \_\_\_\_\_, subject to the Owner receiving all the permission from the respective authorities time to time and the Purchaser/s making the full and final payment of all the amounts mentioned herein to the Owner and the Developer. If the Owner shall fail to give possession of the said premises on the aforesaid date and/or such further date as may be mutually extended then it shall be at the option of the Purchaser/s to terminate this agreement in which event, the Owner and the Developer shall forthwith on demand refund to the Purchaser/s all the monies paid the Purchaser/s to the Owner herein and the Developer, if any, together with simple interest at the rate of 9% per annum from the date of receipt of the respective amount by the Owner and until such amounts are refunded, such amount and interest shall be a charge on the said premises together with construction (if any) thereon to the extent of the amounts due to the Purchaser/s provisions of this clause shall be subject to what is provided in Section 8 of the Maharashtra Ownership Flats Act 1963.
15. Nothing contained in this agreement shall be construed so as to confer upon the Purchaser/s any right whatsoever into or over the said property or the said building or any part thereof including the said premises. It is agreed by and between the parties that such conferment shall take place on the execution of the Deed of Conveyance in favour of a Co-operative Society/on formation and registration of the Society/Condominium and execution on Deed of Conveyance/Deed of partment in favour of the Purchaser/s as hereinafter mentioned.
16. The Purchaser/s shall have no claim save and except in respect of the premises agreed to be sold to him/her/them. All open spaces, lobbies, car parking spaces, terrace and other premises will remain the property of the Owner until the said building is transferred to the Co-operative Society/Condominium as hereinafter mentioned, subject, however to the rights of the Owner as herein stated.
17. It is hereby expressly agreed that the Owner shall be entitled to sell the premises in the said building for the purpose of using the same for residential purposes or such other user as may be permitted by the concerned authorities and/or any other use that may be permitted by the said authorities and the Purchaser/s shall be entitled to use the said premises agreed to be purchased by him/her/them accordingly and similarly the Purchaser/s shall not object to the use of the other premises.

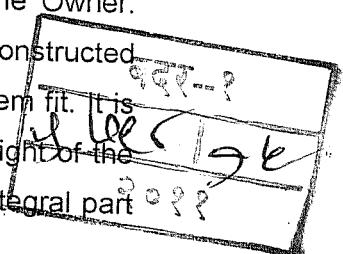
*(Signature)* MARTEL



in the said building for any permissible purposes by the respective Purchaser/s thereof.

18. IT IS HEREBY EXPRESSLY AGREED that the terrace of the said building shall always belong to the Owner and it shall be entitled to deal with and/or dispose of the same in such a manner as it may deem fit. In the event of the Owner obtaining permission from the concerned authorities for constructing one or more premises on the terrace, then the Owner shall be entitled to sell such premises that be constructed by it on the terrace together with the terrace to such persons at such rate and on such terms as the Owner may deem fit. The Owner shall be entitled in that event to allow use of such entire terrace to the Purchaser/s of such premises proposed or constructed on the terrace and the terrace shall then be in exclusive possession of the Purchaser/s of such premises proposed or constructed on the terrace and the terrace shall then be in exclusive possession of the Purchaser/s (as Owner/s) of such premises proposed to be constructed on the terrace. In the event of the Owner constructing more than one premises on the terrace, the Owner shall be entitled to sell the concerned premises together with the portions of the terrace proportionate to and/or appurtenant thereto. The Society/Condominium to be formed by the Purchaser/s of premises as stated hereinafter shall admit as its members the Purchaser/s of such premises that may be proposed or constructed on the terrace with the exclusive right to them in the terrace as aforesaid. In the event of any water storage tank on the terrace with the exclusive right to storage tank for the said building being constructed or any other common facility being provided on the terrace then the Society/Condominium shall be entitled to depute its representatives to go to the terrace for the regular check up and up keep and for carrying out repairs to the tank/tanks and/or such common facility at all reasonable times and/or during such times as may be mutually agreed upon by the Purchaser/s of such premises on the terrace of the building.
19. Until execution of the Conveyance/formation and registration of Co-operative Society/Condominium and execution of Deed of Apartment as mentioned herein, the Owner shall have full right, if so permitted by the concerned authorities, to make additions to the said building and such additions (additional construction) shall be the property of the Owner. The Owner shall be entitled to dispose off such additional constructed area (including additional floors) in such manner as it may deem fit. It is expressly agreed and confirmed by the Purchaser/s that the right of the Owner to put up additional floor/s on the said building in an integral part

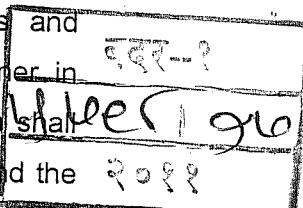
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of this contract for the sale of the said premises to the Purchaser/s and the Purchaser/s hereby expressly agree/s that he/she/they will not in any manner object to the Owner carrying out any additional construction of the said building/ the said property. The Purchaser/s hereby give/s his/her/their irrevocable consent to the Owner carrying out construction of additional floors/areas on the said building or the additional structure on the said property as aforesaid. All such additional construction shall be carried out in accordance with and in conformity with the building plans as may be approved by the building plans as may be approved by the concerned authorities.

20. IT IS HEREBY EXPRESSLY AGREED AND PROVIDED that so long as it does not in any way effect or prejudice the rights hereunder granted in favour of the Purchaser/s in respect of the said premises, the Owner shall be at liberty to sell, assign, mortgage or otherwise deal with or dispose off its right, title or interest in respect of the said property. The Owner shall also be free to construct sub-station for electricity office, office for Co-operative Society/Condominium, covered and enclosed garage in open compound, underground and overhead tanks, structures, watchman's cabin, toilet units for servants, septic tank and soak pits for location of which are not particularly marked upon the ground floor plans or building plans of the said property. The Purchaser/s shall not interfere with the rights of the Owner by raising any disputes in the Court of law under Section 7 of Maharashtra Ownership Flats Act, 1963 and/or under any other provisions of any other applicable law. The Owner shall always be entitled to sign undertakings and indemnities on behalf of the Purchaser/s as required by any authority of the State or Central Government or competent authorities under any law concerning authorities of building/s for implementation of the scheme for development of the said property.
21. As soon as the said building is notified by the Owner/Developer as fully complete each of the Purchaser/s of the premises in the said building (including the Purchaser/s herein) shall pay the respective arrears of the price payable by them within 15 days of such notice served individually or to be put in any prominent place in the said building. If any of the Purchaser/s fail/s to pay the arrears in spite of the notice, the Owner will be entitled to terminate the agreement with such Purchaser/s and thereupon all the monies paid by such Purchaser/s to the Owner in respect of the premises agreed to be purchased by him/her/them shall within sixty days of such termination be refunded by the Owner and the Developer to the Purchaser/s. The payment of the other amounts i.e.

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water charges, Society formation charges, parking maintenance, electricity meter/station charges, property taxes, etc. shall be in favour of the Developers, as set out hereunder.

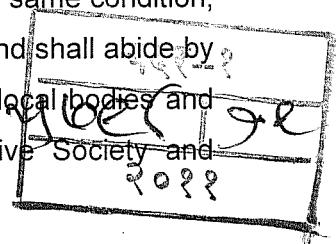
22. The said building is constructed and completed in accordance with the plans and specifications as approved by the concerned authorities as aforesaid with such modifications thereto as may be made by the Owner and the Developer as hereinabove set out.
23. The Owner shall in respect of any consideration amount remaining unpaid by the Purchaser/s under the terms and conditions of this agreement will have first lien and charge on the said premises agreed to be allotted to the Purchaser/s.
24. The said plot of land as well as the said building shall be conveyed to a Co-operative Housing Society to be registered for the said building/declaration will be made under the provisions of Maharashtra Apartment Ownership Act, 1970. The said Society/Condominium shall be registered only after the said property shall have been fully developed and all the flats and other Property premises in the said property are sold and disposed off and the entire dues have been received by the Owner and the Developer, respectively. The Purchaser/s shall become a member of the said Society/Condominium (which is to be formed and registered solely for the purpose of the said building) and the Owner and the Developer shall execute the Deed of Conveyance/Deed of Apartment in respect of the said property with the said building in favour of the said Co-operative Society/ Condominium. Until such Deed of Conveyance is executed the right of the Purchaser/s hereunder shall be confined only to the said premise and the Purchaser/s and/or the Society/Condominium to be formed and registered for the purpose of the said building shall have no right on any portion of the said property. The conferment of right shall take place only in respect of the said property and the said building in favour of the Co-operative Society on the execution of the Deed of Conveyance in its favour as aforesaid or registration of the Condominium and the execution of Deed of Apartment, under the provisions of Maharashtra Apartment Ownership Act, 1970
25. The Deed of Conveyance in respect of such Co-operative Society shall be executed/declaration shall be registered as required under the provisions of Maharashtra Apartment Ownership Act, 1970 only after the said property shall have been fully developed as aforesaid. Even after the Co-operative Society/Condorninium for the said building shall have been formed and registered as aforesaid the Purchaser/s shall have

+ R APARTMENT.

been formed and registered as aforesaid, the Owner shall have full right and authority to develop the said property and the entire floor space index (FSI) of the said property as also additional FSI that may be obtained as and by way of TDR and/or under the other provisions of the Development Control Regulations as aforesaid shall continue to be under the ownership and control of the Owner who shall be entitled to utilize the same for its benefit in development of the said property and the Purchaser/s and/or the said Society/Condominium to be formed and registered of the said building as aforesaid shall have no right of any nature whatsoever in respect thereof.

26. The Flat Purchaser/s hereby agree and undertake to deposit such amount as may be demanded by the said **Developer** towards service taxes, advance ad-hoc maintenance charges, electrical meter, Society formation and registration charges, corpus fund, car parking maintenance, etc. if any, payable to the Government of India or any of its department or any other authorities as and by way of deposit before taking possession of the said Flat. In view of the said Deed of Modification/Rectification, the legal charges for these presents and the execution thereof, shall be paid by the Purchaser/s to the Owners only.
27. So long as the various premises in the said building shall not be separately assessed by the local body for the purpose of property taxes, water charges and rates, the Purchaser/s shall pay the proportionate share of such taxes, rates and other outgoing assessed on the whole building. The Purchaser/s shall tentatively pay Rs. \_\_\_-NIL-\_\_\_/- per month to the said **Developer** for the above.
28. The Owner/Developer shall be liable to pay only the Municipal charges and taxes on actual basis in respect of the unsold flats in case the Deed of Conveyance is executed in favour of the Co-operative Society before the disposal of the Owner of all the flats and other premises, then in such case, the Owner shall join and as and when such premises are sold, to the persons of the choice and at the discretion of the Owner, the Co-operative Society/Condominium shall admit as members the Purchaser/s of such premises without charging any premium or any other extra payment.
29. The Purchaser/s shall maintain at his/her/their own costs the said premises agreed to be purchased by him/her/them in the same condition, state and order in which it is delivered to him/her/them and shall abide by all bye-laws, rules and regulations of the Government, local bodies and authorities, electricity supply company, the Co-operative Society and \_\_\_\_\_.

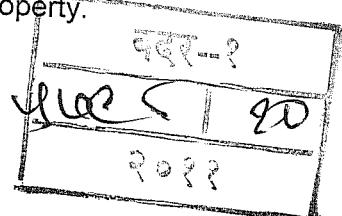
*✓ R. Patel.*



shall attend to, answer and be responsible for all actions and violations of any of the conditions or rules or bye-laws and shall observe and perform all the terms and conditions and covenants contained in this agreement.

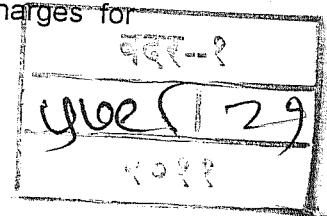
30. The Purchaser/s agree/s to pay total consideration amount payable under the terms of this agreement as and when they become due and payable. Further the Owner, for the sale consideration and the said Developer for the said maintenance and other charges, are bound to give notice requiring any such payment and the failure thereof shall not be pleaded as an excuse for non-payment of any amount or amounts due on the respective due dates or events.
31. The Purchaser/s hereby covenant/s with the Owner to pay consideration amount liable to be paid by the Purchaser/s under this agreement including the amounts payable to the said **Developer** and to observe to perform the covenant and conditions in this agreement and to keep the Owner fully indemnified against the said payments and observance and performance of the said covenants and conditions except so far as the same ought to be observed by the Owner. The Purchaser/s also agree/s and undertake/s to give all the facilities to the Owner to carry out additional construction work in the said building now under construction.
32. The Purchaser/s agree/s and undertake/s from time to time to sign and execute the application for the formation and registration of the Society/Condominium including the bye-laws of the proposed Society/ Condominium within ten days of the intimation by the Owner/Developer, as the case may be. No objection shall be raised to the changes in the draft bye-laws as may be required by the Registrar of Co-operative Societies and/or other concerned authorities for formation of a Condominium. The Purchaser/s shall be bound from time to time to sign all the papers and documents and all other deeds as the Owner/Developer may require him/her/them to do from time to time for safeguarding the interest of the Owner/Developer and the Purchaser/s of other premises in the said building. Failure to comply with the provisions of this clause will render this agreement ipso facto to come to an end. The Purchaser/s shall ensure that as and when the Owner/Developer shall so require the Co-operative Society/Condominium shall pass the necessary resolutions confirming the right of the Owner as aforesaid to carry out additional construction work on the said building and also confirming the right of the Owner to sell on ownership basis the additional premises in the said building to be constructed on the said property.

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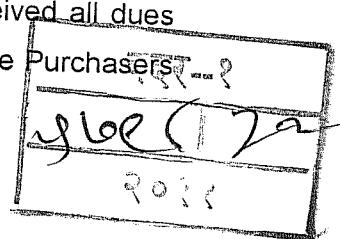
33. The Purchaser/s hereby agree/s that in the event of any amount becoming payable by way of levy or premium to the concerned local authority or to the State Government or any amount becoming payable by way of betterment charges or development levies or any other payment of a similar nature in respect of the said property and/or the various premises to be constructed thereon, the same shall be reimbursed by the Purchaser/s to the Owner/Developer in the proportion of the area of the said premises to the total area of the all the premises in the said building.
34. The Purchaser/s shall on demand, pay to the said Developer his/her/their proportionate share towards the installation of water meter and electric cable meter and/or any other amount to be paid by the said Developer to the local authority or body concerned and/or any other concerned authority.
35. The Purchaser/s shall at the time of making payment of the installments mentioned as agreed herein will also pay to the said Developer a sum as mentioned in Clause 44 which will be without interest and the said Developer shall be entitled to utilize such amounts towards payment of taxes and other outgoings. In the event of the Purchaser/s making any default in payment thereof regularly as agreed to herein by him/her/them; the said Developer will have right to take legal action against the Purchaser/s for recovering the same. After the Society/Condominium as aforesaid shall have been formed and registered, the said building shall have been transferred and/or conveyed to the Society/Condominium the said Developer shall hand over the said amount or the balance thereof to such society/condominium after recovering the dues from such society if any.
36. The Purchaser/s shall allow the Owner/Developer and its surveyors and agents with or without workmen and others at all reasonable times to enter upon his/her/their premises or any part thereof for the purpose of repairing any part of the said building and for laying cables, water pipes, fittings, electric wires, structures and other conveniences belonging to or serving or used for the said building and also for the purpose of cutting off the supply of water and other services to the premises of any other premises owners in the said building/s in respect whereof the Purchaser/s or user/s or occupier/s of such premises as the case may be shall have committed default in payment of his/her/their share of the local body property taxes and other outgoings as also in the charges for electricity consumed by them.

*+ P. Patel.*



37. In the event of the said Society/Condominium being formed and registered before the sale and disposal by the Purchaser/s of all the premises in the said building the powers and authority of the Society/Condominium and the Purchaser/s of the Premises therein shall be subject to the powers of the said Owner/Developer in all the matters of additional structures and all amenities pertaining to the same and in particular the Owner shall have absolute authority and control as regards any unsold premises and the sale thereof. The Owner shall have a right to complete the said building and to sell and dispose of for its (i.e. Owner) benefit all unsold premises in the said property.
38. The Purchaser/s shall not at any time demolish or do or cause to be done any additions or alterations of whatsoever nature in the said premises or any part thereof without obtaining prior written permission of the Owner/Developer. The Purchaser/s shall keep the said premises, walls, partitions, sewers, drains, pipes and appurtenances thereto in good and tenable repair and conditions and in particular the said building/s other than his/her/their premises. The Purchaser/s shall not make any alterations in the outside elevations and outside colour scheme of the premises to be allotted to him/her/them.
39. After the possession of the said premises is handed over to the Purchaser/s, if any additions or alterations in or about or relating to the said building are required to be carried out by the Government, local authority or any other statutory authority, the same shall be carried out by the purchaser of various premises in the said building at his/her/their own costs and the Owner shall not be in any manner liable or responsible for the same.
40. The Purchaser/s shall not do or permit to be done any act or thing which may render void or voidable any insurance of any premises or any part of the said building or cause any increased premium to be payable in respect thereof or which is likely to cause nuisance or annoyance to users and occupiers of the other premises in the said building. However, it is clarified that this does not cast any obligation upon the Owner to ensure the building or premises agreed to be sold to the purchaser/s.
41. After the said building and premises to be constructed by the Owner on the said property are complete and ready for occupation and after the Society/Condominium for the said building as aforesaid is registered and only after all the premises in the said building shall have been sold and disposed off by the Owner and the Owner shall have received all dues payable to them under the terms of the agreements with the Purchaser/s.

