

323/2341

पावती

Original/Duplicate

Thursday, March 26, 2015

नोंदणी क्र.: 39M

7:07 PM

Regn.: 39M

पावती क्र.: 2912

दिनांक: 26/03/2015

गावाचे नाव: विलेपार्ले

दस्तऐवजाचा अनुक्रमांक: वदर4-2341-2015

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: मनोज मल्हार कुलकर्णी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2080.00

पृष्ठांची संख्या: 104

एकूण:

रु. 32080.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ व सीडी अदाजे 7:20 PM ह्या वेळेस मिळेल.

सहा/दुय्यम निबंधक, अंधेरी-2

बाजार मूल्य: रु.16526000/-

मोबदला: रु.24000000/-

भरलेले मुद्रांक शुल्क :

रु. 1200000/-

सहा. दुय्यम निबंधक अंधेरी-२
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

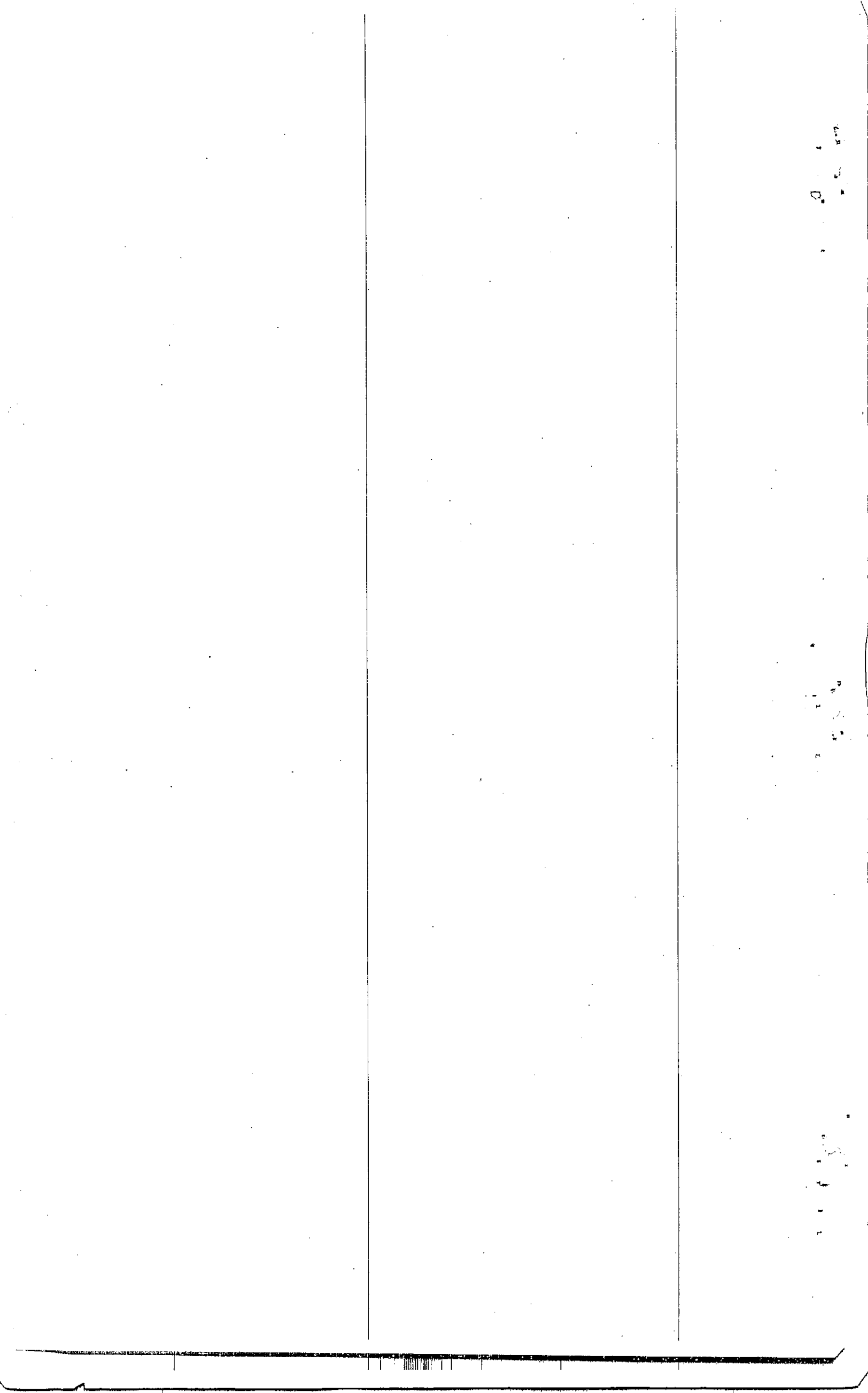
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006710074201415E दिनांक: 26/03/2015

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 2080/-

REGISTERED ORIGINAL DOCUMENT

DELIVERED ON 30-3-2015





30 March, 2015

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 2

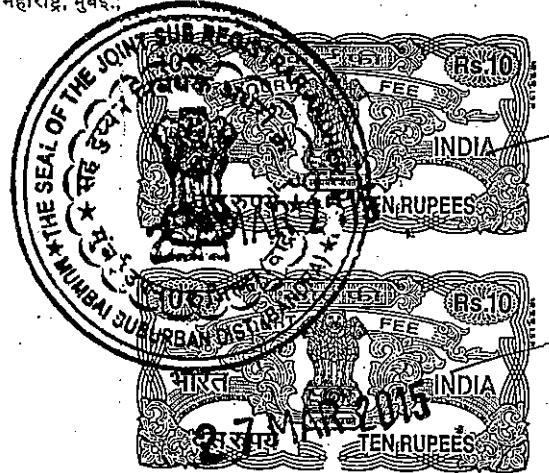
दस्त क्रमांक : 234/2015

नॉदणी 63

Regn. 63m

गावाचे नाव : विलेपार्ले

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	रु.24,000,000/-
(3) बाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु.16,526,000/-
(4) भू-मापन,पोटहिस्सा व धरक्रमांक(असल्यास)	143, पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: ए-403, माळा नं: चौथा मजला, इमारतीचे नाव: रूपाली विलेपार्ले को-ऑपरेटिव हाउसिंग सोसायटी ली., ब्लॉक नं: विलेपार्ले पूर्व, मुंबई-400057, रोड नं: अनंत वामन वर्तक मार्ग, इतर माहिती: सदनिकेचे क्षेत्र 97 .02 चौरस मीटर विल्ट अप, सोबत दोन कार पार्किंग 97.02 चौ.मीटर
(5) क्षेत्रफळ	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1) नाव:- सेसर्स विजयराज देवळपर्स चे भागीदार विजय येवलेकर यांच्या तर्फे मुखत्यार सचिन - वाघे ; वय: 36; पत्ता :- 27/28, गिवातंद सोसायटी, विलेपार्ले पूर्व, मुंबई, प्ले ग्राउंड क्रॉस रोड, -, MAHARASHTRA, MUMBAI, Non-Government; पिन कोड:- 400057; पॅन नंबर:- AAAFV1821A
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव:- भद्राजी अमलारज कुलकर्णी ; वय: 47; पत्ता:- प्लॉट नं. 20/2, माळा नं. 1, इमारतीचे नाव: राजकमल को-ऑपरेटिव हाउसिंग सोसायटी लीमीटेड, ब्लॉक विलेपार्ले पूर्व, मुंबई, रोड नं: सुभाष रोड, महाराष्ट्र, मुंबई.; पिन कोड:- 400057; पॅन नं:- AIMPK7302E 2) नाव:- अमला मनोहर कुलकर्णी ; वय: 41; पत्ता:- प्लॉट नं. 20/2, माळा नं. 1, इमारतीचे नाव: राजकमल को-ऑपरेटिव हाउसिंग सोसायटी लीमीटेड, ब्लॉक विलेपार्ले पूर्व, मुंबई, रोड नं: सुभाष रोड, महाराष्ट्र, मुंबई.; पिन कोड:- 400057; पॅन नं:- ALNPK0239M;
(9) दस्तऐवज करून दिल्याचा दिनांक	26/03/2015
(10) दस्त नोंदणी केल्याचा दिनांक	26/03/2015
(11) अनुक्रमांक, खंड व पृष्ठ	2341/2015
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	रु.1,200,000/-
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	रु.30,000/-
(14) शेर	

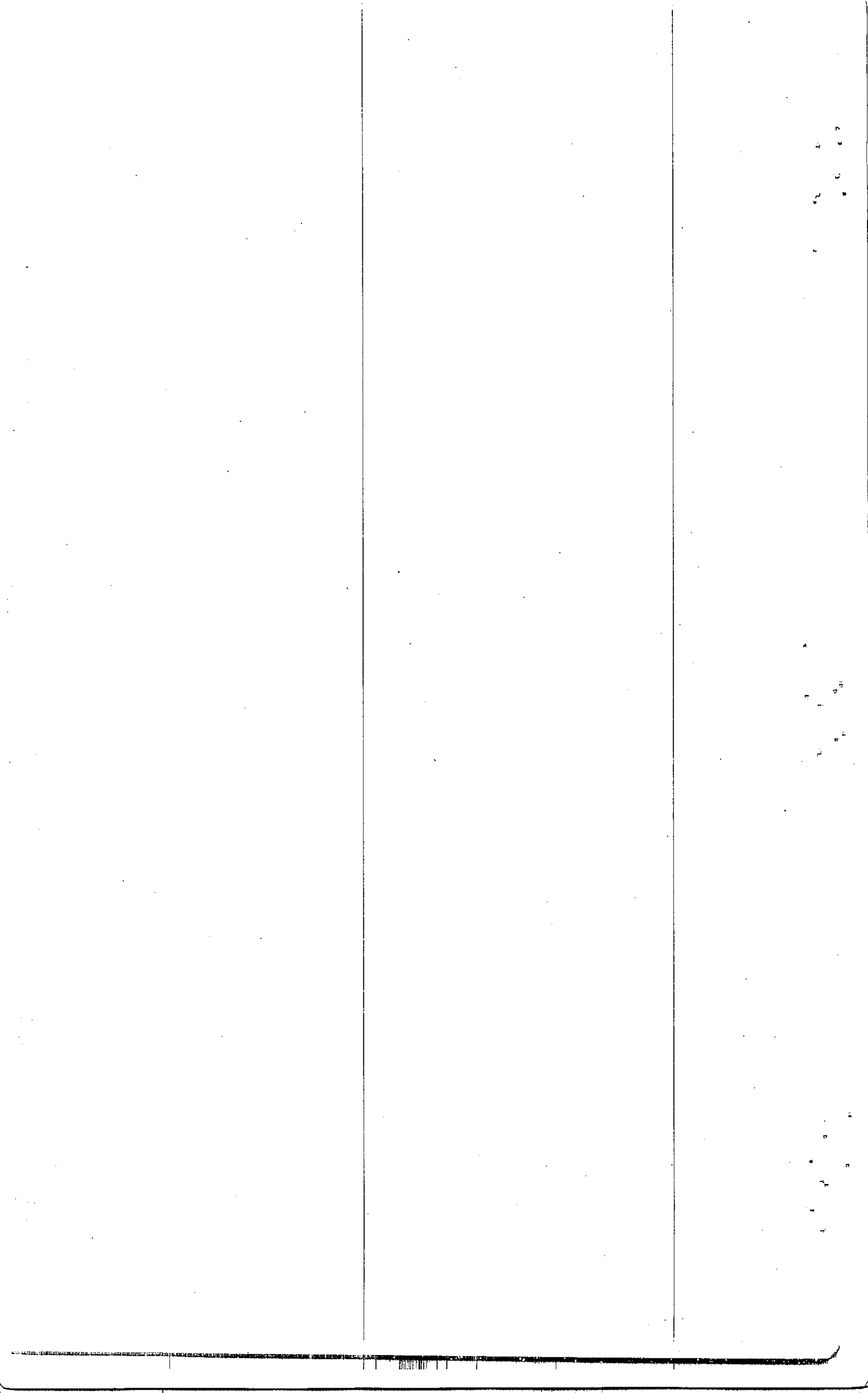


सह. दुय्यम निबंधक अंधेरी-२,
मुंबई उपनगर जिल्हा.