✓ R Capital



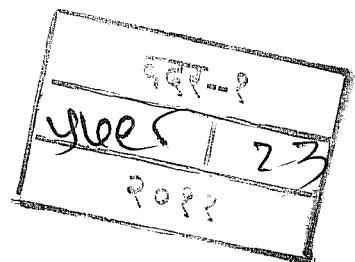
of all the premises in the said building, the Owner and the Developer shall execute Deed of Apartment in favour of the Purchaser/s in favour of the Co-operative Society, a Deed of Conveyance in respect of the said property and the said building/s as provided in clause 25. Until the execution of the Deed of Apartment/Deed of Conveyance, the possession of the said property and the said building/s and the premises thereon shall be deemed to be of the Owner and the Purchaser/s who shall have been given possession of the premises agreed to be sold to him/her/them shall be merely a licensee thereof.

42. The Purchaser/s will lodge this agreement for registration with the Sub-Registrar of Assurances and the Owner alone will attend the Sub-Registrar and admit execution thereof after the Purchasers inform them of the number under which it is lodged for registration by the Purchaser/s, in view of the said Deed of Modification/Rectification.

43. All letters, circulars, receipts and/or notices issued by the Owner dispatched under certificate of posting to the address known to it of the Purchaser/s will be sufficient proof of the receipt of the same by the Purchaser/s and shall completely and effectually discharge the Owner. For this purpose the Purchaser/s has/have given the following address **6<sup>th</sup> Floor, Vishwashanti, 30/E, Azad Road, Juhu Koliwada, Mumbai-400 049**. The Purchaser/s shall at the time of making payment of the amounts mentioned in clauses 26 & 27, apart from the purchase consideration, pay to the said **Developer**, the following amounts :

  - i) Rs.600/- Towards share money, application and Entrance fee of the Society/Condominium, in the name of "Evershine Embassy Maintenance".
  - ii) Rs.2,10,840/- Towards ad hoc advance maintenance charges, Share of taxes and other outgoings for period of 24 months, in the name of "Evershine Embassy Maintenance".
  - iii) Rs.30,000/- Towards electric cable meter and water meter charges, in the name of "Evershine Embassy".
  - iv) Rs.21,000/- Towards the development charges, in the name of "Evershine Embassy".
  - v) Rs. 20,000/- Lumpsum amount of legal charges for this agreement, in the name of the **OWNER** herein.

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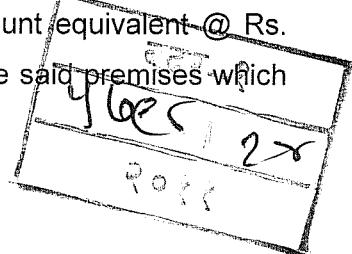


- vi) Rs.10,000/- Lumpsum payment towards costs, charges and expenses for the formation of the Society/Condominium society, in the name of "Evershine Embassy".
- vii) Rs.35,000/- Proportionate share of Taxes and other outgoings under construction including land tax, in the name of "Evershine Embassy".
- viii) Rs.20,000/- Towards Piped Gas Connection installation, in the name of "Evershine Embassy".
- ix) Rs.15,000/- Towards transformer charges & installation expenses etc. in the name of "Evershine Embassy".
- x) Rs.2,20,483/- towards the corpus fund, parking allotment, parking maintenance, parking maintenance service tax, property taxes, etc. in the name of "Evershine Embassy Maintenance".

In case there shall be deficit in this regard, the Purchaser/s shall forthwith on demand pay to the said **Developer** his/her/their proportionate share to make up such deficit.

The account of amounts collected under this clause and referred to above shall be made up by the said **Developer** after the registration of the Society formation or the Condominium of the Purchaser/s of flat/s and other premises and the balance, if any, after deducting, therefrom the amounts, if any, payable by the Purchaser/s to the said **Developer** and in accordance with the provisions of this agreement, shall be paid over by the said **Developer** to the Society/Condominium that may be formed, as the case may be. The Purchaser/s hereby agrees to pay such further amount or amounts to the said **Developer** if any, of such deposit or payment referred to above are exhausted or is found to be insufficient to meet the expenses to be incurred by the said **Developer**. The said advance payment of the maintenance charges made by the Purchaser/s with payment from the other Purchaser/s shall be kept in separate account to be maintained and the said amount or part thereof shall be utilized towards maintenance of the said property. The aggregate of the said deposits or such balance if any shall be transferred to the Co-operative Society/Condominium of flat Owners to be formed or Purchaser/s in accordance with the provisions of these presents subject to the Society giving an appropriate undertaking to utilize the deposit for the aforesaid purpose. The Purchaser/s agrees to undertake to also deposit before the time of taking possession of the premises an amount equivalent @ Rs. 50/- (Rupees Fifty only) per Sq. ft. of the area of the said premises which

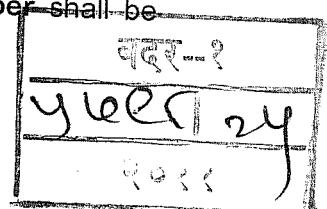
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shall constitute a corpus fund dedicated to maintenance of the common infrastructure and general amenities and facilities, an aggregate of the amounts so deposited by all Purchaser/s shall be kept in separate account or with any institution at the discretion of the said **Developer** and the interest thereon will be utilized for the purpose of maintenance of the common infrastructure and amenities and facilities. The deposit amount paid by each purchaser/s shall be non-refundable and will always form part of the non-accountable for the above purpose. The said Corpus Fund will be paid to the Society/Condominium by the said **Developer** after the society has executed the Deed of Conveyance/ Deed of Apartment and other documents for transferring the plot of land alongwith the building in the name of the Society and register the said transfer deed in its favour, after deducting the amounts recoverable/receivable from the Society/Condominium from the maintenance account or against any demand made by the said **Developer** to the Society or member of the Society/Condominium terms of the aforesaid agreement. It is clearly understood and agreed by the Purchaser/s that the amount collected under this clause-44 except No.(i), (ii) and the corpus are non-refundable and non-accountable by the Condominium **Developer** to the Purchaser/s or to the Society/Condominium. However, the **Developer** shall not be liable for any act of commission or omission or any act of failure maintaining or repair or such common amenities and facilities by the reason of the fact that the amount stated in this clause is paid. It is specifically agreed and understood by and between the parties hereto that the liability of the formation and registration of the Society of premises acquirers and the maintenance of the said property, shall be that of the said **Developer** and the Owner shall not be sued and/or any claims/demands made against the Owner for any reason whatsoever.

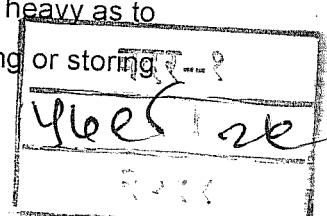
45. The Purchaser/s hereby agree/s that in the event of any amount by way of premium or security deposit or fire cess, betterment charges or development tax or security deposit for the purpose of obtaining water/electric/ cable connection for the said building or for any other purpose in respect of the said building or any other tax or payment of a similar nature is paid to the Municipal Corporation or State Government or becoming payable by the said **Developer**, the same shall be reimbursed by the Purchaser/s to the said **Developer** in proportion in which the area of the said premises agreed to be acquired by the Purchaser/s shall bear to the total built area available for construction on the said property and in determining such amount, the decision of the said **Developer** shall be conclusive and binding upon the Purchaser/s.

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46. It is further agreed between the Owner and the Purchaser/s that at the time of execution of Deed of Apartment in favour of the Purchaser/s, Deed of Conveyance in favour of the Co-operative Society, the Purchaser/s and/or the said Society shall reimburse to the said Developer IOD deposits and other refundable deposits paid by the said Developer in respect of the said building.
47. The declaration and the Deed of Apartments under the provisions of Maharashtra Ownership Act, 1970, Deed of Conveyance and other documents for transfer of the title in favour of the Society/Condominium in respect of the said property and the building shall be prepared by the Owner's/Developer's advocate/s and the same will contain such covenants and conditions as the said Advocate/s shall think reasonable and necessary having regard to the development of the said property.
48. Any delay or indulgence by the Owner in enforcing the terms of this agreement or any forbearance or giving time to the Purchaser/s shall not be considered as a waiver on the part of the Owner or any breach or non-compliance of any of the terms and conditions of this agreement by the Purchaser/s nor shall the same in any manner prejudice the remedies of the Owner.
49. The Owner shall be entitled to alter the terms and conditions of the agreement relating to the unsold additional premises in the said property of which the aforesaid premises form part and Purchaser/s shall have no right to object to the same.
50. The Purchaser/s himself/herself/themselves with intention to bind all persons into whosoever hands the said premises may come, doth hereby covenants with the Owner as follows:
- (a) To maintain the said premises at Purchaser/s costs in good tenantable repair and condition from the date of occupation of the said premises is given and shall not do or suffer to be done anything in or to the said building in which the said premises is situated and also in the staircase or any passages which may be against the rules, regulations or bye-laws of the concerned local or any other authority or change/alter or make addition in or to the building in which the said premises is situated and the said premises itself or any part thereof;
  - (b) Not to store in the said premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction of structure of the said building or storing

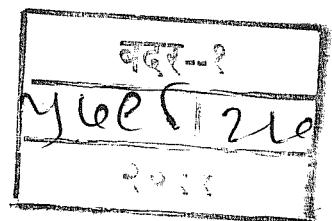
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or which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages to upper floors which may damage or are likely to damage the staircase, lifts, common passages or any other structure of the said building, including entrance/s of the said building and in case of any damage is caused to the said building or the said premises on account of negligence or default of the Purchaser/s in this behalf, the Purchaser/s shall be liable for the consequence of the breach;

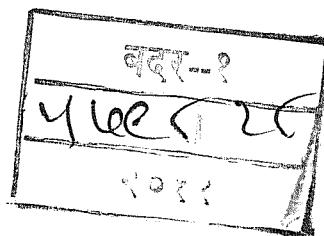
- (c) To carry out at his/her/their own costs all internal repairs to the said premises and maintain the said premises in the same condition, state and order in which they were delivered by the Owner to the Purchaser/s and shall not do or suffer to be done anything in or to the Owner in which the said premises which may be forbidden by the rules and regulations and bye-laws of the concerned local authority or any other public authority. And in the event of the Purchaser/s committing any act of contravention of the above provision, the Purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority;
- (d) Not to demolish or caused to be demolished the said premises or any part thereof, not at any time make or cause to be made any addition or alteration in the elevation and outside colour scheme of the said building and to keep the portion, sewers, drains and pipes in the said premises and appurtenances thereto in good tenantable repair and condition and in particular so as to support shelter and protect and other part of the said building and the Purchaser/s shall not chisel or in any other manner damage the columns, beams, walls, slabs or R.C.C. pards or other structural members in the said premises without the prior written permission of the Owner and/or Condominium /Co-operative Society. In case on account of any alterations being carried out by the Purchaser/s in the said premises (whether such alterations are permitted by the concerned authorities or not) there shall be any damage to the adjoining premises or the premises situated below or above the said premises (inclusive of leakage of water and damage to the drains) the Purchaser/s shall at his/her/their own costs and expenses repair such damage (including recurrence or such damages);

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- (e) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said premises in the compound or any portion of the said property and the said building;
- (f) Pay to the said **Developer** within 7 days of demand by the said **Developer** his/her/their share of security deposit demanded by the concerned local authority or Government for giving water, electricity or any other service connection to the said building;
- (g) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority on account of change of user of the said premises by the Purchaser/s;
- (h) The Purchaser/s shall not let, sub-let, transfer, assign or part with Purchaser/s interest or benefit factor of this agreement or the said premises or part with the possession of the said premises or any part thereof until all the dues payable by the Purchaser/s to the Owner/Developer under this agreement are fully paid up and only if the Purchaser/s has/have not been guilty of breach of or non-observance of any of the terms and conditions of this agreement and until the Purchaser/s has/have obtained permission in writing of the Owner for the purpose. Such transfer shall be only in favour of the transferee as may be approved by the Owner;
- (i) The Purchaser/s shall observe and perform all the rules and regulations which the Condominium/Co-operative Society may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the premises therein and for the observance and performance of the building rules, regulations and bye-laws for the time being of the concerned local authority and of the Government or other public bodies. The Purchaser/s shall also observe and perform all the stipulations and conditions laid down by the Society/Condominium regarding the occupation and use of the said premises in the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this agreement;
- (j) Till the date of execution of Deed of Conveyance/Deed of Apartment in respect of the said property and the said building is executed the Purchaser/s shall permit the Owner/Developer and

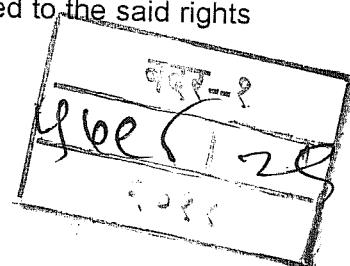
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its surveyors and agents with or without workmen and others at all reasonable times to enter into and upon the said premises and building or any part thereof to view and examine the state and condition thereof;

- (k) To observe and perform all the terms and conditions and covenants to be observed and performed by the Purchaser/s as set out in this agreement (including the recitals thereof). If the Purchaser/s neglect/s omit/s or fail/s to pay for any reason whatsoever to the Owner/Developer the amounts payable under the terms and conditions of this agreement (whether before or after the delivery of the possession) within the time specified for the payment thereof or if the Purchaser/s shall in any other way fail to perform or observe any of covenants and stipulations herein contained or referred to the Owner shall be entitled to re-enter upon and resume possession of the said premises and everything whatsoever therein and this agreement shall cease and stand terminated. The Purchaser/s herein agree/s that on the Owner's re-entry on the premises as aforesaid all the right, title and interest of any Purchaser/s in the said premises and under this agreement shall cease and the Purchaser/s shall also be liable for immediate ejection as a trespasser. The Purchaser/s shall thereupon cease to have any right or interest in the said premises. In the event all the moneys paid hereby by the Purchaser/s (except the outgoing apportionate to the said premises till the date of such determination) shall after sixty days of such termination be refunded by the Owner to Purchaser/s. Refund of amounts paid to the Developer shall be recovered by the Purchaser/s on their own account
51. Notwithstanding what is stated herein, it is specifically understood and agreed by an between the parties hereto that the terrace space in front of or adjacent to the terrace unit/s on the \_\_\_\_\_ floor of the said building shall belong exclusively to the respective Purchaser/s of the terrace and such terrace spaces are intended for the exclusive use of such Flat Purchaser/s. The terrace shall not be enclosed by the Flat Purchaser/s till the permission in writing is obtained from the concerned local authority and the Owner or the Society/Condominium as the case may be.
52. The terrace of the top floor of the building including the parapet wall shall always be the property of the OWNER AND THE Agreement with the Flat Purchaser/s and all other Purchaser/s shall be subjected to the said rights

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of the Owner who shall be entitled to use the parapet wall for any purpose including the display of advertisement, sign boards and the flat purchaser/s shall not be entitled to raise any objection or ask for any abatement in the price of the premises on the ground of inconvenience or any other ground whatsoever.

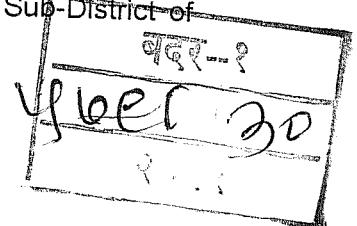
53. All the costs, charges and expenses in connection with preparation, engrossing, stamping and registering this agreement and the declaration under the provision of Maharashtra Apartment Owner Act, 1970 Deed of Conveyance and other documents including this agreement required to be executed by the Owner/Developer or by the Purchaser/s stamp and registration charges in respect of such documents transferring the said property and the building in favour of the Co-operative Society/Condominium as well as the entire professional costs of the Advocate/s of the Owner in preparing and/or approving all such documents shall be borne and paid by the Society or proportionately by the members of such Society. The Owner shall not contribute anything toward such expenses. The Purchaser/s shall on demand pay to the Owner his/her/their proportionate share in regard to the above. The amount payable under this clause is in addition to the amount mentioned in clause No.44 hereinabove.
54. The flat Purchaser/s shall be liable and or responsible to bear and pay within 7 days on the demand of the Owner/Developer. All statutory dues, taxes, rates etc. as well as Service Tax, Value Added Tax, Works Contract Tax and/or any other taxes, which may be levied/leviable either by the Central Government or State Government at such rate as applicable and as amended from time to time, as the case may be in any event before taking possession of the flat. The flat Purchaser/s further declares that in the event after taking possession of flat all of the aforesaid taxes becomes applicable or levied by Central Government or State Government then in such event the Purchaser/s be liable to pay the said taxes within 7 days from demand by Owner/Developer/s. In the event of the delay the Purchaser/s will be further liable to pay interest @ of 18% per annum for the delay period.