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारतांना निवडलेला अनुच्छेद :-

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





महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग
मुद्रांकन अहवाल सन 2019

- दस्तावा प्रकार :- अनुषंगेद रूपाने
- सावरकरांचे नाव :- म.रा.स.म.
- मातृका :- मुंबई / अंसेरी / मजली / असेरी / असेरी / असेरी
- गावाचे नाव :- वीरगुड
- नगरमुद्राण कमांड/सर्व्हे क्र./अंतिम मुद्रांक क्र. :- 30
- मूळ दस्तियाग (सोन) :- 36 उपविभाग 363
- मिळकतीचा प्रकार :- खुली जमीन मिवाती कार्यालय दुकान औरयोगिक प्रति धी मी.दर :- 22000
- दस्ताव नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- 110.02 क्वारेडर / विल्ड अर धी.मीटर / एर
- कारवाडिंग :- 220000 मरुती :- 102 पोटमाळा :- 102
- मजला क्रमांक :- 102 उपवाहन सुविधा :- 102
- मासिक रकम :- 2000 परतारा :- 102
- बांधकामाचा प्रकार :- आवासीय 7 इतर प्रकारचे / अन्य प्रकारचे / अन्य
- बाजारमूल्यदर तयारवातील बाजारमूल्य सुचवा क्र. :- ज्याचे दिवस :- 2024
- भाडेकरू व्याप्त मिळकता असावासात :- 1.त्याच्या ताब्यातील क्षेत्रांनुने क्षेत्र :-

बदर - 8		
22000	2	102
2024		



15. लिख अंके लागूनायका दस्त :- 1. प्रतिमा मिवाती/अनिवाती 2. अन्य 3. अन्य
16. निगरीत केलेले बाजारमूल्य :- 200000
17. दस्तावाचे दर्शविलेली भोवदरत :- 200000
18. देव मुद्रांक शुल्क :- 200000
19. देव भोवदरी धी :- 30000

सह दुय्यम निबंधक
154175001-
1107593

CHALLAN
MTR Form Number-6

DEFACED FOR RS-1200000.00

GRN	AMOUNT	USER
1200000.00	1200000.00	15518740004
Depositor: M. R. S. M.		
Type of Payment: Sale of Non-Judicial Stamp	TAX ID (If Any):	Payee Details: Payer: Datta
Office Name: SDR, JT SUB REGISTRAR ANDHRI NO 1	PAN No. (If Applicable):	Full Name: MANOJ MALHAR KULKARNI AND ANIL
Location: MUMBAI	Flat/Block No.:	AKULKARNI
Year: 2014-2016 One Time	Plot/Block No.:	FP 143 ..
Account Head Details: Sale of Non-Judicial Stamp	Amount in Rs.:	Pranities/Building: 1200000.00
0030045501	1200000.00	Road/Stream: 120
		Area: 110.02 SQ. MILE EAST
		Town: VIKRANT
		PK: 0 0 5 7
		Plan: 11A-PN-MAJRAJ DEVELOP
		TRF: CA-21000000
		Amount In Words: 220000
Total:	1200000.00	2024
Payment Details: BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK	
Check/DD Details:	Bank CN:	REF No.:
	2630042015022904028	234348370
Chq/DD No.:	Date:	26032015-12.51.55
Name of Bank:	Bank Branch:	BANK OF MAHARASHTRA
Name of Branch:	Cont. No. / Date:	Not Verified with SCRR



बदर - 8		
22000	2	102
2024		



DEFACED FOR RS-30000.00

AMOUNT: 30000.00

PAN: 2349 6 908

Date: 2015-03-26

Office: BUS REGISTRAR ANDHRI NO 1

Location: MUMBAI

Year: 2014-2015 One Time

Amount in Rs. 30000.00

Flat/Block No. 103

Road/Street 103

Area/Locality VILE PARLE EAST

Town/City/District

PIN 400 057

Remarks (If Any)

PANZAAA9V1821A-PH/VIJAYRAJ DEVELOP

CRS-Ca-2100000

Amount in Words: Thirty Thousand Rupees Only

Payment Details: BANK OF BARODAS

Cheque/DD Details: 2349 6 908

Bank Code: 0200040101020604110 23496974

Date: 20150326 13:32:04

Name of Bank: BANK OF BARODAS

Name of Branch: BANK OF BARODAS

Serial No., Date: Not Verified with Escrow

Mobile No.: 9855810229



बदर-४

2349	6	908
२०१५		

MR. MANOJ MALHAR KULKARNI aged 47 years AND MRS. AMALA MANOJ KULKARNI aged 41 years both Indian Inhabitants residing At A/202, Rajkamal Co operative Housing Society Ltd., Subhash Road, Vile Parle (East), Mumbai 400 057 hereinafter referred to as "the Purchaser/s" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of individuals his/her heirs, executors, administrators, permitted assigns, in case of Company its successors and permitted assigns and in case of the firm, such firm, its partner/s or survivor/s and heir executors, administrators and permitted assigns of last such survivor) of the

OTHER PART:



बदर-४

2349	6	908
२०१५		

AGREEMENT FOR SALE

AGREEMENT FOR SALE made at Mumbai this 26th day of March 2015 BETWEEN M/S. MESSERS VIJAYRAJ DEVELOPERS, a firm duly registered under the Indian Partnership Act, 1932 and having its Registered Office at 1/2, Shivanand Society, Playground Cross Road, Vile Parle(E), Mumbai-400 057, hereinafter called "THE PROMOTER" through its partner Shri. Vijay Yeolekar (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners as per the partnership deed - constituting the said firm and the survivors or survivor of them and the heirs, executors and administrators of the last such survivor and his/her/their assigns) of the **FIRST PART;**

AND



of Registered Indenture of Conveyance executed in the year 1971 in favour of the Ropali Vile Parle Co-operative Housing Society, Ltd. (a Society registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 under Registration No. BOM/HSG/2555 of 1970) (hereinafter referred to as "the Society"), the society has duly purchased and acquired and became seized and possessed of or otherwise well and sufficiently entitled to all that the piece and parcel of land bearing final Plot No. 113 of the Town Planning Scheme IV of Vile Parle (Original Plot Number allotted thereto being No.122) which being the tentative Scheme forming a part of a larger piece of land being **CRS No. 82, Bissa No. 7 of Vile Parle** admeasuring 1280 Sq. yards or thereabout equivalent to 1070.20 Sq. Mtrs Vile Parle (East) Mumbai, 400 057, in Village Vile Parle (East), Taluka Andheri within the Registration Sub-District of Andheri, District Mumbai Suburban, within Greater Mumbai. The said Indenture dated 27th May 1971 is duly registered with the Sub-Registrar of Assurances at Mumbai on 1st July 1971 under No. BOM/R/2522/1971 (hereinafter referred to as "the said plot");

B. On the variation of the Town Planning Scheme the property mentioned in the Deed of Conveyance dated 27th May 1971 was reconstituted and was given Final Plot No. 143 of TPS V (1971)

[Signature]
Promoter

[Signature]
Promoter

[Signature]
Purchaser/s

[Signature]
Promoter

[Signature]
Purchaser/s

Variation) (Final) of Vile Parle and the reconstituted property admeasures 1150 square Mtrs. as per the Town Planning Scheme Records. The said Plot is more particularly described in the First Schedule hereunder written and is shown on the plan thereof annexed hereto marked as Annexure 'A' and thereon shown delineated in red coloured boundary lines and shall hereinafter be referred to as the "said property". The said property is in the Residential Zone. The Property Card is annexed hereto as Annexure 'B'.

C. Subsequent to the acquisition of the said property, the Society constructed on the said plot building comprising 2 wings namely A and B comprising of ground and three upper floors with 12 flats in A wing and 9 flats in B wing (hereinafter referred to as "the existing building") comprising of 20 residential flats constructed presently standing on the said plot are collectively be referred to as "the existing building" in accordance with the plans that had been sanctioned by the Municipal Corporation of Greater Mumbai (hereinafter referred to as "the Corporation"). The said 20 flats are duly occupied by 20 members of the society who are the Owners of their respective flats in the existing buildings are hereinafter referred to as "the existing members" and the flats occupied by them presently in the existing buildings are hereinafter referred to as "the said existing flats".



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D. In view of the age and condition of the existing building the Society, the RCC structures of the existing building which was repaired on two occasions, as per structural consultants advice, still show severe damages and cracks whereby the existing building would require major repairs. However even such major repairs will not be a permanent remedial measure and hence instead of carrying out further major repairs to the building, the Society decided to redevelop the existing building.

E. In the aforesaid background, the Society after following stipulated procedure including inviting bids from prospective developers and scrutiny of such offers and tenders received by the Society, by a

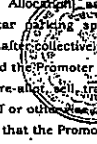
Signature
Promoter

Signature *Signature*
Purchaser/s

H. The promoters have duly obtained intimation of disapproval bearing No. CHE/WS/1064/K/337(NEW) dated 09.01.2014 and revised IOD dated 29.12.2014. Hereto annexed and marked Annexure "C and C-1" are the copies of the IOD and revised IOD.

I. The developers have also obtained commencement certificate No.13.6.2014. Hereto annexed and marked Annexure "D" is a copy of commencement certificate.

J. In terms of the said Development Agreement, the Promoter is entitled to deal with all the remaining newly constructed area (i.e. all areas apart from Societies' Allocation) as mentioned hereinabove along with remaining car parking spaces reserved for the proposed new construction and hereinafter collectively be referred to as "the Promoters' Allocation" and the Promoter is entitled to independently allot, cancel allotment, re-allocate, grant, lease, grant on leave and license, dispose off or otherwise deal with the Promoters' Allocation in such manner that the Promoter deems fit and to receive and appropriate the sale proceeds thereof to itself.



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K. The Promoter has entered into a prescribed Agreement with the Architect, M/s. Amber V. Natekar, registered with the Council of Architects and also appointed Mr. A.V.Kulkarni as Structural Engineers for preparing structural designs and drawings and specifications of the said building to be constructed on the said property.

L. The Purchaser/s has/have demanded from the Promoter and the Promoter has given inspection to the Purchaser/s of all the documents of title relating to the said property, the plans, designs and specifications prepared by the Promoter's Architect 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 MOFA") and the notes made there under;

Signature
Promoter

Signature *Signature*
Purchaser/s

Development Agreement dated 16/12/2013 and duly registered with the Office of the Sub-Registrar of Assurances at Bandra under Serial No. VDR4-8695 on 16/12/2013 (hereinafter referred to as "the said Development Agreement") and made and executed by and between the Society (herein also referred to as "the Society") of the One Part and the Promoter herein (herein referred to as "the Developers") of the Other Part, the Society thereby granted and conferred unto the Promoter herein full free and complete development rights for development of the said property by demolishing the existing building and constructing new building in the manner envisaged in the said Development Agreement by utilizing the available FSI of the said property and permissible FSI by way of TDR (Transferable Development Rights, such TDR to be purchased and acquired by the Promoter in the Society at their own costs from open market/ authorities) to the maximum extent along with as may be feasible in respect of the said property and in accordance with the plans and specifications which may be sanctioned by the Municipal Corporation of Greater Mumbai, and the Government Control Regulations of Greater Mumbai, 1991 and hereinafter all the existing members of the Society in the new building to be constructed on the said property upon the terms and conditions more particularly set out therein;



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In pursuance of the said Development Agreement, the Society has executed a Power of Attorney in favour of the Promoter and its partner authorizing them to do all acts, deeds, matters and things for carrying out the development of the said property and construction of the proposed new buildings;

O. In terms of the said Development Agreement, the Promoter is required and has agreed to construct and handover to the Society for its 20 (Twenty) members free of cost i.e. in total 20 (Twenty) residential flats alongwith 20 covered car parking spaces in the new buildings proposed to be constructed by the Developers on the said property (for the brevity's sake hereinafter referred to as society's allocation).

Signature
Promoter

Signature *Signature*
Purchaser/s

M. Hereto annexed and marked Annexure "E" is a copy of the title Certificate of Mr. Triguon Patwardhan Advocates dated 30.7.2013;

N. While sanctioning the said plans for the said building the concerned local authorities and/or government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the said property and the said building and upon due observance and performance of which only the occupation and the completion certificate in respect of the said building shall be granted by the concerned local authority;

O. The Purchaser/s being fully satisfied in respect of the title of the Society to the said property and the right of the Promoter to develop the said property has/have approached the Promoter and purchase of Flat No. A/403 on the 4th floor of the said building to be constructed on the said property (hereinafter the flat shall be referred to as "the said premises") and on the terms and conditions hereinafter mentioned:



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P. The Purchaser/s hereby expressly confirms that he/she/ they/it have agreed to enter into this Agreement with full knowledge, in this said development writings, plans, documents, orders, layout etc./the project including the rights and entitlements available to and reserved by the Promoter contained in these documents;

Q. The Promoter hereby records, declares and confirms that the said premises form a part of the Promoter's Allocation as envisaged in the said Development Agreement;

R. As per clause 'S' of the Development Agreement the society has permitted the promoter to allot the remaining car parking spaces to their prospective purchasers only as an integral part of the sale flats for which the society and its existing members shall not have any objection. As such the promoter hereby allots two car parking

Signature
Promoter

Signature *Signature*
Purchaser/s

spaces to the purchaser which can be used by the flat purchaser as per the sanctioned plan without any consideration.

- S. Under Section 4 of the MOFA, the Promoter is required to execute a written Agreement for Sale of the said premises to the Purchaser/s, being in fact these presents and also to register this Agreement under the Registration Act, 1908;
- T. Relying upon the said applications, declaration and agreement herein contain, the Promoter has agreed to sell to the Purchaser/s the said premises at the price and on the terms and conditions hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH AND IS AGREED TO AND ENTERED INTO BETWEEN THE PARTIES HERETO AS FOLLOWS:

- The recitals contained above and schedule and annexure hereto form an integral and operative part of this Agreement and if the same were set out and incorporated herein verbatim.
- The Promoter shall under normal conditions construct and complete the building comprising of two wings namely Wing A and wing B each consisting of stilt and 6th upper floors as set out in these presents by utilizing the FSI available on the said property as also by utilizing benefit of TDR (Transferable Development Right) by whatever name called and in all form to be acquired and purchased by them and use/ utilize same and exploit on the said property to the utmost extent alongwith the available fungible FSI as may be permissible by the development authorities from time to time and in accordance with the sanctioned building plans or the amended building plans as may be sanctioned by the Corporation.
- The Purchaser/s hereby agree/s to purchase from the Promoter and the Promoter hereby agree to sell to the Purchaser/s Flat No. A/403 on the 4th floor having carpet area admeasuring 870 sq. ft carpet area equivalent to 80.85 sq.mtrs (hereinafter referred to as "the said flat") more particularly described in the SECOND



[Signature]
Promoter

[Signature]
Purchaser/s

12	on or before completion of External Plaster	5%	12,00,000/-
13	on or before completion of Flooring	5%	12,00,000/-
14	on or before completion of Door & Windows	4%	9,60,000/-
15	on or before completion of Painting	3.5%	8,40,000/-
16	at the time of Possession	2.5%	6,00,000/-
TOTAL		100.00%	2,40,00,000/-

Time as to payment shall be of the essence and the Purchaser/s shall be liable to pay interest @ 18 % p.a. on all default payments from the due date till the date of payment.

- The Purchaser/s are aware and undertake to pay as per present statute, Service Tax/VAT/GST/M-VAT and any other tax which may become leviable/applicable either by the state or by the central Govt on the purchase price payable hereunder and consequently the amount of each installment payable by the Purchaser/s to the Promoter in respect of this transaction shall proportionately increase to the extent of the liability of such taxes.
- The Promoter may avail from banks/financial institutions loan/financial assistance for development of the said property including construction of the said building in which the said premises is situated and as a security for the payment thereof it may create security on the Developers' entitlement save and except the flats/premises forming part of the Society's Allocation. The Purchaser/s hereby consent/s to the Promoter availing such loan and/or financial assistance on such terms and conditions as the Promoter may deem fit and proper, without however the Purchaser/s being responsible in any manner for repayment of



[Signature]
Promoter

[Signature]
Purchaser/s

SCHEDULE hereunder written as shown bounded by RED colour boundary line on the typical floor plan thereof hereto annexed and marked as ANNEXURE "F" at and for the lumpsum price of Rs. 2,40,00,000/- (Rupees Two Crores Forty Lakhs only) (the said flat shall be hereinafter collectively referred to as "the said premises"). The aforesaid price of the said premises is inclusive of the proportionate price of the common Areas and facilities appurtenant to the premises. The Promoter has duly allotted to the purchasers Two car parking spaces free of cost.

- 4. The Purchaser/s hereby agree/s to pay to the Promoter the said purchase price of Rs.2,40,00,000/- (Rupees Two Crores Forty Lakhs only) in the following manner:

Particulars	Percentage	Amount (Rs)
1. on or before Booking	15%	36,00,000/-
2. on or before completion of Plinth	15%	36,00,000/-
3. on or before completion of 1st slab	8%	19,20,000/-
4. on or before completion of 2nd slab	6%	14,40,000/-
5. on or before completion of 3rd slab	5%	12,00,000/-
6. on or before completion of 4th slab	5%	12,00,000/-
7. on or before completion of 5th slab	6%	14,40,000/-
8. on or before completion of 6th slab	5%	12,00,000/-
9. on or before completion of 7th slab	5%	12,00,000/-
10. on or before completion of Brick Work	5%	12,00,000/-
11. on or before completion of Internal Plaster	5%	12,00,000/-



[Signature]
Promoter

[Signature]
Purchaser/s

loan along with interest and/or incurring liability of any manner whatsoever, finalized or otherwise.

- The Promoter hereby declares that no part of the FSI relating to the said property has been utilized by the Promoter elsewhere for any purpose whatsoever.
- On the Purchaser/s committing default in payment on the due date of any amount due and payable by the Purchaser/s to the Promoter under this Agreement (including non-payment of Service tax/ VAT/GST on any other tax which becomes applicable hereafter under the relevant statutes) and upon Purchaser/s committing breach of any of the terms and conditions herein contained, the Promoter shall be entitled at its option to terminate this Agreement. It is provided always that the power of termination herein before contained shall not be exercised by the Promoter unless and until the Promoter shall have given to the Purchaser/s 15 (fifteen) days prior notice in writing of their intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it has intended to terminate the Agreement and default shall have been made by the Purchaser/s in respect of such breach or breaches within fifteen days after receiving of such notice.
- It is provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Purchaser/s the installments of the sale price of the premises, which may till then have been paid by the Purchaser/s to the Promoter after deducting there from Service Tax, VAT/GST and all other taxes paid or payable on this Agreement. But the Promoter shall not be liable to pay to the Purchaser/s any interest on the amount so refunded upon termination of this Agreement. Upon such refund, the Promoter shall be at liberty to dispose of and sell the premises to such persons and at such price as the Promoter may in its sole and absolute discretion deem fit.



[Signature]
Promoter

[Signature]
Purchaser/s

- 9. The fixtures, fittings and amenities to be provided by the Promoter in the said premises and the said building are those that are set out in ANNEXURE "G" annexed hereto. The Purchaser/s has satisfied himself/herself/themselves/itself about the amenities to be provided therein.
- 10. The Promoter shall give possession of the said premises to the Purchaser/s on or before December, 2016 subject to force majeure circumstances hereunder mentioned:

- a) War, civil commotion or act of God affecting the said property;
- b) Any notice, order, rule, notification or other public, judicial or Competent authority of change in the prevailing rule, notification of the Government related to the development of the said property or other public, judicial or competent authority or of the court affecting the development in respect of the said property;
- c) delay caused due to non cooperative attitude of any of the member of the Society;
- d) Non-availability of TDR, steel and other building materials or water supply or electric power
- e) or any circumstances which are beyond the control of the Promoter and the Society;

If the Promoter fails or neglects to give possession of the said premises to the Purchaser/s on the aforesaid date and/or on such date as may be extended by mutual consent then the Purchaser/s shall have the option to terminate this Agreement after giving 15 days notice in writing, whereupon the Promoter shall be liable on demand

[Signature]
Promoter

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Purchaser/s

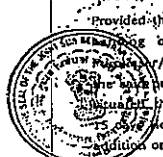


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to refund to the Purchaser/s amounts already received by it in respect of the said premises alongwith simple interest @ 9% per annum from the date of the receipt of the respective amounts by the Promoter till payment.

- 11. The Purchaser/s shall take possession of the said premises within 15 (fifteen) days of the Promoter giving written notice to the Purchaser/s intimating that the said premises are ready for use and occupation.

Provided that if within a period of 1 (one) year from the date of possession of the said premises to the Purchaser/s, the Purchaser/s bring/s to the notice of the Promoter any defect in the said premises or the building in which the said premises are situated, the Promoter shall make the same good within a period of 15 (fifteen) days. However, if the Purchaser/s carry out any alteration or change in the said premises and/or the said building without obtaining prior written permission of the Promoter, Society and the concerned authorities wherever required, the liability of the Promoter shall come to an end and the Purchaser/s alone shall be responsible to rectify such defect or change at his/her/their own cost/s.



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12. It is expressly clarified, agreed and understood between the parties that:

Upon completion of development of the said property and receipt of the Occupation Certificate in respect of the building in which the said premises is situated and subject to the Purchaser/s having made payment of the entire consideration including all dues, outgoings to be paid hereunder, the Promoter shall cause the Society to admit the Purchaser/s as member/s of the Society subject to the Purchaser/s agreeing to abide by the rules, regulations and bye-laws of the Society;

[Signature]
Promoter

[Signature]
Purchaser/s

- (b) The Purchaser/s shall sign and execute the application for membership and other papers and documents necessary for becoming a member and return to the Promoter within ten days of the same being forwarded by the Promoter to the society, so as to enable the Society to enroll the Purchaser/s as the member/s of the Society.

- 13. The Purchaser/s shall use the said flat or any part thereof or permit the same to be used only for the residential purpose;

14. Commencing a week after notice in writing to the Promoter to the Purchaser/s that the said premises are ready for use and occupation, the Purchaser/s shall be liable to pay the proportionate share (i.e. in proportion to the area of the said Premises) of outgoings in respect of the said property and the said building namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government, water charges, insurance, common light, lift, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said property and the said building irrespective of whether the Purchaser/s use/avail of such amenities and facilities in the said property and the said building. Until the said Purchaser/s are admitted as member/s of the Society, the Purchaser/s shall pay to the Promoter such proportionate share of outgoings as may be determined. At the time of being handed over possession of the said premises the Purchaser/s shall pay to the Promoter a sum equivalent to one year's outgoings approximately by way of security deposit for payment of such outgoings. The monthly outgoings payable in respect of the said premises shall be calculated @ Rs.10/- per sq. ft. (carpet area). The amounts so paid by the Purchaser/s to the Promoter shall not carry any interest and remain with the Promoter until the Purchaser/s are admitted as member/s of the said Society. Subject to the provisions of section 6 of the MOPA, the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society. It is

[Signature]
Promoter

[Signature]
Purchaser/s



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further agreed by and between the parties hereto that if the final amount of maintenance is not fixed before the expiry of 6 months, in that case the Purchaser/s undertake/s to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5th day of each and every month in advance to the society and shall not withhold the same for any reason whatsoever.

15. The Purchaser/s hereby agrees that in the event if any amount by way of development and/or betterment charges, premium or security deposit as fire cess is paid to the Corporation or to the State Government or any other tax or repayment of a similar nature becoming payable by the Promoter the same shall be reimbursed by the Purchaser/s to the Promoter in proportion to the area of the said premises agreed to be acquired by the Purchaser/s and in determining such amount, the decision of the Promoter shall be conclusive and binding upon the Purchaser/s.



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The Purchaser/s shall on or before delivery of possession of the said Premises keep deposited with the Promoter the following amounts:

बंदर - ४	Rs. 0000/- for legal charges;
(ii)	Rs. 5000/- towards membership fees of society
(iii)	Rs. 50000/- towards electrical and water meter deposit charges

(iv) Balance of service tax/VAT/GST/M VAT if any applicable as per Clause 5 of this Agreement at the time of possession.

B. The Purchaser/s shall on or before the delivery of possession of the said premises keep deposited with society

i) Rs. 600/- for share money and entrance fees;

[Signature]
Promoter

[Signature]
Purchaser/s

ii) Rs.50,000/- towards ad-hoc maintenance charges towards the new premises.

17. However, it is being decided that upon the completion of redevelopment, the existing members of the society shall contribute Rs.100/- per sq. ft. of the new carpet area towards the society fund. Accordingly, the purchaser/s are also bound and liable to contribute Rs. 100/- per sq. ft. of the carpet area of the said premises, to match with the society's funds at the time of allotting the membership of the society to the purchaser/s.