#### THE FIRST SCHEDULE ABOVE REFERRED TO:

Firstly:

All that piece or parcel of land surrounded by slum, ground, hereditaments and premises situate, lying and being in the village of Oshiwara, Taluka Andheri in the registration District and Sub-District of

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Mumbai City and Mumbai Suburban containing by admeasuring 8186.10 sq. mtrs or thereabouts and bearing Survey No.47,48 Hissa No.4 and corresponding C.T.S.Nos. 720/1 to 31 and 737 (part).

On or towards the East : By property of Jikar Abdulla Chunawala & Ors.

On or towards the West : By 90 Ft wide D.P. Road.

On or towards the South : By 120 Ft wide D.P. Road.

On or towards the North : By property of Jikar Abdulla Chunawala & Ors.

**Secondly:**

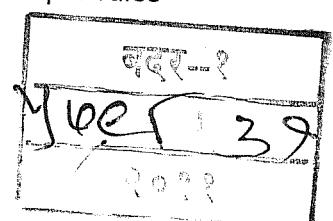
All that piece or parcel of quarry pit land surrounded by slum, ground, hereditaments and premises situate, lying and being in the village of Oshiwara, Taluka Andheri in the registration District and Sub-District of Mumbai City and Mumbai Suburban containing by admeasurements 7770.80 sq. mtrs or thereabouts and bearing Survey No. 47, 48 Hissa No. 4 and corresponding C.T.S. Nos. 720/1 to 31 and 737 (part).

**THE SECOND SCHEDULE ABOVE REFERRED TO:**

**SPECIFICATIONS:**

- Building will be of R.C.C. frame structure.
- Wall will be of concrete block or brick masonry walls.
- Building will be finished with smooth plaster internally and cement face or any decorative plaster externally.
- Doors will be of wooden frames with Board finished with oil paint and brass fixtures. Toilets will be provided with wooden panel shutters, main doors with Decorative handle and night latch.
- Windows will be of aluminum frame with Glass, shutters and fixtures.
- Building will be painted with cement paint externally. Internally it will be painted with colour wash.
- Plumbing and sanitation will be carried out through Licensed Agency as per rules and specification of Mumbai Municipal Corporation.
- Electric Work will be executed through Licensed Agency as per rules and regulations of Reliance Energy Limited.

*✓ P.R APPROVED*



- The Building will be fenced along boundaries and open spaces will be paved as per requirement of Mumbai Municipal Corporation.

**THE THIRD SCHEDULE ABOVE REFERRED TO:**

**KITCHEN PLATFORMS :**

- Granite Platform with Stainless Steel sink.

**FLOORING / DADO :**

- Living passage Granamite / Ceramic Tiles.
- Bedroom Hall, Ceramic Tiles in flooring.
- In Kitchen Ceramic Tiles Dado above platform.
- Kitchen – Granamite / Tiles in flooring.
- Bath / W.C. Tiles / Dado full Height.

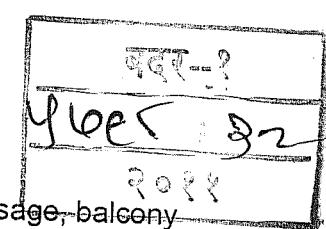
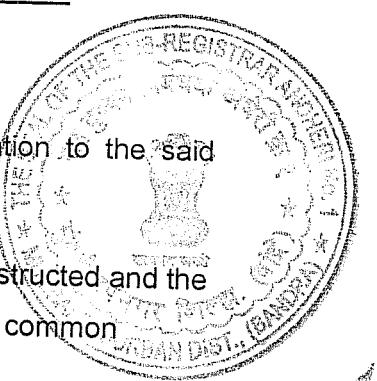
**ELECTRIC WORK :**

- Concealed copper wiring for all points.
- TV Dish Antenna point connection.
- G.I. Fittings.
- Concealed plumbing.

**THE FOURTH SCHEDULE ABOVE REFERRED TO:**

**COMMON AMENITIES / SPECIFICATION**

- A) Common areas and facilities of the said premises in relation to the said building.
- a) The said property on which the said building shall be constructed and the common service lines such as electricity, water drainage, common /recreation areas.
- b) The following facilities which will be located throughout the building:
- Water tank located on the terrace of the building
  - Plumbing net-work throughout the building
  - Electric wiring network for common lighting (i.e. passage, balcony & compound) throughout the building.



*\* B Rated.*

- 4) Necessary light and water connection for drinking purpose only.
- 5) The foundations & main walls, columns, girders, beams and roofs of the building.
- 6) All apparatus and installation existing for common use.
- B) The following facilities located in each one of the upper floor are restricted common areas and facilities restricted to the premises of respective floor.
- 1) A lobby which give access to the stairway from the said premises & fire escape balcony.
- C) Percentage of undivided share of the said premises.
- 1) Common areas and facilities relating to the said building
  - 2) Restricted common areas and facilities on particular floor of the said building on which the said premises is located.
- NB. The aforesaid statement is tentative and is liable to change in the event of their being changes in the building plans of the said building.

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

SIGNED, SEALED AND DELIVERED )

By the withinamed "OWNER" )

M/S SHREE GANESH ENTERPRISES )

Through its Partner **Shri Vijay A. Patel** )

In the presence of \_\_\_\_\_ )

1) \_\_\_\_\_ )

2) \_\_\_\_\_ )

SIGNED, SEALED AND DELIVERED )

By the withinnamed "FLAT PURCHASER/S" )

**Mrs. PRAGNA KIRTI KEDIA** )

In the presence of:

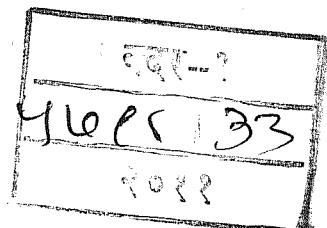
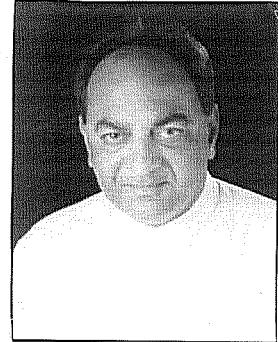
1. \_\_\_\_\_ )

2. \_\_\_\_\_ )

*For Shree Ganesh Enterprises,*

*Vijay A. Patel.*

*Partner*



## R E C E I P T

RECEIVED of and from the Purchaser/s the sum of Rs. 76,00,000/- (Rupees Seventy Six lacs only) as and by way of earnest money in the following manner:

1. Rs. 1,00,000/- by Cheque No. 678036 dated 25/02/2011 drawn on INDIAN OVERSEAS BANK Andheri (West) branch.
2. Rs. 25,00,000/- by Cheque No. 728404 dated 18/03/2011 drawn on INDIAN OVERSEAS BANK Andheri (West) branch.
3. Rs. 25,00,000/- by Cheque No. 728407 dated 24/03/2011 drawn on INDIAN OVERSEAS BANK Andheri (West) branch.
4. Rs. 25,00,000/- by Cheque No. 729924 dated 28/04/2011 drawn on INDIAN OVERSEAS BANK Andheri (West) branch.

WE SAY RECEIVED

FOR SHREE GANESH ENTERPRISES

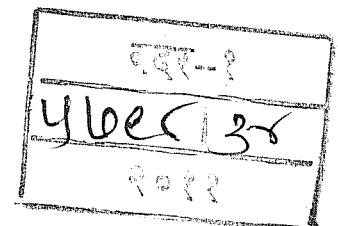
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WITNESS

1. \_\_\_\_\_

2. \_\_\_\_\_



## ANNEXURE - 1

Latesy Re

## मालमत्ता पत्रक

किंभागुनोजे-- ओशिवरा.

१०३७/१०/३१

तालुका/न. भु. मा. का. -- न. भु. अ. अंधेरी

क्षत्र  
चौ.पा.

भारणाधिकार

जिल्हा -- मुंबई उपनगर जिल्हा

शासनाला दिलेल्या आकारपांचा विच्छा भाइयाचा  
तपशील आणि त्यांच्या फेर ता (सूर्णीची नियत घंड)

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[शांती]  
क

सन् २००५ - २००६

१०० चौ. मीटरला र. सं. २१०/- प्रमाणे

३५४

विद्यारथा भूल भाग्य  
त्राय

मुद्रित

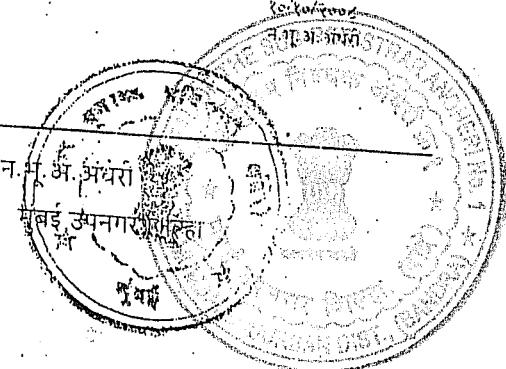
२५८ भार

३८

स्ववहार	खंड क्रमांक	नवीन योग्यता (भा) पहुँचाएँ (पा) किंवा भार (भा)	साक्षात्कं
भा. जिल्हाधिकारी मुंबई उपनगर [गलता यांचेकडील आदेश, कापा-३क/ पो.वि./एस.आर.ए-०२१२ दिनांक २७/३/०८, ३१/०८, १५/१०, ०६ व १८/ १०,०८ रोजी सप्तक इतनंते अंगठा व इंकडीगरे मो.र.ने.घ-११५/०८ इंकडील आदेश/क्र.न.पू.स.अ./आशयगा.न.भु.७५७५ व ७५७६०८ दंड.२०/१५/०८ अन्वये न.भू.क.७५७६/१० अ चा ७१९२.८ चो.मो.क्षेत्राची नवीन मिळकात परिका उघडून सत्ता प्रकार शोरी दाखल केला.			५. रुपर. क्र.२६४ प्रमाणे करा - ६११/८८. ८३३. दा. ५०५३१ ५. रुपर. क्र.२६४ प्रमाणे करा - ६११/८८. ८३३. दा. ५०५३१
मा. जिल्हाधिकारी, मुंबई उपनगर यांचेकडील विनशेती आदेशान्वये क्षेत्र ७१९२.८ चो. मो. विनशेती कंडे वार्ग झालेने ७१९२ प्रमाणे धारक सदरी नावे दाखल केले. व सत्ता प्रकार सी दाखल केला. व विनशेती सा-याची नोंद येतली.	H सी/डेस्क/३/सी/लॅ. बहुराम जीजीभाट प्राक्टिट लिमिटेड एड/एन.ए.पी./ एस.आर.ए.१०२५ दि. २७/३/२००८		५. रुपर. क्र.२६४ प्रमाणे करा - ६११/८८. ८३३. दा. ५०५३१

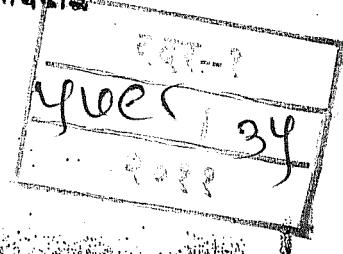
खण्ड १

र्ज क्रमांक.....	2700	सदृश नोंदी.....	3.....
र्ज स्वीकारत्वाची तारीख: 20/10/		प्राप्ति पुरक:.....	60.....
कल तपार घोषिती: 25/10/		प्राप्ति पुरक:.....	2.....
कल तपार घोषिती: 25/10/08		प्राप्ति पुरक:.....	82.....
कल तपार ..... : संचालक			
कल तपार संचालक: 1/6/			



स्थारी नवकलम

महार भूमापन अधिकारी  
अधिकारी,



## मालमत्ता पत्रक

माँजे -- ओशिवरा

गुरु पृथ्वीन  
प्र० फ०. एल० न०

## स्टाट नंबर प्लाट नंबर

तालुका/न. भू. मा. का. -- न. भू. अ. अंदेश्वरी

अंत्र  
घी.मी.

धारणाधिकार

ੴ ੴ ੧੦/ਕ

जिल्हा -- मुंबई उपनगर जिल्हा  
रासनाला दिलेत्या आकारपौंच किंवा भाईयाचा  
उपसील आणि व्याच्या फेर तपासणीची नियंत वळ

٤٠٥

४८०

विधापिकार

## काचा मुळ धारक

३८८

— 10 —

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४८७

ਖੰਡ ਕਾਮਾਂਕ

नविन धारक (धा)  
पड़ेदार (प) किंवा भार (भा)

साक्षात्कृत

मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील आंदशा /कायां-उक्त/  
पां.वि./एस.आर.ए-७७५ दिनांक २७/३/०६, ३/८/०६, ११/१०६ व ८८/  
१०/०६ गोंगा समस्या निलाने आंदशा.व इकडील मो.र.नं.घ-१९५/०६ इकडील  
आंदशा/क्र.न.भृ.अ.अ./आंगिवरा न.भृ.उ३७३३ व ७३७९/१४ दि.२/१०६  
अन्यथे न.भृ.क्र.उ३७१/१०व ची ५७८०० चौ.भी.क्षेत्राची नव्वन मिनकत  
पत्रिका उघडून सत्ता प्रकार शेती दाखल केला.व आरक्षणाची नांद घंतली  
महानगर पालीकेच्या आर.जी.साठी आरक्षीत

५ एकार क्र. २६७ प्रमाण  
संहीन -  
३/११/०६  
न.पा.अ.अंगरी

खरी नवाहल

The image shows a circular stamp with a decorative border containing the text "स्वरी निकाल" at the top and "REGISTRATION OFFICE" at the bottom. The center of the stamp contains the date "12-11-1971". Overlaid on the stamp is handwritten text in Devanagari script, which appears to be a reference number or code: "र भूमापन नविन्द्रामा १०८". There is also some smaller handwritten text at the bottom left of the stamp area.

## ANNEXURE-2

BMPP-1649-2002-10,000 Forms.

Form I.O.D./G.G. is issued subject  
to the provision of Urban Land

C-3 Zoning and Regulation Act, 1971  
MUNICIPAL CORPORATION OF GREATER MUMBAI

### FORM 'A'

#### MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No. CE/8681/BSI/WS/AHAK of Ex: Engineer Bldg. Proprietor H and K - Wards  
COMMENCEMENT CERTIFICATE Municipal Office, R. K. Park,  
Bandra (West), Mumbai - 400 063

To, Shri J.S. Brahmbhatta  
Partner Of Shri Ganesh  
Enterprises

Sir,

With reference to your application No. 9158 dated 05/10/05 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building.

To the development work of Proposed Building CTS No. 737 (PT)  
at premises at Street..... village Ashiwada  
No. .... situated at Jogeeshwar (W) Ward K. West plot.

The Commencement Certificate/Building Permit is granted on the following conditions :-

1. The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-(
  - (a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
  - (c) The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 42 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri..... V. H. PATIL

..... Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto.....

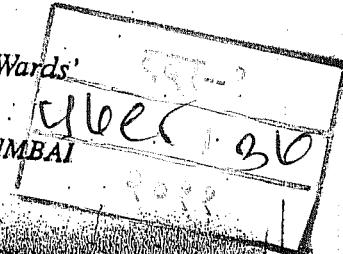
This Commencement certificate is for mentioned  
carrying out the work upto/For..... Over head

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

Ex.

Assistant Eng. Building Proposals  
(Western Subs.) 'H & K/West' 'K/East & P'/Wards'

FOR  
MUNICIPAL CORPORATION OF GREATER MUMBAI



Valid up to 24/5/2008

CE/8681 /BSH/WS/AK of - 6 JUL 2007

Further C. C. is now extended Re-endorsement of C.C. for wing A  
for upto.....height Stilt + for wing B top of basement +

TOP OF 3<sup>rd</sup> floor of wing C

as per amended approved plan

dated 08/6/2007

✓ 08/6/2007

E.E.B.P. [WS] K/East/West

Valid up to 24/5/2008

CE/8681 /BSH/WS/AK of

Further C. C. is now extended  
for upto.....TOP.O.F. height 16<sup>th</sup> floor of wing C i.e. h.t. 49.70 mts.

✓ 08/6/2007

as per amended approved plan.

dated . 08/6/07.