18. The Purchaser/s for himself/herself/themselves shall be liable to bring all persons into whosoever hands the said premises may come, both hereby covenants with the Promoter as follows:

(a) To maintain at the Purchaser's own expense the good tenable repair and condition of the said premises. No alteration or change of use of the said premises is taken and shall not be done anything in or to the building in which the said premises is situated or to the staircase or any passages in the building which may be against the rules, regulations or bye-laws or concerned local or any other authority or change/alter or make addition in or to 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 or structure of the building in which the said premises is situated or storing of 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 likely to damage the staircase, common passages or any other structure of the building in which the said premises is situated, including entrances of the building in which the said premises is situated and in case any damage is caused to the building in which the said premises is situated or the



Table with handwritten numbers: 2389, 29, 908

Signature of Promoter

Signature of Purchaser/s

said premises on account of negligence or default of the Purchaser/s in this behalf, the Purchaser/s shall be liable for the consequences of the breach:

(c) Not to demolish or cause to be demolished the said premises or any part thereof, nor at any time make or cause to be made any addition or alteration whatsoever in or to the said premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the said building in which the said premises is situated and shall keep the portion, sewers, drains pipes in the said premises and appurtenances thereto in good tenable repair and condition, and in particular, so as to support and protect the other parts of the said building and shall not chisel or in any other manner damage the columns, beam, walls, slabs or RCC Partis or other structural members in the said premises without the prior written permission of the Promoter and/or the Society;



Table with handwritten numbers: 2389, 29, 908

(d) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said property and the said building in which the said premises is situated or any part thereof or whereby any increase in premium shall become payable in respect of the insurance; Not to throw dirt, rubbish, mags, 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 in which the said premises is situated;

(e) Not to spoli the external elevation of the said building. (f) Not to shift windows of the said premises and/or carry out any changes in the said premises so as to increase the area of the said premises and/or put any grill which would affect the elevation of the said building and/or carryout any unauthorized construction in the said premises. In the

Signature of Promoter

Signature of Purchaser/s

event if any such change is carried out, the Purchaser/s shall remove the same within 24 hours of notice in that regard from the Promoter. In the event if the Purchaser/s fails to remove the same within the period of 24 hours, then the Promoter shall be entitled to enter upon the said premises and remove such unauthorized construction and the Purchaser/s hereby agree/s, undertake/s not to raise any objection for the same and/or demand any damages for the same from the Promoter.

(h) Not to affix any sign boards, neon lights or advertisements either on the terrace or on the exterior of the building or on the compound wall or otherwise.

(i) Not to park own or visitor's vehicle or other things in the parking lot allotted to the purchaser/s.

(j) Pay to the Promoter within 7 (seven) days of demand by the Promoter, his/her/their share of security deposit demanded by concerned local authority or Government giving water, electricity or any other service connected to the said building in which the said premises is situated;

(k) To pay regular maintenance as well as 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. Purchaser/s viz. user for any purposes other than purpose for which the same is allotted;

(l) The Purchaser/s shall not let, sub-let, let on leave & license, transfer, assign or part with the Purchaser/s' interest or benefit factor of this Agreement or part with the possession of the said premises-until all the dues payable by the Purchaser/s to the Promoter under this Agreement are fully paid-up and further only if the Purchaser/s are

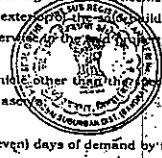


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Signature of Promoter

Signature of Purchaser/s

not 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 the prior written permission of the Promoter or the Society as the case may be;

(m) The Purchaser/s shall observe and perform all the rules and regulations of the Society and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the said premises 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 and other public bodies. The Purchaser/s shall also observe and perform all the stipulations and conditions laid down by the Society regarding the occupation and use of the said premises in the building/s and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement;



Table with handwritten numbers: 2389, 29, 908

(n) Till all the existing members of the Society and Purchaser/s of premises in the said new building take possession of their new flats in the new building, the Purchaser/s shall permit the Promoter and its servants and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said property and the said buildings or any part thereof to view and examine the state and condition thereof.

The Purchaser/s committing any act in contravention of the above provisions, the Purchaser/s shall be responsible and liable for the consequence thereof to the concerned local authority and/or public authority.

19. For any amount remaining unpaid by the Purchaser/s under this Agreement, the Promoter shall have first lien and charge on the

Signature of Promoter

Signature of Purchaser/s

said premises agreed to be allotted to the Purchaser/s.

20.Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said premises or any right or interest in the said property on which the said building is to be constructed or any part thereof and/or the building in which the said premises is situated or any part thereof. The Purchaser/s shall have no claim save and except in respect of the said premises hereby agreed to be sold to him/her/them and all rights of ownership in the common spaces, lobbies, lifts, staircases, common terraces, etc. shall remain and vest with the Society subject to the provisions of the said Development Agreement.

21.All letters, notices, circulars, receipts issued by the Promoter as contemplated by and under this Agreement shall be deemed to have been duly served/delivered to the Purchaser/s at the following address :

A/202, Rajkamal Co operative Housing Society Ltd., Suburb - 4
Road, Vile Parle (East), Mumbai 400 057

22.This Agreement shall be subject to the provisions of the Maharashtra Ownership Flats (Regulation of the Promisor of Construction, Sale, Management and Transfer) Act, 1963 and the rules made there under.

23.The Stamp Duty VAT, Service Tax, and Registration charges payable on this agreement shall be borne and paid by the Purchaser/s alone.

[Signature]
Promoter

[Signature]
Purchaser/s

24.The Permanent Account Numbers of the parties hereto are as under :

Name	PAN Nos.
Promoter M/s. Vijayraj Developers	AAAPV1821A
Purchaser/s	
Mr. Manoj Manoj Kulkarni	AJMPK7302F
Mrs. Anila Manoj Kulkarni	ALNPK0239M

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

THE FIRST SCHEDULE ABOVE REFERRED TO

A piece or parcel of land or ground together with the Building / known as "Roopali" standing thereon situate lying and being in Final Plot No. 143 (Old Plot No.113) TPS-V of village Vile Parle(east), measuring 1150 Sq Mtrs or thereabouts together with the building known as "Roopali", consisting of A wing of ground and 3 (part) upper floors and B Wing Consisting of Ground and Two upper floors situate, lying and being at Anant Waman vartak Marg, Vile Parle (East), Mumbai - 400 057, within the Registration District and Sub-District of Mumbai



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City and Mumbai Suburban and bounded as follows :

- On or towards the East : Chikhaliwadi, Plot No. 140 & Plot No. 141 & Parle Kalpataru CHS
- On or towards the West : Forty Feet Road
- On or towards the North : Kesar Villa CHS
- On or towards the South : Apollo Devi CHS

THE SECOND SCHEDULE ABOVE REFERRED TO

Flat No. A/403 admeasuring 870 sq .ft. (carpet area) equivalent to 80.86 sq mtrs on the 4th floor of the said new building known as Roopali to be constructed on the said property more particularly described in the First Schedule hereinabove written.

[Signature]
Promoter

[Signature]
Purchaser/s

RECEIPT

RECEIVED of and from the withinnamed Purchaser/s a sum of Rs.40,00,000/- (Rupees Forty Lakhs only) as and by way of part consideration to be by him/her/them paid to us as mentioned, the details of which are as under :

Pay Order / Cheque No.	Date	Drawn on	Amount
000011	21.03.2015	HDFC BANK MAHIM (WEST), BRANCH	
TOTAL			26,00,000



WE SAY RECEIVED For M/S. VIJAYRAJ DEVELOPERS

[Signature]
Vijay Yeolekar)
Partner
PROMOTER

Witnesses:

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2283 28 908

- 8) That the consent letter from the existing tenants for the proposed work in their tenement will not be submitted before C.C.
- 9) That the Indemnity Bond indemnifying the Corporation for damages, risks, accidents etc. and to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C./starting the work.
- 10) That the existing structure proposed to be demolished will not be demolished or necessary Phase Programme with agreement will not be submitted and got approved before C.C.
- 11) That the requirements of N.O.C. of (i) Reliance Energy (Tata) Ltd. (ii) S.P. (iii) M.T.N.L. (iv) A.A. & C. (K/Est), (v) S.P. (vi) S.W.D., (vii) M.T.N.L. and the requisitions if any will not be complied with before starting the work.
- 12) That the qualified/registered site supervisor through architect/structural engineer to be appointed before applying for C.C.
- 13) That "All Dues Clearance Certificate" related to H.F.'s dept. concerned A.E.W.W. (K/Est/Water) shall not be submitted before applying for C.C.
- 14) That the NOC from Society alongwith certified extract of General Body Resolution for development/additions and alterations will not be submitted before C.C.
- 15) That Betterment charges or lucrative premium will not be paid in respective Ward Office and certificate receipt will not be submitted before asking for C.C.
- 16) That the development charges as per M.R.T.P. (amendment) Act 1992 will not be paid.
- 17) That the registered undertaking in prescribed proforma agreeing to demolish the excess area if consented beyond permissible FSI shall not be submitted before asking for C.C.
- 18) That the requisite premium as intimated will not be paid before applying for C.C.
- 19) That the registered undertaking shall not be submitted for payment of difference in FSI paid and calculated as per revised land rates.
- 20) That the C.C. shall not be asked unless payment of advance for the preventive treatment of construction site to prevent epidemics like Dengue, Malaria, etc. is made to the Executive Officer of the concerned Ward Office and provision shall be made as and when required by the Insecticide Officer for inspection of water tanks by providing safe but stable ladder, etc. and requirements as communicated by the Insecticide Officer shall not be complied with.
- 21) That the Janata Insurance Policy or policy to cover the compensation claims under CGPW workmen's compensation Act 1923 will not be taken out before starting the work and also will not be renewed during the construction work.



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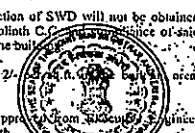
APRIL V. NATEKAR, M.C. MEMBER & W.P. MEMBER

- 22) That the N.O.C. from Superintendent of Garden for tree authority shall not be submitted.
- 23) That the soil investigation will not be done and report thereon will not be submitted with structural design.
- 24) That the building will not be designed with the requirements of all relevant IS codes including IS code 1893 for earthquake design while preparing occupation certificate from Structural Engineer to that effect will be intimated.
- 25) That the R.C.C. framed structure shall not be less than 230 mm. wide. The size of the columns shall also not be governed as per the applicable I.S. Codes.
- 26) That the columns (projections) shall not be designed for five times the load as per I.S. code 456:2000. It also includes the columns projecting beyond the terrace and carrying storage tank, etc.
- 27) That the R.C.C. framed structures, the external walls shall be less than 230 mm, if in brick masonry of 150 mm autoclaved cellular concrete block excluding plaster thickness as circulated under No.CE/5591 of 15.4.1974.
- 28) That the Vermiculture bins for disposal of wet waste as per the design and specification of Organicalsof individuals specialized in this field, as per the list furnished by Solid Waste Management Department of M.C.G.M. shall not be provided to the satisfaction of Municipal Commissioner.
- 29) That the phasewise programme for removal of the debris shall not be submitted and got approved.
- 30) That the registered undertaking for not misusing the part / pocket terraces / A.H.U.s and area claimed free of F.S.I. will not be submitted.
- 31) That the registered undertaking for water proofing of terrace and Nahaal traps shall not be submitted.
- 32) That the Indemnity Bond for compliance of I.O.D. conditions shall not be submitted.
- 33) That the owner/developer shall not display a board at site before starting the work giving the details such as name and address of the owner/developer, architect and structural engineer, approval no. and date of the layout and building proposal, date of issue of C.C., area of the plot, permissible built up area, built up area approved, number of floors etc.
- 34) That the design for Rain Water Harvesting System from Consultant as per Govt. notification under Sec.37(3) of MR&T.P. Act, 1966 under No.TP-4307/396/CR-24/2007/JD-11 dt.6/6/2007 shall not be submitted.
- 35) That the authorized Pvt. Pest Control Agency to give anti malarial treatment shall not be appointed in consultation with P.C.O. (K/Est).