✓ 08/6/2007

E.E.B.P. [WS] K/East/West

Valid up to 24/5/2008

CE/8681 /BSH/WS/AK of

- 5 APR 2008

Further C. C. is now extended upto top of 4<sup>th</sup> floor for wing A &  
for upto.....height upto top of 5<sup>th</sup> floor for wing B as per amended

upto top of 16<sup>th</sup> floor for wing C as per approved plan dated 08/6/2007

✓ 08/6/2007

E.E.B.P. (WS) K/East Ward

Valid up to 24/5/2009

CE/8681 /BSH/WS/AK of - 9 SEP 2008

Further C. C. is now extended for wing A = Basement + Stilt + Podium  
for upto.....height 1<sup>st</sup> to 12<sup>th</sup> & 13<sup>th</sup> (Pod) wing. B =

Basement + Stilt + Podium + 1<sup>st</sup> to  
12<sup>th</sup> floor, wing C = Stilt + Podium

+ 1<sup>st</sup> to 16<sup>th</sup> upper floors as per  
amended plan dated 08/9/2008

✓ 08/9/2008

E.E.B.P. (WS) K/East/West

Valid up to 24/05/2010

CE/8681 /BSH/WS/AK of - 7 JUN 2009

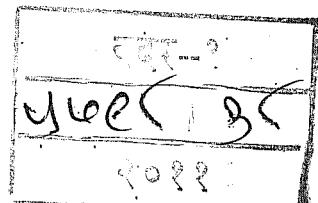
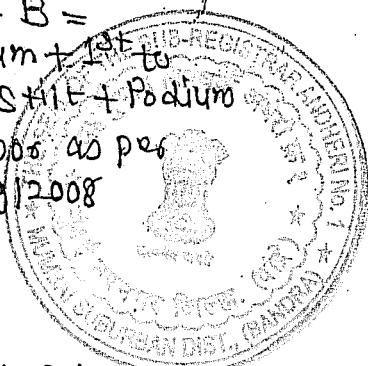
Further C. C. is now extended

for upto.....height A Basement + Stilt + Podium + 1<sup>st</sup> to 19<sup>th</sup> (Pod) wing B Basement + Stilt + Podium +  
1<sup>st</sup> to 19<sup>th</sup> Re-endorsement, wing C Stilt + Podium + 1<sup>st</sup> upper floors as per

approved plan dt. 12/06/09.

✓ 08/6/17/6/09

E.E.B.P. (WS) K/East/West



**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
CE / 8681 / WS / AK of

To :  
M/s. Kalpana Consultant Pvt. Ltd.,  
Plot No.14, 1<sup>st</sup> floor,  
Jawahar Nagar, S.V. Road,  
Goregaon (W), Mumbai-400 062.

Ex. En. PEO. 02/07/2009 (W.S)  
H and K  
Municipal Corporation of Mumbai  
Bandra (West), Mumbai, 400 051, India

EL 2 JUN 2009

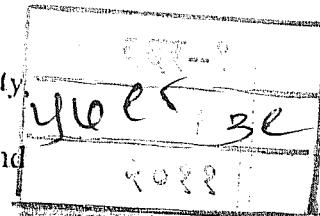
Sub:- Proposed building on plot bearing C.T.S. No.737 (pt) of village  
Oshiwara, Jogeshwari (W), Mumbai.

Sir,

Ref: Your letter dated 10/01/2006

There is no objection to your carrying out the work as per amended plans submitted by you vide your letter under reference for which competent authority has accorded sanction, subject to the following conditions :-

- 1) All the objections of this office I.O.D. under even no. dated 10/01/2006 shall be applicable and should be complied with.
- 2) The changes proposed shall be shown on the canvas mounted plans to be submitted at the time of B.C.C.
- 3) That every part of the building constructed and more particularly overhead water tank will be provided with proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder.
- 4) That the infrastructural works, such as; construction of hand holes / panholes, ducts for underground cables, concealed wiring inside the flats/rooms, rooms/space for telecom installations etc. required for providing telecom services shall be provided.
- 5) That the regulation No.45 and 46 of D.C.Reg.1991 shall be complied with.
- 6) That the letter box shall be provided at the ground floor for all the tenements.
- 7) That the owner/developer shall not hand over the possession to the prospective buyers before obtaining occupation permission.
- 8) That no main beam in R.C.C. structure shall be less than 230 mm. wide. The size of the columns shall also be governed by the applicable L.S. Codes.
- 9) That all the cantilever projections shall be designed for five times the load as per L.S. code 1993-2002. This also includes the columns projecting beyond the terrace and carrying the overhead water storage tank, etc.
- 10) That the R.C.C. framed structures the external walls shall not be less than 230 mm, if in brick masonry or 150 mm autoclaved cellular concrete block excluding plaster thickness as circulated under No.C.W. 591 of 15.4.1971.
- 11) That the revised R.C.C. drawings with calculations shall be submitted through Licensed Structural Engineer.
- 2) That the condition of revised bye-law 4(c) shall be complied with.
- 3) That all the payments shall be made.
- 4) That the NOC from A.A. & C., K/West Ward shall be submitted.
- 5) That the NOC from E.E. (T&C) for parking in podium shall be submitted.
- 6) That the Indemnity bond indemnifying M.C.G.M. from any complaints, loss of facility, dispute, litigation from adjacent plot holder shall be submitted.
- 7) That the testing of building material to be used on the subject work shall not be done and results of the same will not be submitted periodically.



2 JUN 2004

1. A. B. C. M. D. E. F.  
Municipal  
Panchayat

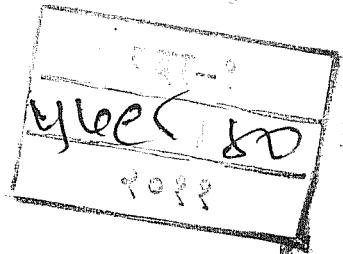
- 18) That the quality control for building work / for structural work / supervision of the work shall be done and certificate to that effect shall not be submitted periodically in proforma.
- 19) That the NOC from IIE. shall be submitted.
- 20) That registered undertaking/ N.O.Cs./ Remarks involved in the concessions shall be submitted.
- 21) That the NOC from C.F.O. shall be submitted.
- 22) That the C.C. shall be got re-endorsed as per amended plans.
- 23) That the construction of basement shall not be started unless the construction of diaphragm wall and sheet piling are carried out with all precautionary measures under the strict supervision of registered Structural Engineer.
- 24) That the registered undertaking from the owner that he will not object for the future development of adjoining plots shall be submitted.

One set of plans in token of approval is enclosed herewith.

Yours faithfully,

*New 8/2/09*  
✓ Executive Engineer, Building Proposals,  
(Western Suburbs) K Wards

TRUE COPY CERTIFIED BY  
*for*  
*M/S. KALPANA CONSULTANTS PVT. LTD.*



MUMBAI

**BRIHANMUMBAI MAHANAGARPALIKA**  
NO. CE/ 8681/WS/AK

Ex. Engineer Bldg. Proposal  
H and K Wards  
Municipal Office, R. K. Patkar Ma-  
hendra (West), Mumbai - 400 050

E 3 MAY 2010.  
**FULL OCCUPANCY CERTIFICATE**

To,  
Shri Vijay Patel  
Partner of M/s. Shree Ganesh Enterprises  
48, Amboli Hill,  
Veera Desai Road,  
Andheri [W], Mumbai - 400 053

Sir,

The full development work of building comprising of Wing A & B, Basement +Stilt + podium +1st to 19 th upper floor, & Wing C stilt (pt) + Gr.(pt) for shop + podium + 1st to 16 th upper floor for residential bldg. on plot bearing CTS No.737/10 A, 737/10 B of Village Oshiwara situated at Veera Desai Road, Jogeshwari (W), completed under the supervision of Licensed Architect Shri B.S. Barot, License No. B/52, may be occupied on the following conditions :

- 1) That the Cft. under section 270-A of M.M.C. Act shall be obtained from H.E. and a certified true copy of the same shall be submitted to this office within three months from the date of issue of occupations Cft.
- 2) That the P.R.C in the name of M.C.G.M. shall be submitted within 6 month.

A set of certified completion plan is attached herewith.

Yours faithfully,

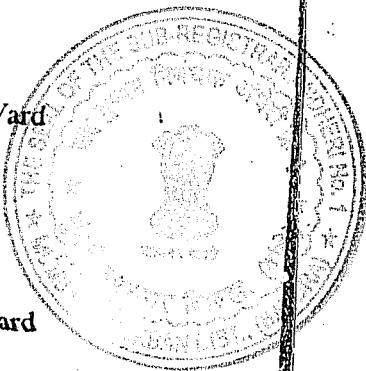
*sd/-*  
Executive Engineer (Building Proposal)  
Western Suburbs (K Ward)

Copy to :  
1) Architect Shri B.S. Barot of M/s. Kalpana Consultants Pvt.Ltd  
2) E.E.D.P.  
3) E.E.(Vig.)W.S.  
4) A.A. & C.(K/W)  
5) Suptd. K/W Ward,  
6) A.E. W. W. K/W Ward  
7) Asstt. Commissioner, K/W Ward  
8) Asstt. Commissioner (Estates).  
9) A.E. Survey (H&K Wards)

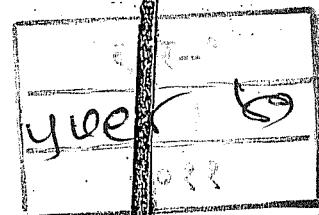
Forwarded for information please.

**CERTIFIED TRUE COPY**

*31/3/10*  
E.E.B.P.(W.S.) K Ward



KALPANA CONSULTANTS PVT. LTD.  
ARCHITECTS & ENGINEERS  
Jawahar Nagar Plot No. 14.  
1st Floor, S V Road  
Goregaon (West), Mumbai - 400 062



## ANNEXURE-3

F. L. Alimchandani  
B.A. LL.B.  
ADVOCATE HIGH COURT

Resl.:  
F/11, Kripa Nagar, Irla,  
Vile Parle (West),  
Mumbai - 400 056.  
Phone : 821 2640.

F. L. ALIMCHANDANI  
GITA ALIMCHANDANI  
ADVOCATES HIGH COURT  
F/11, Kripa Nagar/Irla,  
Vile Parle (W), BOMBAY - 400 056.  
# 26712640

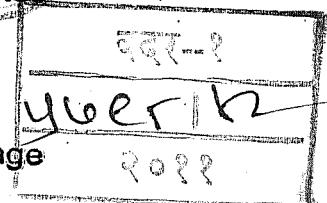
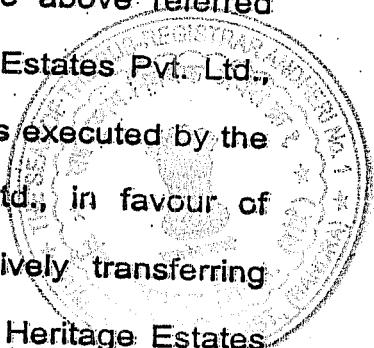
Office :  
Advocates Room, 1st Floor,  
Esplanade Court,  
Maharajganj Palika Marg,  
Mumbai - 400 001.  
Phone : 262 0847.

### TO WHOMSOEVER IT MAY CONCERN

Ref: Plot of land bearing CTS No. 720/1 to 31 and 737

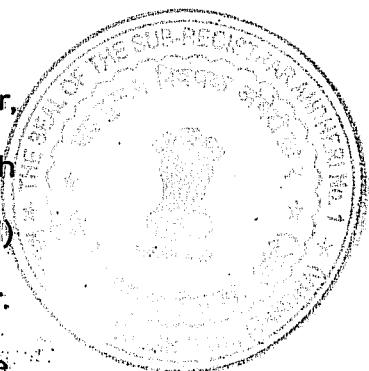
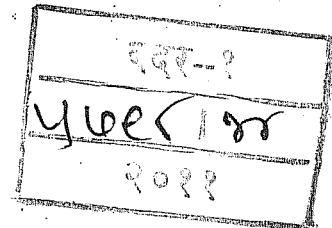
(part) bearing Survey No. 47 & 48, Hissa No. 4 respectively admeasuring about 415.3 sq. mtrs. and 7770.8 sq. mtrs. aggregating to 8186.8 sq. mtrs. being lying and situate at village Oshiwara Taluka Andheri, Mumbai Suburban District.

1. Byramjee Jeejeebhoy Pvt. Ltd., a Company incorporated under the companies Act was fully seized and possessed of and or otherwise well and sufficiently entitled to have and hold vast piece of land inter alia the above referred plots of land.
2. By the writing dated 1<sup>st</sup> November, 1975 the said Byramjee Jeejeebhoy Pvt. Ltd., agreed to transfer all its rights, title and interest and benefits in respect of various plots of land inter alia the above referred plots of land in favour of Heritage Estates Pvt. Ltd., but no formal documents/deeds was executed by the said Byramjee Jeejeebhoy Pvt. Ltd., in favour of Heritage Estates Pvt. Ltd., effectively transferring and vesting the same in favour of Heritage Estates Pvt. Ltd.
3. On or about 27<sup>th</sup> November, 2002, the said Heritage Estates Pvt. Ltd., agreed to let out the above referred plots of land to Mr. George Albert D'Cruz & Mr. Peter



Gabriel Almedia for a term of 99 years with effect from 1<sup>st</sup> April, 2002 at yearly rent of Rs. 24,000/-.

4. By the registered indenture of conveyance dated 18<sup>th</sup> July, 2005 read with Deed of Rectification dated 22<sup>nd</sup> November, 2005 executed by Byramjee Jeejeebhoy Pvt. Ltd., (therein referred to as the owners) of the first part and Heritage Estates Pvt. Ltd., (therein referred to as the vendors) of the second part and Shree Ganesh Enterprises (therein referred to as the Purchasers) of the Third Party, the said owners with the confirmation of the said vendors sold, transferred and conveyed the above referred plots of land in favour of the purchasers on "as is where is basis" subject to the Tenancy created in favour of Mr. George Albert D'Cruz & Mr. Peter Gabriel Almedia and the reservation of D.P. Road, garden and the area occupied by the encroachers.
  
5. By the Registered Agreement dated 21<sup>st</sup> December, 2005 executed between M/s. Shree Ganesh Enterprises (therein referred to as owner/Landlord) of the first part and Mr. George Albert D'Cruz & Mr. Peter Gabriel Almedia (therein referred to as the Tenants/Lessees) the said Tenants/Lessees have surrendered the tenancy rights obtained from



# F. L. Alimchandani

B.A. LL.B.

ADVOCATE HIGH COURT

Resl.:  
F/11, Kripa Nagar, Irla,  
Vile Parle (West),  
Mumbai - 400 056.  
Phone : 821 2640.

F. L. ALIMCHANDANI  
GITA ALIMCHANDANI  
ADVOCATES HIGH COURT  
F/11, Kripa Nagar, Irla,  
Vile Parle (W), BOMBAY - 400 056.  
No. 26712640

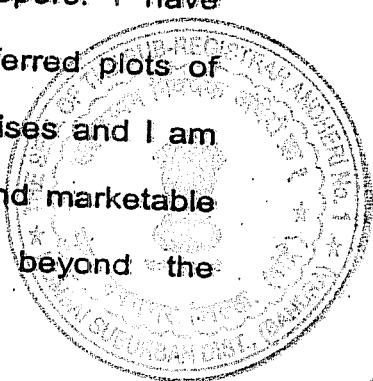
3

Office :  
Advocates Room, 1st Floor,  
Esplanade Court,  
Mahanagar Palika Marg,  
Mumbai - 400 001.  
Phone : 262 0847.

Heritages Estates Pvt. Ltd., at the consideration  
mentioned therein.

6. By the Registered Joint Venture Agreement dated 6<sup>th</sup> December, 2005 executed between Shree Ganesh Enterprises of the first part and Evershine Developers, a Partnership firm duly registered under the provisions of Indian Partnership Act, 1932 and carrying on business at 215, Veena Beena Shopping Centre Gurunanak Road, Bandra (W), Mumbai – 400 050, the second part both the parties have jointly agreed to develop the plots of land bearing CTS No. 737 (part) admeasuring about 7770.8 sq. mtrs. at the consideration and upon certain terms and conditions incorporated therein.
  
7. At the instance of Evershine Developers, I have investigated the title of the above referred plots of land owned by Shree Ganesh Enterprises and I am of the opinion that the title is clear and marketable free from all encumbrances and beyond the reasonable doubts.

Dated this 31<sup>st</sup> day of October, 2006

  
F.L. Alimchandani  
Advocate  
F. L. ALIMCHANDANI  
ADVOCATE HIGH COURT  
F/11 Kripa Nagar, Irla,  
Vile Parle (W), Bombay-400056.

२०२८ के ०७ ऑगस्ट २०१९

# हाधिकारी, मुंबई उपनगर जिल्हा यांचे कार्यालय

प्रशासकीय इमारत, १० वा मजला, सरकारी वसाहत, बांद्रा (पू.) मुंबई-५१

दूरध्वनी : ६५५६७११, ६५५०१११

फैक्स : ६५५६८०५

E mail - collrmsd@yahoo.com

क्रमांक : सी/कार्या- ३क/ पोविं/ एसआरओ-७७१  
दिनांक : ०४/८/२००६

प्रति.