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- 36) That the N.O.C. from E.E. Neel. (U.L.) P&D for the provision of artificial light, ventilation shall not be submitted.
- 37) That the RUT shall not be submitted by the developer to sell the tenements/flats on carpet area basis only and to abide by the provision of MOFA (Act) amended upto date and the I.B. indemnifying the MCGM and its employees from any legal complications arising due to MOFA, will be submitted.
- 38) That the necessary remarks for training of mulla/construction of C.C. will not be obtained from Dy. Ch.Eng. (S.W.D.) City and Central Cell before plinth C.C. for the building. If said remarks will not be insisted before granting full C.C. for the building.
- 39) That the debris removal deposit of Rs. 45,000/- or Rs. 2/- per sq. ft. of area whichever is less will not be paid before further C.C.
- 40) That the 'Debris Management Plan' shall not be got approved from Municipal Engineer (Est.) and the conditions therein shall not be complied with.
- 41) That the N.O.C. from Collector - M.S.D. for excavation of land shall not be submitted.
- 42) That the labour welfare tax as per circular No. Dy.Ch.Eng/3663/BP (City) Dt. 30.9.2011 shall not be paid before asking for C.C.
- 43) The developer shall not submit the registered undertaking agreeing to comply with & follow all the rules, regulations, circulars, directives related to the safety of construction laborers/workers, issued time to time by the department of building & other construction labours, Government of Maharashtra.
- 44) That the developer shall not submit R.I.T. stating that he will intimate the prospective buyer and existing tenants regarding concessions availed for deficiency in open space etc. as well as not objecting neighbourhood development with deficiency etc.
- 45) That the Registered Undertaking stating that the conditions of E.E. (T & C) NOC shall not be complied with and to that effect the mechanized parking equipped with safety devices will be maintained permanently in safe condition to avoid any mishap and all indemnity bond indemnifying MCGM and its officers against any litigation, suits, damages, etc. arising out of failure of mechanized system/nuisance due to mechanized system to any person shall not be submitted.
- 46) That the requirement of N.O.C. from C.A., U.L.C. & R. Act will be complied with before starting the work above plinth level and Affidavit-cum-Indemnity Bond as required in No. ULC-10 (2008)/CR-1/2008/ULCR-1 dt. 01-3-2008 shall not be submitted by developer.
- 47) That the R.U.T. shall not be submitted by the developer stating that fungible/compensatory FSI for rehabilitation component shall not be used for sale component.
- 48) That the NOC from the Registrar of Societies under Section 79A shall not be submitted.



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- 49) That the registered undertaking shall not be submitted for payment of difference for fungible, open space deficiency or any type of premium retrospectively as & when demanded by M.C.G.M.
 - 50) That the RUT shall not be submitted stating that the difference of payment for additional 33% FSI shall be paid and calculated as per the revision of rates by the Government from time to time as per the condition No.5 mentioned in Notification and circular before requesting for C.C.
 - 51) That the RUT shall not be submitted regarding any adverse clarification received from Maharashtra in respect of condition No.7 of Govt. notification No.TP-4308/CR-24/2007/JD-11 dt.10.4.2008 and new Govt. notification dt. 24.10.2011 i.e. regarding utilization of 0.33 FSI on prorata basis.
 - 52) That the owner/developer stating that they will accept the refund of additional 33% FSI if the conditions are not complying any thereof. If the development proposal is not approved by M.C.G.M. shall not be submitted.
 - 53) That the undertaking for the contravening toilets shall not be submitted.
 - 54) That the work shall not be carried out between sunrise and sunset.
 - 55) That the phase programme will not be got approved before asking for C.C.
- B. CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C.**
- 1) That the notice in the form of appendix XVI of D.C.R. shall not be submitted on completion of plinth.
 - 2) That N.O.C. from Civil Aviation department will not be obtained for the proposed height of the building.
 - 3) That the requirement of N.O.C. from C.A., U.L.C. & R. Act will not be complied with before starting the work above plinth level and Affidavit-cum-Indemnity Bond as required in No. ULC-10 (2008)/CR-1/2008/ULCR-1 dt. 01-3-2008 shall not be submitted by developer.
 - 4) That the debris shall not be transported to the respective Municipal dumping site and chaulu to that effect shall not be submitted to this office for record.
 - 5) That the N.O.C. from A. & C. (K/Est) shall not be submitted.
 - 6) That the plinth stability certificate from R.C.C. consultant shall not be submitted.
 - 7) That the work-start notice shall not be submitted.
 - 8) That C.C. shall not be granted beyond plinth level unless the concerned owner / builder satisfies the competent authority that he has moved the concerned authorities / utilities for



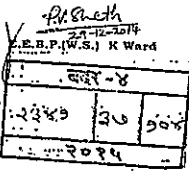
CERTIFIED AS TRUE COPY APRIL V. NATEKAR, M.C. MEMBER & W.P. MEMBER

- 22) That the R.U.T. shall be submitted by the owner/developer for maintaining the noise levels as per the norms of Pollution Control Board.
 - 23) That the verification of AMSI, of completed work shall be done before F.C.C. The AMSI, of the topmost part of the building under reference shall also be verified before O.C.C.
 - 24) That the R.U.T. for not misusing the additional full potential of P.S.I. and will count the same handed over to M.C.C.M. free of cost, constructed for full potential.
 - 25) That the sanitary arrangement shall be carried out as per specifications and drainage layout approved submitted before C.C. and completion certificate submitted from Ch.Eng. (S.P.).
- One set of plans in token of approval is enclosed herewith.
(3 sheets of plan)

Yours faithfully,
Executive Engineer
Building Proposals
(W/Lein Bhubai) K.Ward

Copy to: 1) M/s. Vijay Koj Developers, C.A. to Ruppali CHISL
2) Assistant Commissioner, K/East Ward
3) A.E.W.V. K/East Ward

Forwarded for information please.



Form 3336-2005-15/080 Form 33 (4 Pages 50) Form 33

This I.O.D./C.C. is issued subject to the provision of Urban Land Ceiling and Regulation Act, 1976

Intimation of Disapproval under Section 346 of the Mumbai Municipal Corporation Act, as amended up to date.

No. CHEWS/1064/K/337 (NEW) of 20

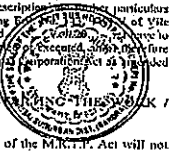
MEMORANDUM

9 JAN 2014

M/s. Vijay Developers, C.A. to Omver, M/s. Ruppali CHISL and K. Ward, Municipal Office, R. K. Park Marg Vashi (West), Mumbai - 400 450

With reference to your Notice, letter No. 655 dated 24-12-13 and delivered on 2000 and the plans, Sections, Specifications and Description (particulars and details of your building at proposal residential building on plot bearing No. 1313 of Vite Parle (E), Vite Parle (E), Mumbai, furnished to me under your letter, dated 24-12-13, I cannot approve the building or work proposed to be erected thereon as the same is contrary to the provisions of Section 346 of the Bombay Municipal Corporation Act, as amended up to date, my disapproval by thereof reasons :-

- A. CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK / BEFORE PLANTING C.C.**
- 1) That the commencement certificate under section 44(6) (1)(a) of the M.C.T. Act will not be obtained before starting the proposed work.
 - 2) That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding as per D.C. Regulation No.38(27) before starting the work.
 - 3) That the low lying plot will not be filled up to a reduced level of atleast 52 T.H.D. or 6" above adjoining road level whichever is higher with masonry, earth, both sides of the plot will not be levelled, rolled and consolidated and sloped towards road side, before starting the work.
 - 4) That the structural design and calculations for the proposed work and existing building (regulation 53(1)(b)) will not be submitted by him.
 - 5) That the structural design and calculations for the proposed work and existing building showing adequacy thereof to take up the additional load will not be submitted before C.C.
 - 6) That the sanitary arrangement shall not be carried out as per Municipal specifications and drainage layout will not be submitted before C.C.
 - 7) That the Registered Agreement with the existing tenant alongwith the will not be submitted before C.C.



2283 13-01-2014

CERTIFIED AS TRUE COPY
ANISH V. NATEKAR
SEER, MUNICIPAL OFFICE, K. WARD

- () That proper gutters and down pipes are not intended to be put to prevent water dripping from the leaves of the roof or the public street.
 - () That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.
- Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the 30th day of January 2014, but not so as to contravene any of the provision of the said Act as amended up to date as amended or any rules, regulations or bye-laws made under that Act at the time and force.

Special Instructions and Note accompanying this intimation of Disapproval is drawn to the Special Instructions and Note accompanying this intimation of Disapproval.

SPECIAL INSTRUCTIONS.
GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.

- (2) The provisions of the Bombay Municipal Corporation Act, as amended, the Municipal Corporation of Greater Mumbai has empowered the City Engineer to exercise, perform and discharge powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.
- (3) Under Bye Law No.8, the Commissioner has fixed the following levels :-
"Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be
(a) Not less than 2 feet (60 cms) above the centre of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer then existing of thereafter to be laid in such street."
(b) Not less than 2 feet (60 cms) above every portion of the ground within 5 feet (160 cms) of such building."
(c) Not less than 92 ft. () meters above Town Hall Datum."
- (4) Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus, compliance with this provision will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion or occupation is detected by the Assessor and Collector's department.
- (5) The provisions of Section 471 of the Act, in view of the provision of Section 346-A about the necessity of submitting application for permission to grant a permission before occupation and to levy penalty for non-compliance under Section 471, if necessary.
- (6) Proposed date of commencement of work should be commenced as per requirements of Section 347(1) (a) of the Bombay Municipal Corporation Act.
- (7) One more copy of the block plan should be submitted for the Collector, Mumbai Suburban District.
- (8) Necessary permission for non-agricultural use of the land shall be obtained from the Collector, Mumbai Suburban District before the work is started. The non-agricultural assessment shall be paid at the rate that may be fixed by the Collector under the Land Revenue Code and Rules thereunder.

Attention is drawn to the notes accompanying this intimation of Disapproval.

CERTIFIED AS TRUE COPY
ANISH V. NATEKAR
SEER, MUNICIPAL OFFICE, K. WARD

February 11, 2013

To,
M/s. Vijayraj Developers,
1/2, Shivamand CHS Ltd.,
Play Ground Cross Road,
Vile Parle (E), Mumbai - 400 037.

Dear Sir,

Re : Report on Title in respect of ALL THAT piece of land or ground together with the Building structure known as "Roopali" standing thereon, situated lying and being at Final Plot No. 143 (Old Plot No. 143) TPS-V of village Vile Parle (East), admeasuring Mtrs or thereabouts together with the building known as "Roopali" situate, lying and being at Anant Waman Vartak Marg, Vile Parle (East), Mumbai - 400 037.

I have perused the documents forwarded to me in respect of the above captioned property and have to observe as under :-

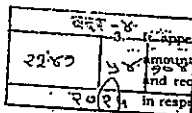
1. It appears that under an Indenture dated 27th May 1971 made and entered into between KALPATRU CO-OPERATIVE HOUSING SOCIETY LIMITED as the VENDORS therein, SMT GODAVARI SUMERMAL, SMT ZHANKA NEMICHAND, S.A.KAVERI, SMT RATAN V MEHTA, AND KUNDANMAL JETHAMAL as the FIRST CONFIRMING PARTY therein SMT S M JOGLEKAR AND S.M.MAHABAL as the Chief promoter of the Rupali Vile Co-operative Housing Society Ltd as the SECOND CONFIRMING PARTY therein and ROOPALI VILE PARLE CO-OPERATIVE HOUSING SOCIETY LIMITED as the PURCHASERS therein, the Society purchased land situate, lying and being All that piece and parcels of land bearing final plot No.113 of the Town Planning Scheme V of Vile Parle (Original Plot Number



allotted thereto being No.122] which being the tentative Scheme forming a part of a larger piece of land being at S. No. 82 Hisaa No. 7 of Vile Parle admeasuring 1280 Sq. yards or thereabout equivalent to 1070.20 Sq. Mtrs Vile Parle (East) Mumbai-400 037, in Village Vile Parle (East), Taluka Andheri within the Registration Sub-District of Andheri, District Mumbai Suburban, within Greater Mumbai. The said Indenture dated 27/05/1971 is registered with the Sub-Registrar of Assurances at Bombay on 10th June 1971 under No. BOM/R/2522/1971.

2. It appears that under an Indenture of Mortgage 09/11/1971 entered into between Roopali Vile Parle Co-operative Housing Society Limited as the "Mortgagor" therein and The Maharashtra State Co-operative Housing Finance Corporation Limited as the "Mortgagees" therein, the Mortgagors did grant, convey and assure the said property unto and to the use of the Mortgagees subject nevertheless to the redemption therein contained on payment of the principle sum with interest thereon, on the terms and conditions and covenants contained therein.

It appears that the Society repaid the entire considerable amount with interest in 80 equated quarterly installments and requested the Mortgagees to execute the Reconveyance in respect of the said property.