नगर भूमापण अधिकारी अंपेरी

विषय : जमिन मुंबई उपनगर जिल्हा

मोजे ओशिवरा ता. अंपेरी येथील नं. भू. क्र. ७३७ पैकी ७७७०-५० चौ. मी. क्षेत्राच्या पोटविभाजन परवानगीबाबत व त्यापैकी ७११२-८० चौ. मी. क्षेत्रावर बिनशेती परवानगी बाबत.

मौजे ओशिवरा ता. अंपेरी येथील नं. भू. क्र. ७३७ या मिळकतीत इकडिल सम क्रमांकाच्या दिनांव २७/३/०६ च्या आदेशान्वये पोटविभाजन परवानगी देणेत आलेली आहे. सदर आदेशान्वये या मिळकतीचे खालील प्रमाणे पोटविभाजन झालेले आहे.

अ. क्र.	भूखंड क्र.	क्षेत्र चौ. मी.	तपशिल
१	अ	१११२-००	न. भू. क्रमांकांचे शिल्लक क्षेत्र
२	ब	७११२-८०	मे. श्री. गणेश एंटर प्रायजेस
३	क	५७८-००	महापालिकेच्या आर. जी. साठी
	एकूण	१७६८२-८०	

उपरोक्त "ब" व "क" चे एकूण ७७७०-८० चौ. मी. क्षेत्र या मिळकतीचे मूळ धारक मे. बघरामजी जिजिभाई प्रा. लि. यांनी नोंदणीकृत खरेदीखत क्र. बद्र-४/६८७३/०५ दि. १८/७/०५ अन्वये श्री. गणेश एंटरप्रायजेस यांना विकलेले आहे. या मिळकतीपैकी ७११२-८० चौ. मी. शिल्लक क्षेत्रास कार्यालयाने आरेश क्र. सी/ डेस्क- ३क/ जमिन/ बिनशेती एसआरओ-१०२४ दिनांक २७/३/०६ अन्वये बिनशेती परवानगी देणेत आलेली आहे.

उपरोक्त दोन्ही आदेशांचा आपण अंद्याप अंमल घेतलेला नाही. याबाबत धारक मे. श्री. गणेश एंटर प्रायजेस यांनी त्यांचेकडील दिनांक १९/७/०६ च्या पत्रान्वये या कार्यालयास कबविले आहे. तसेच नं. भू. क्र. ७३७ पैकी क्षेत्र रस्त्याकडे जात असल्यामुळे यामिळकतीची मोजणी करून पोटविभाजन करता येत नसल्याचे आपलेकडील दिनांक १०/५/०६ च्या पत्रान्वये श्री. गणेश एंटरप्रायजेस यांना कबविलेले आहे.

अर्जदार यांचे ७७७०-८० चौ. मी. क्षेत्रावर महापालिकेने दिनांक १२/१/०६ रोजी इमारत आराखडे-मंजूर केलेले आहेत. तसेच दिनांक १३/१/०६ रोजी अभिन्यास मंजूर केलेला आहे. इमारत आराखडे व अभिन्यास पहाता अर्जदार यांचे ७७७०-८० चौ. मी. क्षेत्रापैकी कोणतेही क्षेत्र महापालिकेच्या रस्त्यासाठी बाधीत होत नाही. अन्य मिळकतीमधून बाधीत होत आहे. यास्तव इकडिल दिनांक २७/३/०६ च्या आदेशान्वये अर्जदार यांचे क्षेत्राचे पोटविभाजन करणेसाठी कोणतीही जाधा येत नाही. सदव अर्जदार यांचे मिळकतीचे पोटविभाजन वर्गव व इकडिल दिनांक २७/३/०६ च्या बिनशेती आदेशान्वये अर्जदार यांचे नांव धारक म्हणून मिळकत पत्रिकेवर दाखिल करावे.

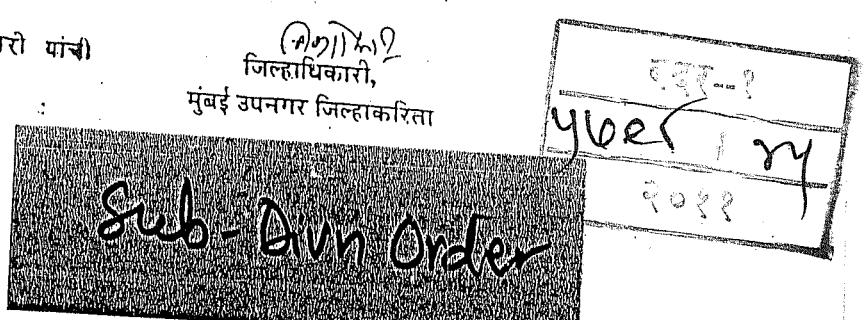
सही/-

जिल्हाधिकारी,  
मुंबई उपनगर जिल्हा

प्रत, मे. श्री. गणेश एंटरप्रायजेस, ४८ आंबिवली हिल, विरा देसाई रोड, अंपेरी(प.) मुंबई-५१ यांना  
त्यांचेकडील दिनांक १९/७/०६ च्या पत्रास अनुसरुन माहितीसाठी रवाना.

स्थल प्रतिवर जिल्हाधिकारी पांचा  
तही भसे

(गोपेश)  
जिल्हाधिकारी,  
मुंबई उपनगर जिल्हाकरिता



Sub-Div Order

**OFFICE OF THE  
COLLECTOR, MUMBAI SUBURBAN DISTRICT**  
10th Floor Administrative Building, Government Colony, Bandra(E.), Mumbai-400 051

No.C/Desk-IIIC/LND/NAP/SRA-1024  
Date :- 27/3/2006

Read :-

- 1) Application dt. 3/2/06 from Shri Ramchand B. Ludhani.
- 2) This office order No-C/DESK-III C/SD/SRA-771 dt. 27/3/06

ORDER :-

Land bearing S. No. 47pt , C.T.S.No. 737/A pt of Village Oshiwara , Taluka Andheri at Mumbai Suburban District, belongs to 1) M/S Byramji Jeejeebhoy Pvt. Ltd.  
2) M/S Shree Ganesh Enterprises ( As per register conveyance No. बद्र-  
/E/03/2004 dt. 20/02/2004 )

\* Shri Ramchand B. Ludhani C.A. to the owners has applied for grant of Non-Agricultural Permission in respect of the above lands for Residential purposes.

The owner of the land has given a Power of Attorney to the above named applicant.

The building plans have been approved by the Greater Mumbai Municipal Corporation vide their IOD No.CE/ 8681/WS/AK, dt.12/1/06. The applicant has also produced a letter under the provision of Urban Land (Ceiling & Regulation) Act-1976 vide order No.C/ULC/6(i) / WS-62/2004 dt.27/5/04

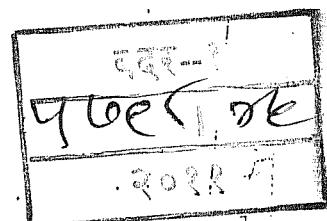
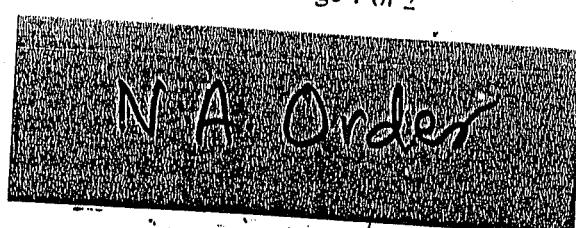
The above lands are presently held for agricultural purpose. On verification of papers produced by the applicant,

In exercise of the powers delegated under Section 44(i) of the M.L.R. Code, 1966, I the Collector, M.S.D. do hereby grant the Non-Agricultural Permission to M/S Byramji Jeejeebhoy Pvt. Ltd., M/S Shree Ganesh Enterprises to use the land specified in the schedule appended hereto, as per the plans approved by the Greater Mumbai Municipal Corporation, subject to the following conditions :-

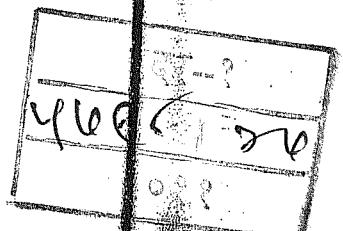
1. that the grant of permission shall be subject to the provisions of the Code & Rules made thereunder.
2. that the grantee shall use the land together with the building or structure thereon, only for the purpose for which the land is permitted to be used and shall not use it or any part of the land or building thereon for any other purpose without obtaining the previous written permission to that effect from this office.
3. the grantee shall construct the building according to the plans approved by the Greater Mumbai Municipal Corporation.
4. that the grantee shall not sub-divide the plot or subplot, if any, approved in this order, without getting the sub-divisions previously approved by the Collector, Mumbai Suburban District.
5. that the grantee shall pay the N.A. Assessment in respect of the land @Rs210/- per 100 sq.mtrs. p.a. for Residential purpose. The N.A. Assessment for the year 2005 -2006 comes to Rs. 15,105/-
6. that the present N.A. rates mentioned in condition No.5 above, is guaranteed upto 31<sup>st</sup> July 2006 & shall be revised thereafter for further guarantee period.

SRA-1024-mrs

Page 1 of 2



- 2
7. As mentioned in condition No.6 above, the grantee shall be liable to pay the amount of difference due to revision and fixation of rates of N.A. Assessments.
8. that the grantee shall pay the conversion tax as per the schedule, which is equal to five times of N.A. Assessment within 30 days from the date of issue of this order, failing which the N.A. Permission shall be liable to be cancelled.
9. that the grantee shall pay the measurement fees, to the concerned C.T.S. Officer, immediately.
10. that the area and it's assessment mentioned in this order and sanad shall be liable to be altered in accordance with the actual area found, on measuring the land by the concerned C.T.S. Officer.
11. that the grantee shall construct substantial building and/or other structure, if any, as per the approved plan of G.M.M.C. on the land within a period of three years from the date of commencement of the N.A. use of the land. This period may be extended by this office in discretion on payment by the grantee such fine/premium as may be imposed as per the Government orders in force from time to time.
12. that the grantee shall be bound to execute a sanad in form as provided in Schedule VI appended to Maharashtra Land Revenue (Conversion of use of land & N.A. Assessment) Rules, 1969 embodying therein all conditions of this order, when called upon to do so.
13. that if the grantee contravene any of the foregoing conditions mentioned in this order and those to be incorporated in the sanad, the Collector may, without prejudice to any other penalty to which he may be liable under the provisions of the Code, continue the said land/plot in the occupation of the grantee on payment of such fine and assessment as the Collector may direct.
14. that notwithstanding anything contained in condition 13 above, it shall be lawful for the Collector, Mumbai Suburban District, to direct the removal or alteration of any building or structure erected or used contrary to the provisions of this grant within such time as specified in that behalf by him and no such removal or alteration not being carried out within the specified time, he may cause the same to be carried out and recover the cost of carrying out the same from the grantee, as an arrears of land Revenue.
15. that the grant of this permission is subject to the provisions of any other laws and Rules for the time being in force and that may be applicable to the relevant other facts of the case i.e. the Urban Land (Ceiling and Regulation) Act-1976, Coastal Regulation Zone Development Control Rules, 1991, etc.
16. that the grantee shall plant 78 trees, before the completion of the building on this land and he shall take adequate care of their proper and healthy growth.
17. that the set back & proposed D.P.Road area and it's N.A. Assessment, if any, will be reduced after handing over the same to the Greater Mumbai Municipal Corporation and also on receiving an intimation from Corporation to that effect.
18. that the grantee shall obtain the prior permission for excavation & shall pay royalty to the Government as per Rules.
19. that the earlier N.A. Permission granted by the ----- under No. -----, dt. ----- be treated as cancelled from the date of implementation of this order.
20. This permission is granted at the risk of applicant/Power of Attorney Holder/Occupant regarding Title of the land.
21. This permission is granted presuming that the papers submitted by the applicant are genuine and for any dispute arising out of document submitted the applicant/Power of Attorney Holder will be held responsible.
22. This order of N.A.A. is only for fiscal purposes of realisation of N.A. assessment as land has been put to Non-Agricultural use.



23. This order is issued subject to protection of rights, dispute or Court matter pending if any.

### SCHEDULE

Name of the Holder:- 1) M/S Byramji Jeejeebhoy Pvt. Ltd.

2) M/S Shree Ganesh Enterprises.

Village : Oshiwara Taluka : Andheri District : M.S.D.

C.T.C. No. 737/A pt

Area in sq. mtrs. Nil purpose Commercial/Industrial.

Area in Sq. mtrs 7192.80 purpose Residential.

Amount of annual N. A. Assessment Rs. 15,105/-

Period from Revenue Year : 2005 to 2006

Conversion tax of Rs. 75,525/- to be paid within a month.

2/- the grantee shall pay total amount of Rs. 90,630/- in the office of the Tahasildar Andheri within a period of one month from the date of this order.

O.C. signed by Collector, M.S.D.

COLLECTOR OF  
SUBURBAN DISTRICT

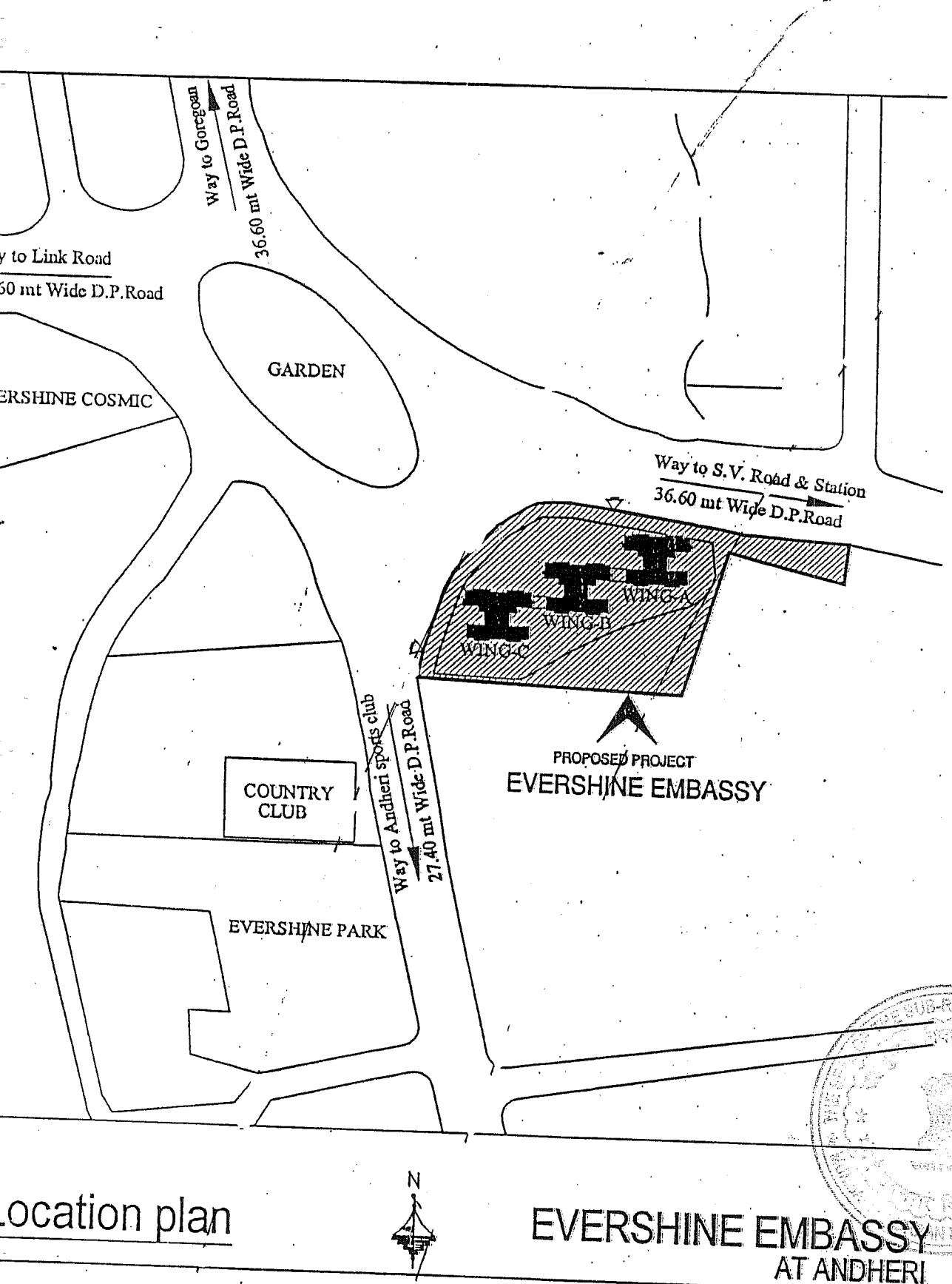
For Collector,  
Mumbai Suburban District.

To,  
M/S Byramji Jeejeebhoy Pvt. Ltd.  
C/O Shri Ramchand B. Ludhani  
215, Venna- Beena Shopping center  
Opp Bandra Station, Bandra (W) Mumbai 400051

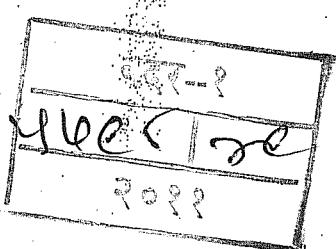
SRA-1024-mrs

Page 3 of 3





## EVERSHINE EMBASSY AT ANDHERI

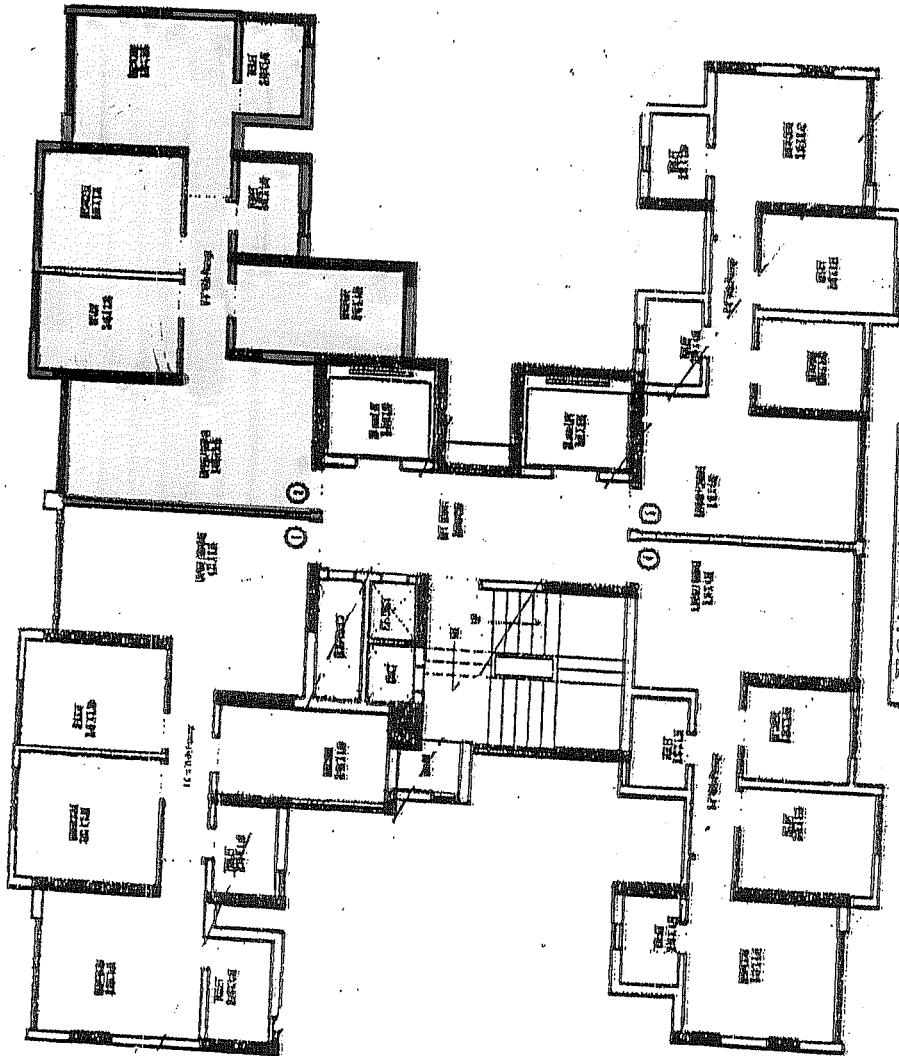


Arrested





B-1202



## TYPICAL FLOOR PLAN (2nd to 6th, 8th to 13th, 15th to 19th)

A circular stamp with a decorative border containing the text "NEW YORK STATE MOTOR VEHICLE DEPARTMENT" around the perimeter and "RECEIVED" in the center.

Dictionnaire

444-8  
УВЕСТИ

*PKK Kull*

Carrie

Monday, June 14, 2010  
5:05:46 PM

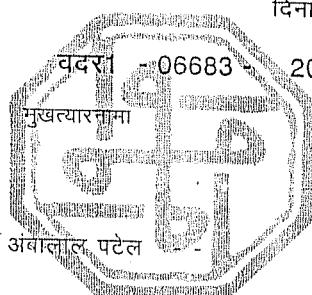
*Original*  
नॉदणी 39 म.  
Regn. 39 M

### पावती

पावती क्र. : 6717

दिनांक 14/06/2010

गावाचे नाव अंधेरी  
दरत्तऐवजाचा अनुक्रमांक  
दस्ता ऐवजाचा प्रकार



सादर करणाराचे नाव: विजय अंदालाल पटेल

नॉदणी फी

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),	100.00
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (13)	260.00
<b>एकूण रु.</b>	<b>360.00</b>

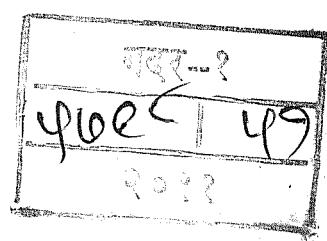
आपणास हा दस्त अंदाजे 5:20PM ह्या वेळेस मिळेल

दुर्यम निवधक  
अंधेरी 1 (बांद्रा)

बाजार मुल्य: 0 रु.  
मरलेले मुद्रांक शुल्क: 500 रु.

मोबदला: 0 रु. **दुर्यम निवधक अंधेरी-१,**  
**मुंबई उपनगर जिल्हा.**

REGISTERED ORIGINAL DOCUMENT  
DELIVERED ON 15/6/10.





Franking / Stamp duty paid Slip	Customer's Copy
Receipt No.	088154
Date	14/06/10

Name and Address of Stamp-duty-Payee-

Mr. Vijay Patel  
46 Ganesh Villa Rd No. 9 JVPD  
Scheme Vile Parle - 58  
Tel / Mobile No. POA

Documents Name :

Franking Value	Service Charges	Total Amount
No. of Doc. 1	No. of Doc. 1	
Rs. 500/-	X Rs. 10/-	
=	=	510/-
Rs. 500/-	Rs. 10/-	Rs. 510/-

Rupees in words : Five hundred ten only

Cash  P.O.  D.D.  No. ....  
P.O. / D.D. Drawn on .....  
Counter Party Name .....  
Rs. .... PAN No. ....

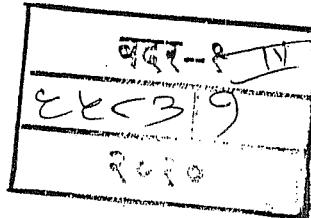
Purchaser Signature :

RECEIVED	FOR STAMP USE ONLY
----------	--------------------

Received Rs. ....  
Franking Sr. No.: .....  
Scroll No. .....  
ECBR1000E4520Lvs.RDP/01/2010

Authorised Signatory

TAROJA V. SUVARNA  
Authorised Signatory



### GENERAL POWER OF ATTORNEY

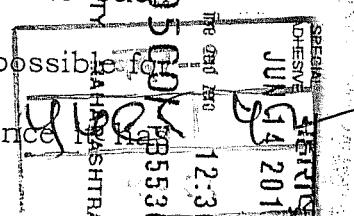
TO ALL TO WHOM THESE PRESENTS SHAEL COME ACROSS, I,  
**VIJAY AMBALAL PATEL**, aged about 51 years, Indian Inhabitant and  
presently residing at 46, Ganesh Villa, Road No. 9, JVPD Scheme, Vile  
Parle (W), Mumbai - 400 058, and holding R.A.N. No. AAPPB 173L,  
SEND GREETINGS :

**WHEREAS** I am carrying on business as Builders/Developers and  
engaged in several partnership firms dealing in developing and  
re-developing immovable properties, buying and selling of immovable  
properties, etc. ;

**AND WHEREAS** I have to travel quite often in relation to  
development work and as such, in my absence it may not be possible for  
me to manage and maintain the day to day affairs and hence

The Bharat Co-Operative Bank  
(Mumbai) Ltd., Goregaon Branch,  
Santacruz Estate, Goregaon(East),  
D-51, STP (V) C.R. 1033/02/06/148/151  
Regd. No. 400423  
Shahirji Prt. No. 11.

भारत 10382  
INDIA 131925  
R.S. 000050  
STAMP DATED



बदर-१८	१८३	२
मेरा ट्रॉफी		

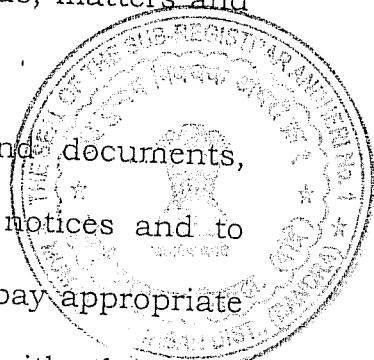
become expedient for me to appoint a fit and proper person to be my true and lawful Attorney mainly to execute necessary and relevant deeds and documents; Affidavits, Declarations and sign tenders and notices and to receive the same, for and on my behalf and to pay appropriate stamp duty thereon and register the same with the Sub-Registrar of Assurances and to look after my interest, I hereby appoint, nominate and constitute **Mr. Vinay Keshaoil Gandecha**, aged about 42 years, Indian Inhabitant and presently residing at 43, Krishna, Behind Bhatia School, Saibaba Nagar, Kandivli (West), Mumbai 400 067., and having P.A.N. No. AABPG 7032M and hereinafter referred to as "**the Attorney**" as my Attorney to act for me and on my behalf and to look after my interest which the said Attorney has consented to do.

NOW KNOW YE AND ALL THESE PRESENTS WITNESSETH THAT I, **Mr.**

**Vijay Ambalal Patel**, partners of M/s. Pramukh Enterprises/M/s. Shree Ganesh Enterprises/M/s. MNP Associates/M/s. Shree Akshar Corporation/M/s. Sweta Enterprises/M/s. Prathamesh Landmark Consultancy/M/s. Laxmi Stone Supply Co., and/or any other firms in which I am a partners, do hereby appoint, nominate and constitute **Mr. Vinay Keshaoil Gandecha** be my true and lawful Attorney for me and

on my behalf and in my name to do any or all acts, deeds, matters and things as follows :

1. To execute necessary and relevant deeds and documents, Affidavits, Declarations and sign tenders and notices and to receive the same, for and on my behalf and to pay appropriate stamp duty thereon and register the same with the Sub-Registrar of Assurances and to look after my interest, for and on my behalf and both in my personal capacity as well as a partner.



१८३	२
२०२२	

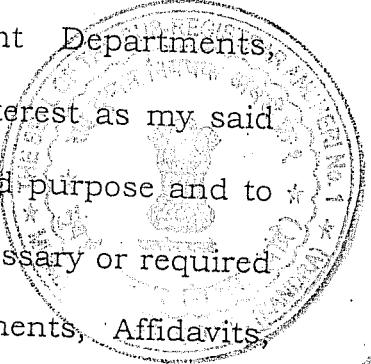
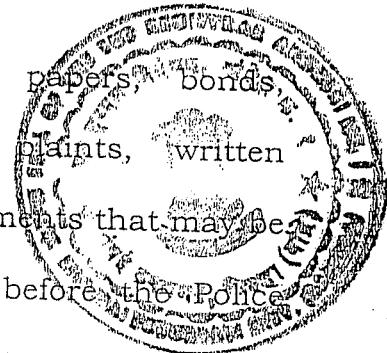
*Patel*

*Patel*

of the any of the partnership firms entering into such deeds and documents, in which I am a partner.

कदर-१	३
Deed and	३
२०२०	

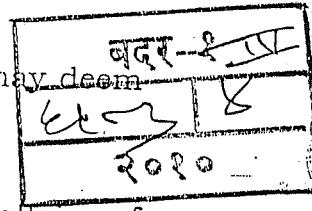
2. To attend the Office of the Sub-Registrar of Assurances and pay appropriate stamp duty thereon and register such documents with the Sub-Registrar of Assurances, Mumbai.
3. To attend and deal with any registered Body including Society and/or other concerned authorities in respect of the said development and re-development of any property before any concerned authorities, Courts, registering authorities and look after my interest over any assets and properties, movable/immovable properties, as my said Attorney may deem fit and proper at my cost.
4. To attend and sign and execute any papers, bonds, applications, Vakalatnama, declarations, plaints, written statements and/or any other deeds and documents that may be necessary and/or relevant to be executed before the Police Authorities, Courts of Law, Government Departments, etc..
5. To file and prosecute disputes, suits and appeals and defend all actions, proceedings by or against me in respect of my aforesaid activities and partnership firms businesses and/or claims before any concerned authorities, Courts, registering authorities, Police Authorities, Government Departments, Registrar of Firms, etc. and look after my interest as my said Attorney shall deem fit and proper for the said purpose and to sign, execute, declare or swear as may be necessary or required Vakalatnamas, Declarations, Written Statements, Affidavits, Petitions, Appeals, Revision Applications and Writings, as the said Attorney shall have occasion to do and for the said purpose, to appoint any Counsels, Solicitors and/or Advocates.



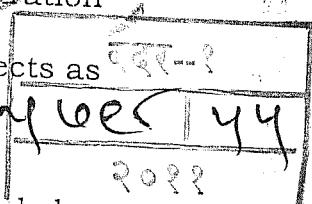
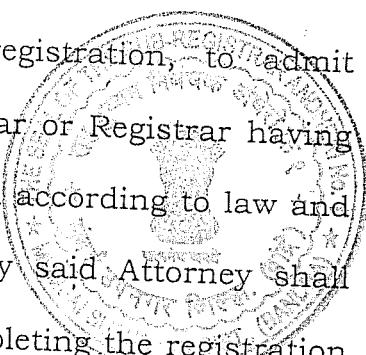
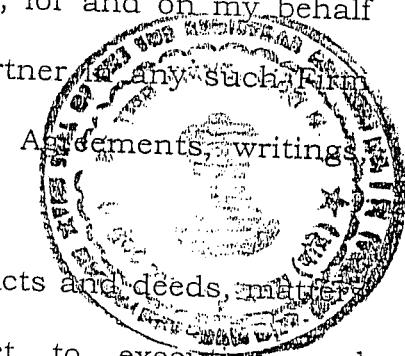
कदर-१	४
Deed and	४
२०२०	

~~W.P.~~ CRPdtel

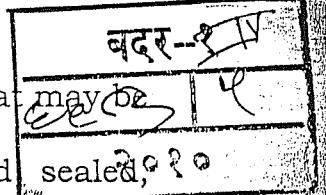
to act on my behalf at my cost, as the said Attorney may deem fit and proper in his absolute discretion.



6. To substitute Attorney/s for the management of the affairs of my said business and partnership firms before any concerned authorities, Courts, registering authorities, Police Authorities, Government Departments, Registrar of Firms, etc. and look after my interest, as my said Attorney shall deem fit and proper.
7. To sign and execute any such deeds and documents and register the same with the Sub-Registrar of Assurances after paying appropriate stamp duty thereon, for and on my behalf both, as an individual as well as a partner in any such Firm executing any such deeds, documents, Agreements, writings, etc.
8. AND GENERALLY to do all such other acts and deeds, matters and things whatsoever with respect to execution and registration of deeds, documents, Declarations, Affidavits, Indemnity Bond, writings, etc. and to pay appropriate stamp duty thereon and register the same with the Sub-Registrar of Assurances, either particularly or generally as amply and effectively to all intents and purposes as I could in my own person do.
9. To present the said Agreement for registration, to admit execution thereof before the Sub-Registrar or Registrar having authority for and to have them registered according to law and to all acts, deeds and things which my said Attorney shall consider necessary for effecting and completing the registration of the said Agreements, as fully and effectually in all respects as I could do the same myself.
10. To enter into, make, sign, seal execute, deliver, acknowledge and perform indentures, declarations, bonds, deeds,



Amritpal Singh  
Amritpal



assurances, documents, papers, writing and things that may be necessary or proper to be entered into, made, signed, sealed, executed, delivered, acknowledge and performed for the purposes of registering the said agreements.

11. AND I DO HEREBY UNDERTAKE to confirm and ratify all and every act and thing done by my said Attorney within the scope of the authority hereby conferred on him and all deeds and documents executed by him in my name and on my behalf under this Power of Attorney shall be binding on me, as if the same were executed by me and shall be irrevocable and binding on me, my heirs, executors and legal representatives.

IN WITNESS WHEREOF, I HEREBUNTO SET MY HANDS AND SIGNATURE HERETO AT MUMBAI ON THIS 14<sup>th</sup> DAY OF JUNE, 2010.