[Handwritten signature]

[Handwritten signature]

Continuation Sheet

TRIGON S. PATWARDHAN
ADVOCATE

3:-

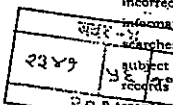
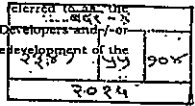
4. Accordingly it appears that by an Indenture dated 03/06/2013 entered into between The Maharashtra State Co-operative Housing Finance Corporation Limited as the "Mortgagees" therein and Roopali Vile Parle Co-operative Housing Society Limited as the "Mortgagor" therein, the Mortgagees granted and conveyed and released to the Mortgagor the said property more particularly as detailed in the schedule thereunder written, absolutely.
5. It appears that by a Development Agreement dated 16/12/2013 made and entered into between the Vile Parle Co-operative Housing Society Limited as the "Society" therein and M/s. Vijayraj Developers as the "Developers" therein, the Society therein granted development rights in respect of the said property to the Developers therein, on the terms and conditions and for the consideration mentioned therein. The said Development Agreement dated 16/12/2013 is duly registered with the Office of the Sub-Registrar of Assurances, Mumbai under Serial No. VDR4-8695 of 2013.



7. I have also issued a Public Notice in Free Press Journal & Nav Shakti both dated 03/08/2013 inviting claims from the public in respect of the said property. However, till date I have not received any claim. I have also caused a search to be conducted with the office of Sub-Registrar of Assurances at Andheri, Vile Parle (East), Mumbai & Mumbai for 30 years till date.

I have to record that the name of the society has been entered in the Property Register Card as Secretary, Roopali Vile Parle Co-op. Hsg. Soc. Ltd., which please note.

6. It appears that the Society has also executed the Power of Attorney dated 16/12/2013 which is duly registered with the Office of the Sub-Registrar of Assurances, Mumbai under Serial No. VDR4-8695-2013 (hereinafter referred to as the said Power of Attorney) in favour of the Developers and/or their nominees to facilitate the work of redevelopment of the said property.



9. In the circumstances aforesaid and relying upon the documents produced before me I am of the opinion that the said society has a clear and marketable title to the said property and M/s. Vijayraj Developers have got development rights in respect of the said property. Kindly note that this report on title necessarily depends on the assumption that the copies of the documents furnished before me are true, complete and accurate. I therefore disclaim any responsibility for any misinformation or incorrectness arising out of the documents or the information furnished to me. It may also be noted that searches at the office of the Sub-Registrar of Assurances are subject to the availability of the records and also to the records being torn and mutilated. I therefore disclaim any responsibility for the consequences which may arise on account of such non-availability of records or on account of records being torn and mutilated or unavailable.

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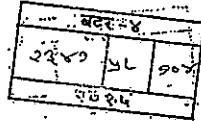
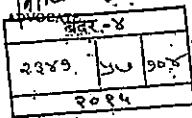
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DESCRIPTION OF THE PROPERTY ABOVE REFERRED TO

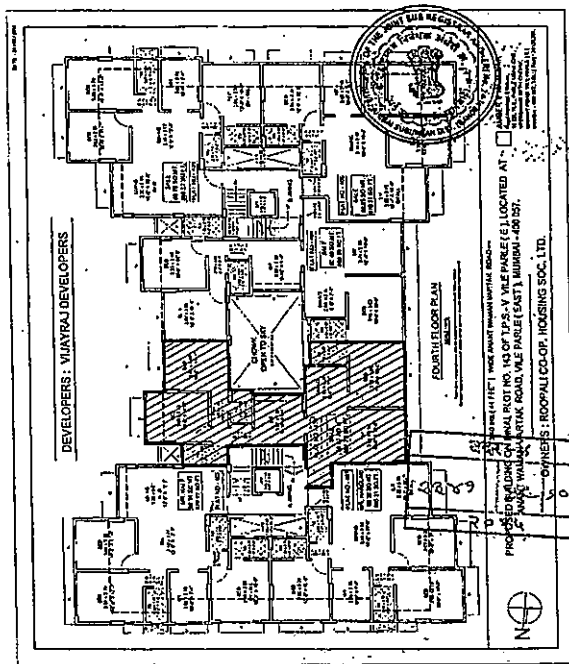
ALL THAT piece or parcel of land or ground together with the Building / structure known as "Roopali" standing thereon situate lying and being at Final Plot No. 143 (Old Plot No. 115) Village Vile Parle (East), admeasuring 1150 sq. ft. together with the building known as "Roopali" consisting of A wing of ground and 3 (part) upper floors and B wing consisting of Ground and Two upper floors situated and being at Anant Waman Vartak Marg, Vile Parle (East) measuring 400 057, within the Registration District and Sub-District of Mumbai City and Mumbai Suburban and bounded as follows:

- On or towards the East : By Plot Nos. 140 (partly) and 141 (partly) of the scheme
- On or towards the West : By 44 Ft. wide road
- On or towards the North : By Plot No. 140A
- On or towards the South : By Plot No. 142 of the scheme

Yours faithfully
Anant Waman Vartak

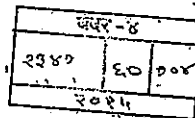


ANEX 'F'



Shubod

Asst. Secy



ANNEXURE "G"
LIST OF AMENITIES

1) Structure :

> R.C. C. framed structure which will be Earthquake Resistant using Fe 500 grade steel.

2) Lift :

> Automatic Otis / Schindler or equivalent design.

3) Lobby :

> A well designed decorative entrance lobby, if applicable.

4) Security System :

> Each flat will be supplied with good quality intercom or equivalent security system.

5) Floor height :

> We will provide a floor to floor height of 9'6" as per D. C. Regulations.

6) Flooring :

> Living, Bedroom, Passages and Kitchen

: Vitrified / Marble tiles (Size 2' x 2')

> Toilets

: Ceramic tiles on dado and floor.

> Kitchen platform

: Marble Framed Granite vertical dado up to 3 feet, with a service platform of 18" width in ceramic tiles.

7) Wall finishes :

> Internal : All walls will have gypsum finish alongwith ceiling.
> External : Sand - face cement plaster.

8) Painting :

> Internal : Acrylic Washable distemper.
> External : Rough / tough textured paint.

24

9) Doors :

> Door frames in C.P. teak wood with both side laminated shutters in paneled in solid wood with Architraves on frames. Flush door shutters with adequate fittings.

> Separate Flush Doors to W.C. & Bath Room

10) Windows & Balcony :

> Powder coated anodized aluminum sliding windows with clear glass with suitable marble framing.

11) Electrical :

> Galvanized copper wiring and plate switches with ELCB/MCB circuit breaker with sufficient points and designer switches of ISI Mark.

> Good quality exhaust fans in bathroom & kitchen.

12) Plumbing :

> Kitchen & all toilets in concealed plumbing with first quality, CP taps and mixers. All down - takes as per DMC & ISI approved make.

> Provision for Mahanagar Gas Pipeline connection.

> Kitchen platform with stainless steel sink

> Toilets : Wash basin, European W. C./Anglo Indian W. C. with flush valves.

13) Surrounding :

> Compound wall with decorative finish & paint.

> Compound area with paver block / chequered tiles

> Decorative M. S. gate.

> Compound with decorative light fittings.

14) Additional :

> Members Name plates in ground floor.

> New name board of the society.

** All building/plumbing/drainage/sanitation/electrical fittings & fixtures etc. will be of reputed brand/ISI mark.

25



वदर-४	
२३४७	९२ १०४
२०२५	

वदर-४	
२३४७	९२ १०४
२०२५	



PERMANENT ACCOUNT NUMBER
AAA4V1R21A

NAME
VIJAYRAJ DEVELOPERS

22-07-2024

Director of Income Tax (Circular)

वदर-४	
२३४७	९२ १०४
२०२५	

वदर-४	
२३४७	९२ १०४
२०२५	

323/2450
Friday, April 11, 2014
3:38 PM

धारा 11



पत्राची नस: विकेचारी
दस्तावेजाचा अणुसंख्या: 323/2450-2014
दस्तावेजाचा प्रकार: भूखुलासाचा पत्र
सादर सादरपत्राचे नस: मंडळ विकेचाराचे क्षेत्रावरील व भवितव्य विकेचाराचा
वेवळीकर - -
नोंदणी फी ₹. 100.00
दस्त हातावणी फी ₹. 480.00
पत्राची नस: 24
₹. 580.00
सोबतच मूळ दस्त, अणुसंख्या 323/2450-2014 मध्ये 3:57 PM रोजी भरले जाईल.
सह सुटका दिनांक: 11/04/14

भाजत रकम: ₹ 1.00
आसणे रकम: ₹ 580.00
मोबदल: ₹ 0.00
श्री. सुखम विठ्ठल, अंबेरी क्र.-२,
मुंबई उपनगर जिल्हा.

1) देवघराचा पत्रा: By Cash रकम: ₹ 100/-
2) देवघराचा पत्रा: By Cash रकम: ₹ 480/-

REGISTERED ORIGINAL DOCUMENT
RECEIVED ON 11/04/14

बंदर-४

2243	323/2450
2014	

बंदर-४

2243	323/2450
2014	

WHEREAS:

- a) We are the partners of M/s. Vijayraj Developers (P) Ltd. registered as a private limited company under the Companies Act, 1956. We are the partners of M/s. Shivnand Chs. Ltd., Play Ground Cross Road, Vile Parle (East), Mumbai - 400 057 from time to time we undertake in and out of the properties for development. During such development, We have to sign and execute various documents such as Development Agreement, Power of Attorney, Declarations, Flat Sell Agreements, Leave and License Agreements for alternate accommodation to the tenants of the building etc. All these documents require registration with the Sub-Registrar of Assurances from time to time. *Sing by me rojalekar*
- b) Due to our busy schedule and as we often go out of the city, most of the time, it becomes difficult to attend the offices of the Sub-Registrar to admit the execution of the documents which were already executed with the respective parties. *Handwritten signature*
- c) We therefore requested one of my colleagues, *Sing by me rojalekar*
Tukaram Wagha residing at Ambewadi, Vasant Vihar, Western Express Highway, Vile Parle (East), Mumbai - 400 099 to be my true and lawful attorney to attend the offices of the Registrar and admit the execution of documents before them on my behalf as and when required to which he is ready and willing.



बंदर-४

2243	323/2450
2014	

बंदर-४

2243	323/2450
2014	

बंदर-४

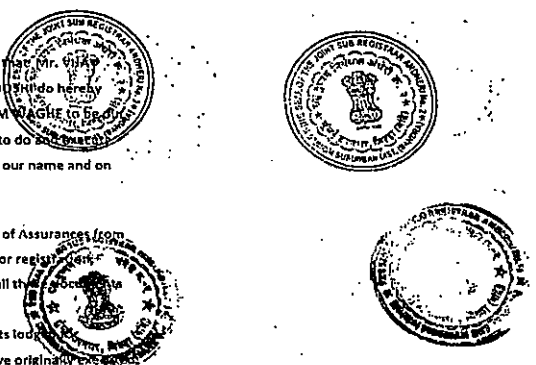
2243	323/2450
2014	

बंदर-४

2243	323/2450
2014	

NOW KNOW YOU YE AND THESE PRESENTS WITNESS that Mr. VIKAS CHINTAMAN YEOLEKAR & Mr. HIRANYAKUMAR N. D. JOSHI do hereby appoint and constitute the said Mr. SACHIN TUKARAM WAGHE to be a true and lawful attorney or agent with full authority to do the following acts deed matters and things for we, in our name and on our behalf namely,

- a) to attend the office of the Sub-Registrar of Assurances from time to time and lodge the documents for registration;
- b) to sign applications, letters, forms and all the documents related to such registration;
- c) to admit the execution of the documents lodged for registration on our behalf which we have originally executed and the receipt of the payment (if any) pertaining to that documents which I have already received;
- d) to sign all necessary correlated documents in respect of such registration;
- e) to do all other acts deeds and things that may be necessary or incidental to complete the registration of the documents



बंदर-४		
२३४७	७७	२०१४
२०१४		

बंदर-४		
२३४७	७७	२०१४
२०१४		

And we do ratify and confirm what the said Attorney will lawfully do in the scope of these presents

Signature

बंदर-४		
२३४७	७७	२०१४
२०१४		

बंदर-४		
२३४७	७७	२०१४
२०१४		

IN WITNESS WHEREOF we have put hand this 11th day of April 2014.

SIGNED, SEALED AND DELIVERED)

By the within named Shri.

Mr. Vijay Chintaman Yeolekar) *Signature*



In the presence of.....)

Mr. Hiranyakumar N. Joshi) *Signature*



In the presence of.....)