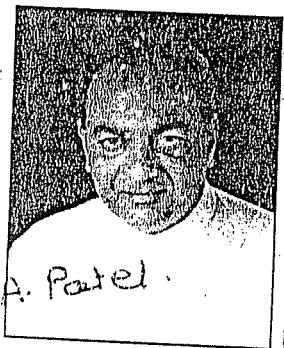
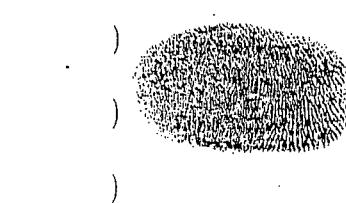
Vijay

SIGNED AND DELIVERED

by the withinnamed "EXECUTANT"

Shri VIJAY AMBALAL PATEL

Shree Rajesh V. Haldar  
Shree Vilas R. Mohite



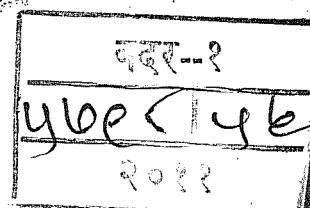
Signature of the withinnamed

Power of Attorney Holder

Shri. VINAY KESHAOLAL GANDECHA

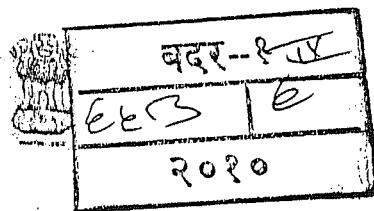
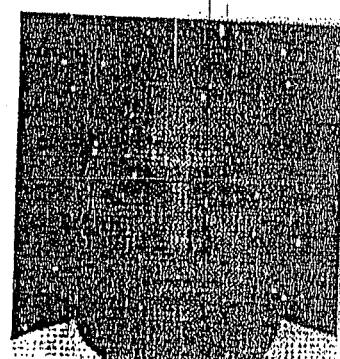
Shree Rajesh V. Haldar  
Shree Vilas R. Mohite

Vinay  
Keshalal  
Gandecha



स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AABPP7173L



नाम /NAME

VIJAY AMBALAL PATEL

पिता का नाम /FATHER'S NAME

AMBALAL LAKHABHAI PATEL

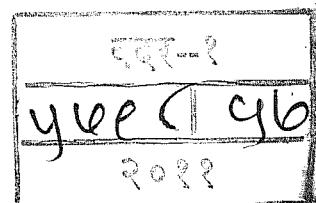
जन्म तिथि /DATE OF BIRTH

19-03-1956

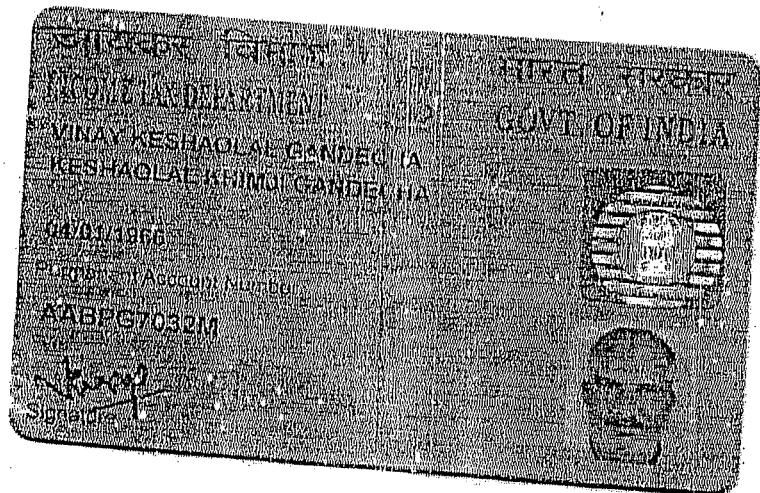
हस्ताक्षर /SIGNATURE

*Vijay Patel*

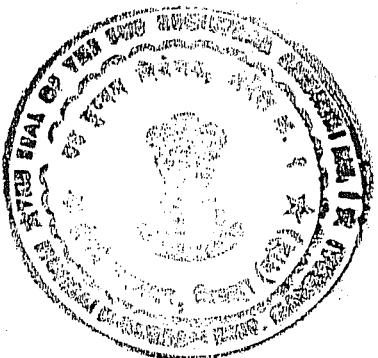
आयकर निदेशक (पद्धति)  
DIRECTOR OF INCOME TAX (SYSTEMS)







वदर-१५	
Elect	C
2020	



वदर-१५	
प्रेस प्रे	
2020	

कृत्तुविक प्रयोगप्रक्रियाग्राहणक्रिया  
No 565369

कोड कालिकौरी विजयनगर असार्वत्र

गोदावरी नदी पर सुधारणा नव  
गोडावरी नियम लेखनालय  
संस्कृत पाठ ३८

प्रारंभिक नमूद केलेले कुटुंबाचे एकनित वापरिक उत्तर न.	२००,०००	प्रथम वित्तीय कला / शास्त्र
नवीन वापरिक असुविधा संरचना कृत ग्राहकांचे नव वापर	.....	प्रथम वित्तीय कला / शास्त्र

गर्जनांदो संख्या	निरीक्षक / श्रिघचाराय
	पुस्तकपत्रिका / शिधापत्रिका द्वित्याची तापिखि १५८२

२ अंगुष्ठा विशेषज्ञाति

ପାତ୍ରକାଳୀନ ଶାସନମୁଦ୍ରା / ଅଧ୍ୟାତ୍ମିକ

16. 17. 18. 19. 20. 21. 22. 23. 24. 25.

卷之三

प्राप्ति विद्या विद्या विद्या विद्या विद्या विद्या विद्या विद्या विद्या

१३६७

SERIAL NO. 1

बद्र-१ **IV**

Age - 2  
Year - 60  
Date - 20/12/08

आयकर विभाग

INCOME TAX DEPARTMENT

RAJESH VISHNU HODGE

VISHNU DHONDIKA HODGE

26/07/1973

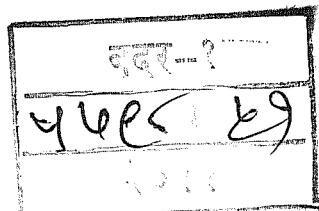
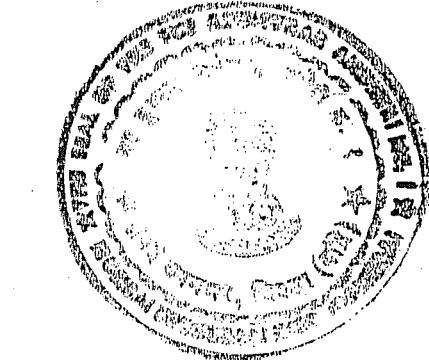
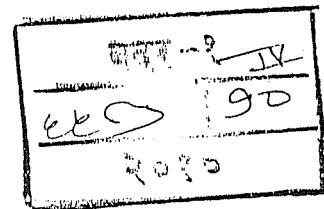
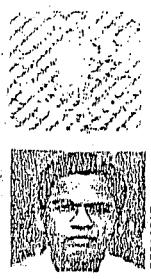
Permanent Account Number

AANPH9553L

Signature

भारत सरकार

GOVT. OF INDIA



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

VILAS RAJARAM MOHITE

RAJARAM TUKARAM MOHITE

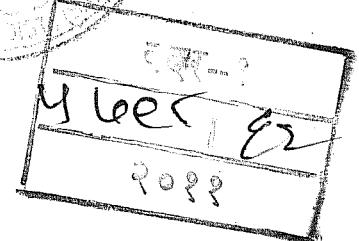
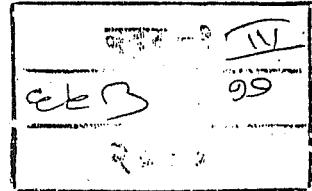
27/08/1963

Permanent Account Number

AASPM5120B

COLOUR XEROX

Signature



06/2010  
16:34 pm दुर्घम निबंधक:  
अंधेरी 1 (वांद्रा)

## दस्त गोषवारा भाग-1

वदरा  
दस्त क्र 6683/2010

प्रक्रमांक : 6683/2010

ताया प्रकार : मुख्यत्यारनामा

५. पक्षकाराचे नाव व पत्ता

पक्ष अंजय अमालाल पटेल  
प्राप्त पर/पर्सेट नं: 46  
गोलीवरस्ता रोड फ़. 9  
गोलीवरीरो नाय गणेश विला  
गोलीवरस्ता  
पेटीपालता; जेवीपीडी स्किम  
प्राप्त पापवित्रेपाले (प)  
गोलीवरस्ता  
पिंड 58  
पुनः

पक्ष अंजय केरापलाल गंडेचा  
प्राप्त पर/पर्सेट नं: 43  
गोलीवरस्ता: मारीया शाळे मारी  
गोलीवरीरो नाय कृष्णा  
गोलीवरस्ता  
पेटीपालता साईमाया नगर  
प्राप्त पापवित्रेपाले (प)  
गोलीवरस्ता  
पिंड 67  
पुनः

पक्षकाराचा प्रकार

चायाचित्र

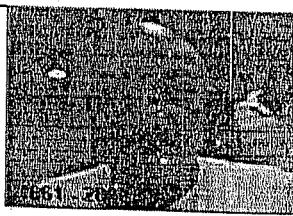
अंगठ्याचा ठसा

लिहून देणार

वय 51

सही

अंजय A. Patel

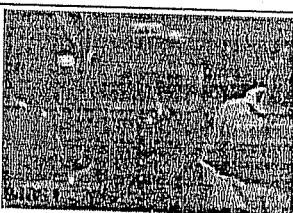


लिहून देणार

वय 44

सही

अंजय A. Patel



११११  
५३ ७२  
२०१०



दस्त  
प्राप्त ६३  
२०११  
१०१

फरम देणार तथाकथीत [मुख्यत्यारनामा] दस्तऐवज करुन दिल्याचे कबूल करतात.

## दस्त गोषवारा भाग - 2

वदर1

दस्त क्रमांक (6683/2010)

दस्त क्र. [वदर1-6683-2010] चा गोषवारा  
याजार मुत्य : ० मोबदला ० भरलेले मुद्रांक शुल्क : ५००

दस्त हजर केल्याचा दिनांक : 14/06/2010 ०५:०२ PM  
भिष्यादनाधा दिनांक : 14/06/2010  
दस्त हजर करणा-याची सही :

Vijay A. Patel.

दस्ताचा प्रकार : ४८) मुख्यारनामा  
शिक्षा क्र. १ ची वेळ : (सादरीकरण) 14/06/2010 ०५:०२ PM  
शिक्षा क्र. २ ची वेळ : (फ्री) 14/06/2010 ०५:०५ PM  
शिक्षा क्र. ३ ची वेळ : (कबुली) 14/06/2010 ०५:०६ PM  
शिक्षा क्र. ४ ची वेळ : (ओळख) 14/06/2010 ०५:०६ PM

दस्त नोंद केल्याचा दिनांक : 14/06/2010 ०५:०६ PM

ओळख :

खासीत इसम असे निवेदीत करतात की, ते दस्तऐवज करणे देणा-याचा व्यवस्था: ओळखतात.

१) विलास राजाराम मोहिते - - , घर/फ्लॉट नं: ४०१

गत्ती/रस्ता:

ईमारतीचे नाव: सागर तरंग

ईमारत नं: -

पेट/वसाहत: -

गहर/गाव: बोरीवली

तातुका: -

पिन: -

२) राजेश विष्णु होडगे

घर/फ्लॉट नं: सी-३०२

गत्ती/रस्ता:

ईमारतीचे नाव: डॉटर फाऊ

ईमारत नं: -

पेट/वसाहत: -

गहर/गाव: अंधेरी

तातुका: -

पिन: -

दु. निवंधकाची सही  
अंधेरी १ (बांद्रा)

पावती क्र.: ६७१७ दिनांक: 14/06/2010

पावतीचे वर्णन

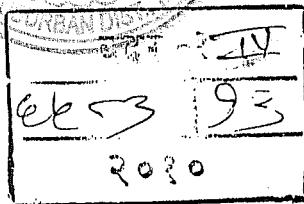
नांव: विजय अंबालाल पटेल

100 : नोंदणी फी

260 : नवकल (अ. ११(१)), पृष्ठांकनाची नवकल  
(आ. ११(२)),रुजवात (अ. १२) व छायाचित्रण (अ. १३) ->  
एकत्रित फी

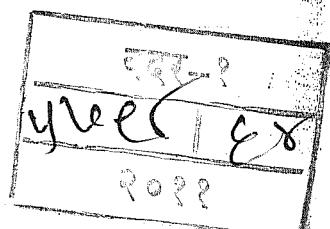
360: एकूण

दु. निवंधकाची सही, अंधेरी १ (बांद्रा)



प्रमाणित करणेत येतो की, या  
दस्तामध्ये रात्रु १३.....पाने आढेत.  
वदर १६३ /२०१०  
पुरावा .....  
नोंदणी .....  
दिनांक: १४/६/१०

सह हुद्यग निवंधक अंधेरी क. १  
सुंदरी उपनगर जिल्हा



## घोषणापत्र

मी पिंडी राजेन्द्र

झाड़ारे घोषित करतो की, दुर्यम

निवंधक चौधरी

याच्या कार्यालयात १७२१२७१३

या शिर्षकाचा दस्त

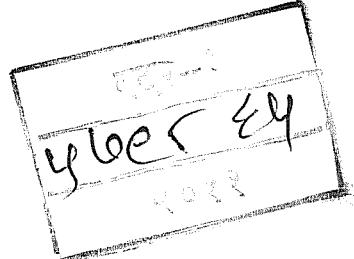
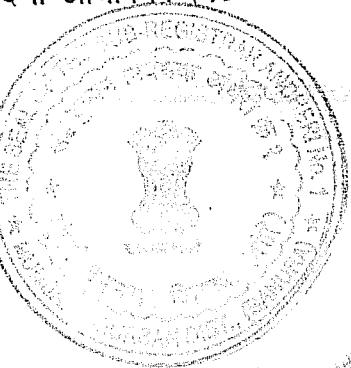
नोंदणीसाठी सादर करण्यात आला आहे. १७२१२७१३ व इ. यांनी

दि. १५/६/१० रोजी मला दिलेल्या मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त

नोंदणीस सादर केलेला आहे/निष्पादीत करून कवुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी  
कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही म्हत झालेले नाही किंवा  
अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून  
उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीदे आढळून अल्पास नोंदणी अधिनियम १९०८ चे  
कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक :

  
कुलमुखत्यारपत्रधारकाच नाव  
व सही



दस्तक्रमांक व वर्ष: 6873/2005

Monday, June 29, 2009

3:27:30 PM

## सूची क्र. दोन INDEX NO. II

नोंदणी 63 भ.

Regn. 63 m.e

गावाचे नावः ओशिवरा

(1) विलेखाचा प्रकार, मोबाइल्याचे स्वरूप अभिहस्तात्रणपत्र

व बाजारभाव (भाडेपटल्याच्या

बाबतीत पटटाकार आकारणा देतो

की पटटेकार ते नमूद करावे) मोबाइल रु. 750,000.00  
बा. भा. रु. 750,000.00

(2) भू-मापन, पोटहिस्सा व घरक्रमांक

(असंल्यास)

(1) वर्णन: जमिन व बांधकाम, सी टी सर्वे नं. 721/1 ते 31 व. 73, ईन. 8136, 1 फॉर्म

(3) क्रेनफळ

(1)

(4) आकारणी किंवा जुडी देण्यात

(1)

असेल तोळा

(5) दस्तऐवज करून देण्या-या

पक्षकाराचे व संपूर्ण पत्ता नाव किंवा

दिवाणी न्यायालयाचा हुक्मनामा

किंवा आदेश असंल्यास, प्रतिवादीचे

नाव व संपूर्ण पत्ता

(1) बेहरामला जिल्हीभार, प्रा. लिंगे, अंथो सिग्नेटरी एम. बी. वाखारीया तर्फ मुख्यत्वार शिरीष खात्री

घरांपुऱ्यांत नं.: - गल्ली/रस्ता: - इमारतीचे नाव: जॉवी मेकर 2; इमारत नं.: -; पेठ/वसाहत:

शहर/गाव: -; तालुका: नरीमन पार्सिन्डा पिन: 21; पैन नम्बर: -

(2) हरावड्याइरेट प्रा. लिंगे संचालक एम. बी. वाखारीया तर्फ मुख्यत्वार शिरीष खात्री

घरांपुऱ्यांत वरीलप्रमाण; गल्ली/रस्ता: - इमारतीचे नाव: -; इमारत नं.: -; पेठ/वसाहत: -;

शहर/गाव: -; तालुका: -; पिन: -; पैन नम्बर: -

(6) दस्तऐवज करून देण्या-या

पक्षकाराचे नाव व संपूर्ण पत्ताकिंवा

दिवाणी न्यायालयाचा हुक्मनामा

किंवा आदेश असंल्यास, वादीचे नाव

व संपूर्ण पत्ता

(1) श्रीमद्भास एन्टरप्राइझेस चे भागदार, खातोन्नत मुक्तमट - -; घर/प्लॅट नं: 48; गल्ली/रस्ता:

विरा दसाइरोड; इमारतीचे नाव: आवोजी हिल; इमारत नं.: -; पेठ/वसाहत: -; शहर/गाव: -;

तालुका: अहमदाबाद; पैन: -; पैन नम्बर: एप्लीबी१७४८एच.