Signature of Shri Sachin T. Waghe

बंदर-४		
२३४७	७७	२०१४
२०१४		



बंदर-४		
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२३४७	७७	२०१४
२०१४		

बंदर-४		
२३४७	७७	२०१४
२०१४		

PERMANENT ACCOUNT NUMBER
 AAAP1821A
 NAME
 VIJAYRAJ DEVELOPERS
 DATE OF ISSUE OF ACCOUNT INFORMATION
 23-07-2024

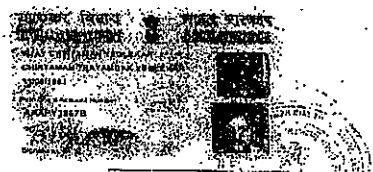


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२०२४		

बदल-४		
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बदल-४		
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बदल-४		
२९४०	११०	२४
२०२४		

ORIGINAL/DUP (DATE)

No.: MH01 V 211514

FORM - 102
(Sec rule 3)

Certificate of Registration
Under section 16
The Maharashtra Value Added Tax Act, 2002

Tax payer Identification Number (TIN) **2740031370**

This is to certify that **VIJAYRAJ DEVELOPERS**

concerned in business, whose details are given below is registered as a dealer under section 16 of the Maharashtra Value Added Tax Act, 2002.

1) Name and type of business: **VIJAYRAJ DEVELOPERS**

2) Address of the principal place of business: **1/22 SHIVANAND CO OP SOCIETY
VILE PARLE EAST
PLAY GROUND CROSS
MUMBAI
400057 (TN)
400057**

3) Constitution: **PARTNERSHIP**

4) Nature of business: **WORKS CONTRACTOR**

5) Address of Additional place of business: **NIL**

6) Effective date of the Certificate: **01-Apr-2006**

Place: Mumbai

Date: **01-Apr-2006**

(M. K. PATIL)
Registration Officer
Mumbai



2283 2084
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TATA POWER YOUR POWER BILL

The Tata Power Company Limited
Distribution Customer Services (Mumbai) Refueling Station,
Near Ghatghar Industrial Estate, Worli, Mumbai 400027

Lighting up lives!

Customer Name: **CHITRAKAM REPAIR WORKS**

Address: **1/22 SHIVANAND CO OP SOCIETY, VILE PARLE EAST, PLAY GROUND CROSS, MUMBAI, 400057**

Bill Date: **18.03.2014**

Bill Period: **15.03.2014**

Bill Month: **03.2014**

Meter No: **2283**

Metered Units: **2084**

Units Used: **2084**

Basic Tariff: **Rs. 660.00**

Charged: **Rs. 660.00**

CALL: 1166-395-8181

THE TATA POWER COMPANY LIMITED

entertainment | computers | imaging | smartphones | small & large appliances

Crroma A TATA Enterprise

entertainment | computers | imaging | smartphones | small & large appliances

Consumer No: **2884218**

Consumer Name: **CHITRAKAM REPAIR WORKS**

Bill No: **710636021**

Bill Date: **18.03.2014**



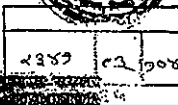
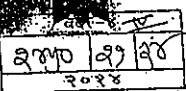

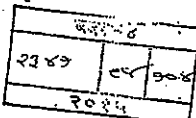
Due Date: **25.03.2014**

Amount Due: **660.00**



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आयकर विभाग
 INCOME TAX DEPARTMENT
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 RAMESH GOVIND TRADING
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Summary (GushwaraBhag-1)

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वर्षा नुसार: व. 01% संघटना: व. 00%
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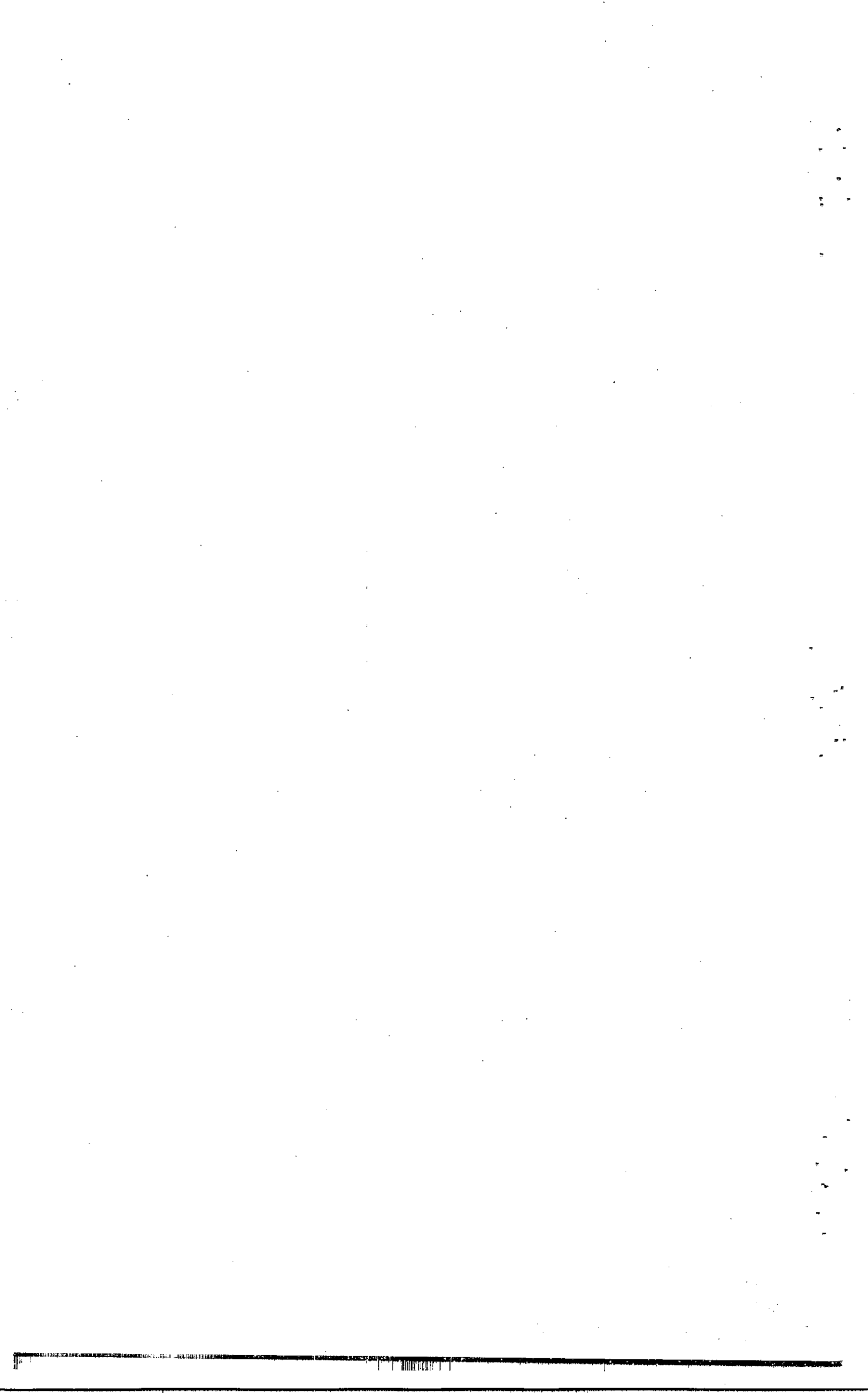
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महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग
मुल्यांकन अहवाल सन 2019

1. दस्ताचा प्रकार :- अनुच्छेद क्रमांक
2. सादरकर्त्याचे नाव :- करीबाम
3. तालुका :- मुंबई / अंधेरी / बोरीवली / कुर्ला
4. गावाचे नाव :- वीलेपार
5. नगरभुमापन क्रमांक/सर्व्हे क्र./अंतिम भुखंड क्रमांक :- 503
6. मूल्य दरविभाग (झोन) :- 3E उपविभाग 3C3
7. मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औद्योगिक
प्रति चौ मी. दर :- 25000/-
8. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- 210.02 क्व.फुट / बिल्ट अप चौ.मीटर / फूट
9. कारपार्किंग :- 210.02 गच्ची :- जि पोटमाळा :- जि
10. मजला क्रमांक :- वेरा उदवाहन सुविधा आडे / नाही
11. बांधकाम वर्ष :- 2014 घसारा :- जि
12. बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
13. बाजारमूल्यदर तक्त्यातील मार्गदर्शक सुचना क्र. :- ज्यान्वये दिलेली घट / वाढ
14. भाडेकरू व्याप्त मिळकत असल्यास :- 1. त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र) :- 2389 9 908
2. नवीन इमारतीत दिलेले क्षेत्र :- 2014
3. भाड्याची रक्कम :- _____
15. लिख अॅन्ड लायसन्सचा दस्त :- 1. प्रतिमात्र रक्कम _____
निवासी/अनिवासी 2. अनाम रक्कम / आभावित मोड _____
3. कायदेबांधी _____
16. निर्धारित केलेले बाजारमूल्य :- 250,25,000/-
17. दस्तामध्ये दर्शविलेली मोबदला :- 25,000,000/-
18. देय मुद्रांक शुल्क :- 2,00,000/- भरलेले मुद्रांक शुल्क :- 2,00,000/-
19. देय नोंदणी फी :- 30,000/-

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Promoter

Purchaser/s

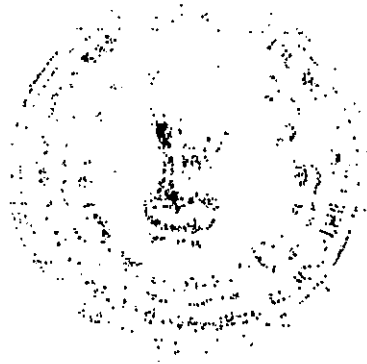
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Department

Type of

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Total

Payment

Receipt

Name of

Name of

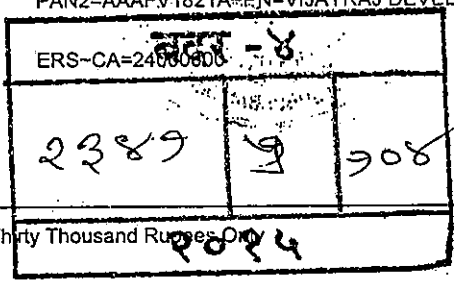
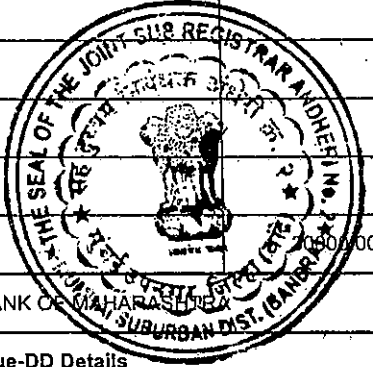
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CHALLAN
MTR Form Number-6

DEFACED FOR RS: 30000.00

GRN	MH00671097201438	PIN CODE		DATE	26/03/2015	TIME	12:59:45	Form ID	IGR187(BDR4)
Department	Inspector General of Registration			Payer Details					
Sr. No.	Deface Number 400423388201415			TAX ID (If Any)					
Type of Payment	Registration Fee			PAN No. (If Applicable)					
(Amt. in words: Thirty Thousand Rupees Only)				AMOUNT					
Ordinary Collections IGR				30000.00					
Office Name	BDR1_JT SUB REGISTRAR ANDHERI NO 1			Full Name					
Location	MUMBAI			MANOJ MALHAR KULKARNI AND AMAL AKULKARNI					
Year	2014-2015 One Time			Flat/Block No.					
Account Head Details				Premises/Building					
Amount In Rs.				Road/Street					
0030063301 Amount of Tax				1150					
				Area/Locality					
				VILE PARLE EAST					
				Town/City/District					
				PIN					
				4 0 0 0 5 7					
				Remarks (If Any)					
				PAN2=AAAFV1821A-PN=VIJAYRAJ DEVELOP					
				ERS-CA=24000000					
				2389 9 308					
				Amount In Words					
				Thirty Thousand Rupees Only					
				FOR USE IN RECEIVING BANK					
Payment Details				BANK OF MAHARASHTRA					
Cheque-DD Details				Bank CIN					
				REF No.					
				02300042015032604113					
				234345974					
Cheque/DD No				Date					
				26/03/2015-13:02:04					
Name of Bank				Bank-Branch					
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Mobile No. : 9833910239

[Signature]
Promoter

[Signature]

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Purchaser/s



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बंदर - ४		
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AGREEMENT FOR SALE

AGREEMENT FOR SALE made at Mumbai this ²⁶ day of March 2015 BETWEEN **M/S. MESSERS VIJAYRAJ DEVELOPERS**, a firm duly registered under the Indian Partnership Act, 1932 and having its Registered Office at 1/2, Shivanand Society, Playground Cross Road, Vile Parle(E), Mumbai-400 057, hereinafter called **"THE PROMOTER"** through its partner Shri. Vijay Yeolekar (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners as per the partnership deed - constituting the said firm and the survivors or survivor of them and the heirs, executors and administrators of the last such survivor and his/her/their assigns) of the **FIRST PART**;