(7) दिनांक

करून दिल्याचे 20/07/2005

(8)

नोंदणीचा 20/07/2005

(9) अनुक्रमांक, खड व पृष्ठ

6873 / 2005

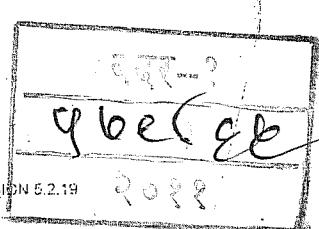
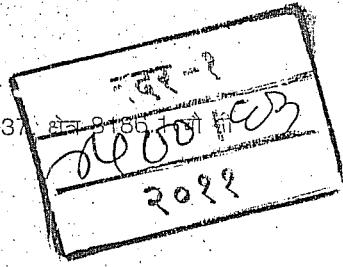
(10) बाजारभावप्रमाणे मुद्रांक शुल्क

रु 750,000.00

(11) बाजारभावप्रमाणे नोंदणी

रु 750,000.00

(12) रोरा



दरस्तक्रमांक व.वर्ष: 9386/2005

Monday, June 29, 2009

3:26:52 PM

दुर्योगान्वयाका अधेसी 2 (अंधेसी)

नोंदवी 63 म.

Regn: 63 m.e.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : ओशिवरा

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप चुक दुरुस्ती पत्र  
व बाजारभाव (भाडेपटल्याच्या  
बाबतीत पटठाकार आकारणी देतो  
की पटटेदार ते नमूद करावे) मोबदला रु. 0.00  
बाजा. रु. 0.00

(2) भू-मापन, पाटहिस्सा व घरक्रमांक (1) वर्णन: बंद्र 4/ दरस्त क्र 6873/05 मधील मिळकतीचे वर्णन सिटीएस नं 721/1ते31 व  
737 असे लिहिले आहे त्याएवजी सिटीएस नं 720/1ते31 व 737(पार्ट) असे वाचाण्यात यावे.

(3) क्षेत्रफळ (1)

(4) आकारणी किंवा जुडी देण्यात (1)  
असेल तेव्हा

(5) दरस्तऐवज करून देण्या-या  
पक्षकाराचे व संपूर्ण पत्ता नाव किंवा  
दिवाणी न्यायालयाचा हुकमनामा  
किंवा आदेश असल्यास, प्रतिवादीचे  
नाव व संपूर्ण पत्ता

(6) दरस्तऐवज करून धारण्याचा  
पक्षकाराचे नाव व संपूर्ण पत्ता किंवा  
दिवाणी न्यायालयाचा हुकमनामा  
किंवा आदेश असल्यास, वारपात्राचे  
व संपूर्ण पत्ता

(7) दिनांक करून दिलाचा 22/1/2005

(8) नोंदणीचा 22/1/2005

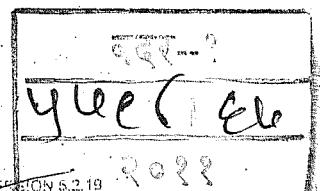
(9) अनुक्रमांक, खंड व पृष्ठ 9386/2005

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु. 10.00

(11) बाजारभावाप्रमाणे नोंदणी रु. 100.00

(12) शेरा:

(1) वेहरामर्जी लिंजीमर्जी नाव लि चे डायरेक्टर एम.बी.वर्खारीया तर्फ मुख्यत्यार शिरिष खड्डी -  
घर/फ्लॅट नं 83 भाली मंडळ नं 2 नरिमन पॉइंट, फोर्ट, गल्ली/रस्ता: -, इमारतीचे नाव:  
वारपात्राचे: -, प्रठ/वसाहत: -, शाब्द/गाव: -, तातुका: --; पिन: 21; पैन नम्बर: -  
(2) वैराग्य इस्टेट लिंग लि चे संचालक गणी वर्खारीया तर्फ मुख्यत्यार शिरिष खड्डी -  
घर/फ्लॅट नं 1 वारपात्राचे नाव: -, इमारत नं: -, प्रठ/वसाहत: -, शाब्द/गाव: -, तातुका: --; पिन: 21; पैन नम्बर: -  
शहर/गाव: -, वारपात्राचे नाव: -, इमारत नं: -, प्रठ/वसाहत: -, शाब्द/गाव: -, तातुका: --; पिन: 21; पैन नम्बर: -



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PRAGNA KEDIA

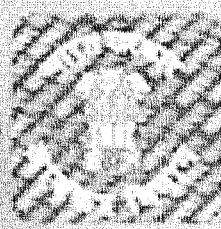
ARVINDBHAI MINAWALA

26/10/1962  
Permanent Account Number

ADWPK9701F

*P. K. Kedia*

Signature



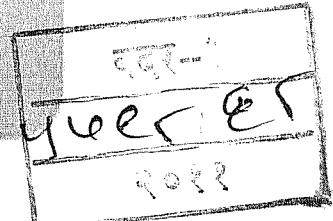
26082003

इस कार्ड को कोई जाने दर / यांचा हुआ वर्त लिलाने या  
दूसर्या मुख्यालय / अधिकारी  
मध्याचा नियंत्रण काढाई, एवढा आवधि उप  
लेखनी पासिन, ट्रेड पार्क, एम्बा, करवा चिंडी काशीवडी  
एड, बी. पार्क, लोअर पार्ल, मुम्बई - 400 013.

If this card is lost / someone's lost card is found.  
Please inform / return to :

Income Tax PAN Services Unit, NSDL,  
3rd Floor, Trade World, A Wing,  
Karnala Mills Compound,  
S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4650, Fax: 91-22-2395 0664,  
email: [timinfo@nsdl.co.in](mailto:timinfo@nsdl.co.in)



आयकर विभाग  
INCOME TAX DEPARTMENT  
SHREE GANESH ENTERPRISES

भारत सरकार  
GOVT. OF INDIA

12/07/2003

Permanent Account Number

ABAFS0262K

13062008

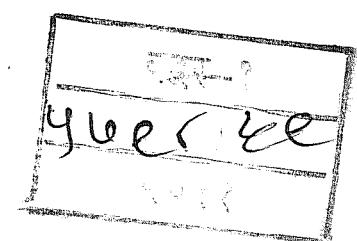
CAROTED.

इस कार्ड को खोने/पाने पर कृपया सूचित करें/लौटाएँ:  
आयकर बैन रोड इकाई, एन एस डी एल  
पहली मंजिल, टाईम्स टाउर, कमला मिल्स कम्पाउंड, एस. बी. मार्ग,  
लोअर परेल, मुंबई-400 013.



If this card is lost / someone's lost card is found,  
please inform / return to :

Income Tax PAN Services Unit, NSDL  
1st Floor, Times Tower,  
Kamala Mills Compound,  
S.B.Marg, Lower Parel, Mumbai - 400 013.  
Tel: 91-22-2499 4650, Fax: 91-22-2495 0664  
email: tininfo@nsdl.co.in



आयादार विभाग

INCOME TAX DEPARTMENT

VINAY KESHAOLAL GANDECHA  
KESHAOLAL KHIMJI GANDECHA

04/01/1966

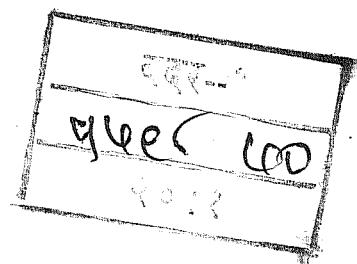
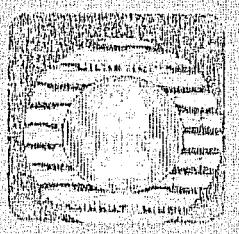
Permanent Account Number

AABPG7032M

~~Signature~~

भारत सरकार

GOVT. OF INDIA



आयकर विभाग  
INCOME TAX DEPARTMENT

**भारत सरकार**  
**GOVT OF INDIA**

RAJESH VISHNU HODGE

## VISHNU BHONDIA HODGE

28/07/1975

AANPH0553L



July 26, 1969

आयकर विभाग  
INCOME TAX DEPARTMENT

SAMARJEET SINGH  
RAMDEV SINGH

01/06/1975

Permanent Account Number  
BJJPS0074H

  
Signature

भारत सरकार  
GOVT. OF INDIA

13012007

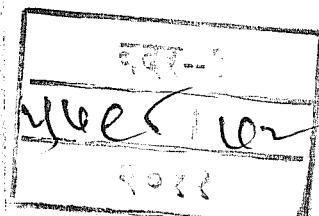


इस कार्ड के खोने पाने पर कृपया सूचित करें / लौटाएं  
आयकर पैन सेवा इकाई, एन एस डी एल  
पहली मंजिल, टाईम्स टावर, कमला मिल्स कम्पाउंड,  
एस. बी. मार्ग, लोअर परेल, मुम्बई - 400 013.

If this card is lost / someone's lost card is found,  
please inform / return to :

Income Tax PAN Services Unit, NSDL  
1st Floor, Times Tower,  
Kamala Mills Compound,  
S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4650, Fax: 91-22-2495 0664,  
e-mail: [bjjinfo@nsdl.co.in](mailto:bjjinfo@nsdl.co.in)



18/05/2011

दुर्घम निवंधक:

4:14:53 pm

अंधेरी 1 (बांग्रा)

## दस्त गोषवारा भाग-1

वदर1

दस्त क्र 5798/2011

दस्त क्रमांक : 5798/2011

दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

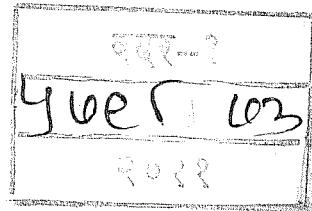
1 नाव: प्रणा किंतो केडिया - -  
 पत्ता: घर/फ्लॅट नं: 6वा मजला, विश्वशांती, 30/ई,  
 आझाद रोड, जुहू कोल्हावडा, मुं - 49  
 गल्ली/रस्ता: -  
 ईमारतीचे नाव: -  
 ईमारत नं: -  
 पेट/वसाहत: -  
 शहर/गाव:-  
 तालुका: -  
 पिन

लिहून घेणार  
 वय 48  
 सही *PKKulu*



2 नाव: श्री गणेश एंटरप्रायझेस चे भागीदार विजय ए. पटेल  
 तर्फ मुख्यत्वार विनय अंडेचा - -  
 पत्ता: घर/फ्लॅट नं: 48, अंबोली हिल, वीरा देसाई रोड, वय 45  
 अंधेरी (प) मुं - 53  
 गल्ली/रस्ता: -  
 ईमारतीचे नाव: -  
 ईमार

लिहून देणार  
 वय 45  
 सही *Vijay*



दस्त क्र. [वदर1-5798-2011] चा गोषवारा  
बाजार मुल्य : 12527500 मोबदला 12161000 भरलेले मुद्रांक शुल्क : 609000

दस्त हजर केल्याचा दिनांक : 18/05/2011 04:09 PM  
निष्पादनाचा दिनांक : 03/05/2011  
दस्त हजर करण्या-याची सही :

*P Kulkarni*

दस्ताचा प्रकार :25) करारनामा  
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 18/05/2011 04:09 PM  
शिक्का क्र. 2 ची वेळ : (फ़ी) 18/05/2011 04:13 PM  
शिक्का क्र. 3 ची वेळ : (कबूली) 18/05/2011 04:14 PM  
शिक्का क्र. 4 ची वेळ : (ओळख) 18/05/2011 04:14 PM

दस्त नोंद केल्याचा दिनांक : 18/05/2011 04:14 PM

पावती क्र.:5828 दिनांक:18/05/2011  
पावतीचे वर्णन  
नांव: प्रग्ना किर्ता केडिया

30000 :नोंदणी फी  
1500 :नक्कल (आ. 11(1)), पृष्ठांकनाची  
नक्कल (आ. 11(2)),  
रुजवात (आ. 12) व छायाचित्रण (आ. 13) ->  
एकत्रित फी

31500: एकूण

*Chir*  
दु. निबंधकाची सही, अंधेरी 1 (बांद्रा)

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-याना व्यक्तीश: ओळख व त्यांची ओळख पटवितात.

1) राजेश होडगे - - , घर/फ्लॅट नं: सी/302

गल्ली/रस्ता: -

ईमारतीचे नाव: उदय

ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव: मुंबई

तालुका: -

पिन: 58

2) समरजीत सिंग - - , घर/फ्लॅट नं: वरीलप्रभाणे

गल्ली/रस्ता: -

ईमारतीचे नाव: -

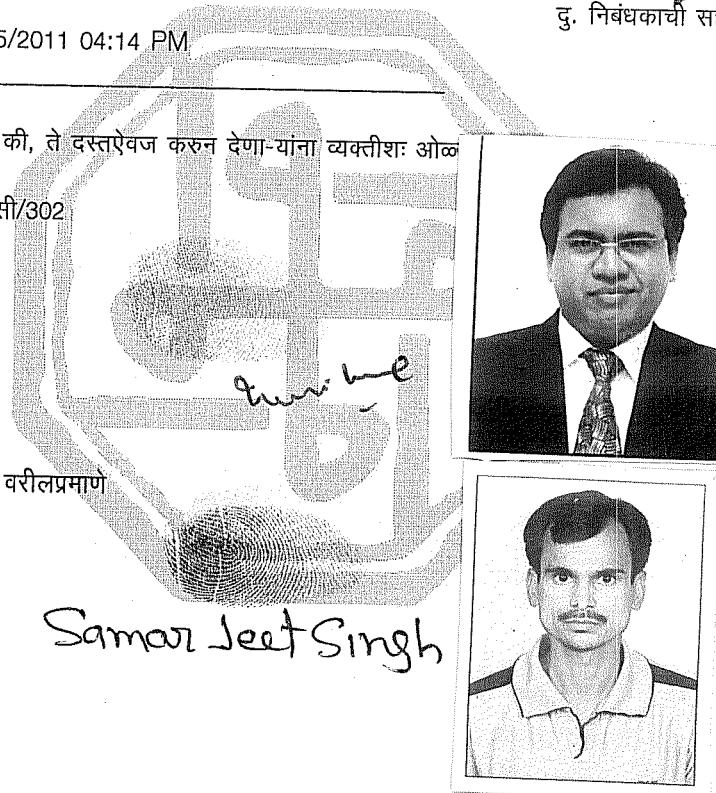
ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -



*Chir*  
दु. निबंधकाची सही  
अंधेरी 1 (बांद्रा)

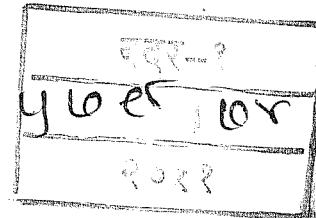
प्रमाणित करणेत येते दी, या  
दस्तामध्ये एकूण ५०८८ पाले गहेत.

वदर-१/५०८८ /२०११

पुस्तक नम्बर १४ क्रांति २०११ चर  
मोबदला.

दिनांक:

*Chir*  
सह दुचदम निधारी अधीक्षी क्र. ५०८८  
मुंबई उपनगर जिल्हा.





## सूची क्र. दोन INDEX NO. II

गावाचे नाव : ओशिवरा

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा  
व बाजारभाव (भाडेपटठाच्या)  
बाबतीत पटटाकार आकारणी देतो  
की पटटेवार ते नमूद कराऱे) मोबदला रु. 12,161,000.00  
बा.भा. रु. 12,527,500.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 737 वर्णन: सदनिका क्र. 1202, 12वा मजला, बी विंग, "एचरशाईन एम्बेसी", कारपार्किंग स्पेस क्र. एस-19 चे क्षेत्र - 11.15 चौरस मीटर
- (3) क्षेत्रफळ (1) 84.20 चौरस मीटर बांधीव
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) श्री गणेश एंटरप्रायझेस चे भागीदार विजय ए. पटेल तर्फ मुख्यत्यार विनय गंडेचा - -; घर/फ्लॉट नं: 48, अंबोली हिल, वीरा देसाई रोड, अंधेरी (प) मुं - 53; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पैन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) प्रग्ना किर्ती केडिया - -; घर/फ्लॉट नं: 6वा मजला, विश्वशांती, 30/ई, आझाद रोड, जुहू कोळीवाडा, मुं - 49; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पैन नम्बर: -.
- (7) दिनांक करून दिल्याचा 03/05/2011
- (8) नोंदणीचा 18/05/2011
- (9) अनुक्रमांक, खंड व पृष्ठ 5798 /2011
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 608975.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेरा

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DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2011

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W.11  
**AGREEMENT FOR SALE**  
BETWEEN

**SHREE GANESH ENTERPRISES**  
..... OWNERS

&

**MRS. PRAGNA KIRTI KEDIA**  
..... PURCHASER/S