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 26
 2015
 Yeolekar
 Justice

AND

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 Promoter

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 Purchaser/s

MR. MANOJ MALHAR KULKARNI aged 47 years AND MRS. AMALA MANOJ KULKARNI aged 41 years both Indian Inhabitants residing at A/202, Rajkamal Co operative Housing Society Ltd., Subhash Road, Vile Parle (East), Mumbai 400 057 hereinafter referred to as **"the Purchaser/s"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of individuals his/her heirs, executors, administrators, permitted assigns, in case of Company its successors and permitted assigns and in case of the firm, such firm, its partner/s or survivor/s and heir executors, administrators and permitted assigns of last such survivor) of the **OTHER PART :**



REAS:



... of Registered Indenture of Conveyance executed in the year 1971 in favour of the Roopali Vile Parle Co-operative Housing Society Ltd., (a Society registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 under Registration No. BOM/HSG/2555 of 1970) (hereinafter referred to as **"the Society"**), the society has duly purchased and acquired and became seized and possessed of or otherwise well and sufficiently

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entitled to all that the piece and parcel of land bearing final plot No. 113 of the Town Planning Scheme IV of Vile Parle (Original Plot Number allotted thereto being No. 122) which being the tentative Scheme forming a part of a larger piece of land being **2084** No. 82 Hissa No. 7 of Vile Parle admeasuring 1280 Sq. yards or thereabout equivalent to 1070.20 Sq. Mtrs Vile Parle (East) Mumbai- 400 057, in Village Vile Parle (East), Taluka Andheri within the Registration Sub-District of Andheri, District Mumbai Suburban, within Greater Mumbai. The said Indenture dated 27th May 1971 is duly registered with the Sub-Registrar of Assurances at Bombay on 1st July 1971 under No. BOM/R/2522/1971 (hereinafter referred to as **"the said plot"**);

B. On the variation of the Town Planning Scheme the property mentioned in the Deed of Conveyance dated 27th May 1971 was reconstituted and was given Final Plot No. 143 of TPS V (1st


Promoter

 
Purchaser/s

Variation) (Final) of Vile Parle and the reconstituted property admeasures 1150 square Mtrs. as per the Town Planning Scheme Records. The said Plot is more particularly described in the **First Schedule** hereunder written and is shown on the plan thereof annexed hereto marked as **Annexure 'A'** and thereon shown delineated in red coloured boundary lines and shall hereinafter be referred to as the "**said property**". The said property is in the Residential Zone. The Property Card is annexed hereto as **Annexure 'B'**.

C. Subsequent to the acquisition of the said plot, the Society constructed on the said plot building bearing 2 wings namely A and B comprising of ground and three upper floors with 11 flats in A wing and 9 flats in B wing (hereinafter the said building comprising of 20 residential flats constructed and presently standing on the said plot are collectively be referred to as "**the existing building**") in accordance with the plans that had been sanctioned by the Municipal Corporation of Greater Mumbai (hereinafter referred to as "**the Corporation**"). The said 20 flats are duly occupied by 20 members of the society who are the Owners of their respective flats in the existing buildings are hereinafter referred to as "**the existing members**" and the flats occupied by them presently in the existing buildings are hereinafter referred to as "**the said existing flats**";



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D. In view of the age and condition of the existing building, the Society, the RCC structures of the existing building which was repaired on two occasions, as per structural consultants advice, still show severe damages and cracks whereby the existing building would require major repairs. However even such major repairs will not be a permanent remedial measure and hence instead of carrying out further major repairs to the building, the Society decided to redevelop the existing building.

E. In the aforesaid background, the Society after following stipulated procedure including inviting bids from prospective developers and scrutiny of such offers and tenders received by the Society, by a

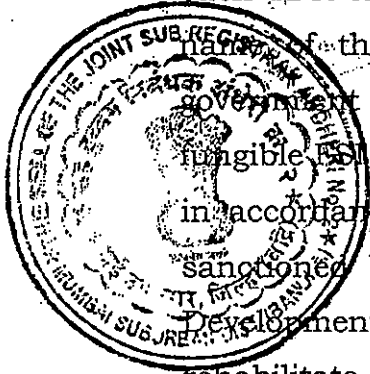
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Promoter

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Purchaser/s

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Development Agreement dated 16/12/2013 and duly registered with the Office of the Sub-Registrar of Assurances at Bandra under Serial No. VDR4-8695 on 16/12/2013 (hereinafter referred to as "the said Development Agreement") and made and executed by and between the Society (therein also referred to as 'the Society') of the One Part and the Promoter herein (therein referred to as "the Developers") of the Other Part, the society thereby granted and conferred unto the Promoter herein full free and complete development rights for development of the said property by demolishing the existing building and constructing new building in the manner envisaged in the said Development Agreement by utilizing the available FSI of the said property and permissible FSI by way of TDR (Transferable Development Rights, such TDR to be purchased and acquired by the Promoter in the name of the Society at their own costs from open market/ Government authorities) to the maximum extent alongwith permissible FSI as may be feasible in respect of the said property and in accordance with the plans and specifications which may be sanctioned by the Municipal Corporation of greater Mumbai, Development Control Regulations of Greater Mumbai, 1991 and rehabilitate all the existing members of the Society in the new building to be constructed on the said property upon the terms and conditions more particularly setout therein;



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In pursuance of the said Development Agreement, the Society has executed a Power of Attorney in favour of the Promoter and its partner authorizing them to do all acts, deeds, matters and things for carrying out the development of the said property and construction of the proposed new buildings;

- G. In terms of the said Development Agreement, the Promoter is required and has agreed to construct and handover to the Society for its 20 (Twenty) members free of cost i.e. in total 20 (Twenty) residential flats alongwith 20 covered car parking spaces in the new buildings proposed to be constructed by the Developers on the said property (for the brevity's sake hereinafter referred to as society's allocation).

[Signature]
Promoter

[Signature]
Purchaser/s

[Signature]

- H. The promoters have duly obtained Intimation of disapproval bearing No. CHE/WS/1064/K/337(NEW) dated 09.01.2014 and revised IOD dated 29.12.2014. Hereto annexed and marked **Annexure "C and C-1"** are the copies of the IOD and revised IOD.
- I. The developers have also obtained commencement certificate No.13.6.2014. Hereto annexed and marked **Annexure "D"** is a copy of commencement certificate.
- J. In terms of the said Development Agreement, the Promoter is entitled to deal with all the remaining newly constructed area (i.e. all areas apart from Societies' Allocation) as mentioned hereinabove along with remaining car parking spaces in the proposed new construction and hereinafter collectively be referred to as **"the Promoters' Allocation"** and the Promoter is entitled to independently allot, cancel allotment, re-allot, sell, transfer, lease, grant on leave and license, dispose off or otherwise deal with the Promoters' Allocation in such manner that the Promoter deems fit and to receive and appropriate the sale proceeds thereof to itself.
- K. The Promoter has entered into a prescribed Agreement with the Architect, **M/s. Amber V. Natekar**, registered with the Council of Architects and also appointed **Mr. A.V.Kulkarni** as Structural Engineers for preparing structural designs and drawings and specifications of the said building to be constructed on the said property.
- L. The Purchaser/s has/have demanded from the Promoter and the Promoter has given inspection to the Purchaser/s of all the documents of title relating to the said property, the plans, designs and specifications prepared by the Promoter's Architect 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 MOFA"**) and the rules made there under;



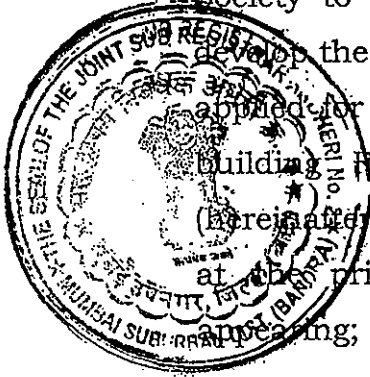
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Amber V. Natekar
 Promoter

Amber V. Natekar
 Purchaser/s

- M. Hereto annexed and marked **Annexure "E"** is a copy of the title Certificate of Mr. Trigun Patwardhan Advocates dated 30.7.2013;
- N. While sanctioning the said plans for the said building the concerned local authorities and/or government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the said property and the said building and upon due observance and performance of which only the occupation and the completion certificate in respect of the said building shall be granted by the concerned local authority;

O. The Purchaser/s being fully satisfied in respect of the title of the Society to the said property and the right of the Promoter to develop the said property has/have approached the Promoter and applied for purchase of Flat No. A/403 on the 4th floor of the building Roopali to be constructed on the said property (hereinafter the flat shall be referred to as **"the said premises"**) at the price and on the terms and conditions hereinafter appearing;



P. The Purchaser/s hereby expressly confirms that he/she/ they/it have agreed to enter into this Agreement with full knowledge,

बदल	implication, effect, etc. of various terms and conditions contained
2389	in the said development writings, plans, documents, orders, layout scheme/project including the rights and entitlements available to and reserved by the Promoter contained in these
२०१६	presents;

- Q. The Promoter hereby records, declares and confirms that the said premises form a part of the Promoter's Allocation as envisaged in the said Development Agreement;
- R. As per clause 5 of the Development Agreement the society has permitted the promoter to allot the remaining car parking spaces to their prospective purchasers only as an integral part of the sale flats for which the society and its existing members shall not have any objection. As such the promoter hereby allots two car parking

[Signature]
Promoter

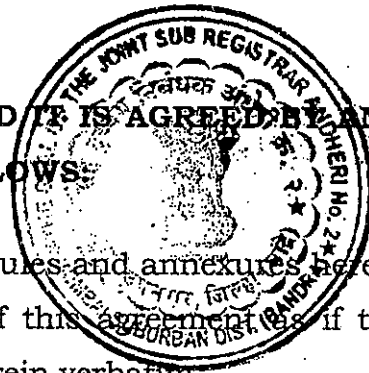
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Purchaser/s

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spaces to the purchaser which can be used by the flat purchaser as per the sanctioned plan without any consideration.

- S. Under Section 4 of the MOFA, the Promoter is required to execute a written Agreement for Sale of the said premises to the Purchaser/s, being in fact these presents and also to register this Agreement under the Registration Act, 1908;
- T. Relying upon the said applications, declaration and agreement herein contain, the Promoter has agreed to sell to the Purchaser/s the said premises at the price and on the terms and conditions hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH AND IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:



1. The recitals contained above and schedules and annexures hereto form an integral and operative part of this agreement if the same were set out and incorporated herein verbatim.
2. The Promoter shall under normal conditions construct and complete the building comprising of two wings namely Wing A and wing B each consisting of stilt and 6th upper floors as set out in these presents by utilizing the FSI available on the said property as also by utilizing benefit of TDR (Transferable Development Right) by whatever name called and in all form to be acquired and purchased by them and use/utilize and exploit on the said property to the utmost extent along with the available fungible FSI as may be permissible by the development authorities from time to time and in accordance with the sanctioned building plans or the amended building plans as may be sanctioned by the Corporation.
3. The Purchaser/s hereby agree/s to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser/s Flat No.A/403 on the 4th floor having carpet area admeasuring 870 sq. ft carpet area equivalent to 80.86 sq.mtrs (hereinafter referred to as "the said flat") more particularly described in the **SECOND**

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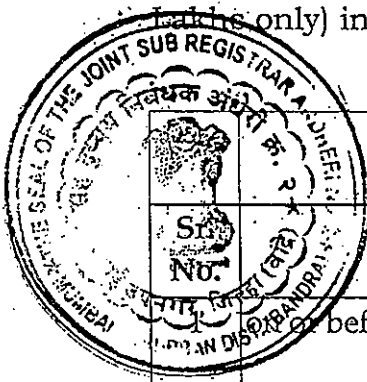
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Promoter

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Purchaser/s

SCHEDULE hereunder written as shown bounded by **RED** colour boundary line on the typical floor plan thereof hereto annexed and marked as **ANNEXURE "F"** at and for the lumpsum price of Rs. 2,40,00,000/- (Rupees Two Crores Forty Lakhs only) (the said flat shall be hereinafter collectively referred to as "**the said premises**"). The aforesaid price of the said premises is inclusive of the proportionate price of the common areas and facilities appurtenant to the premises. The Promoter has duly allotted to the purchasers Two car parking spaces free of cost.

4. The Purchaser/s hereby agree/s to pay to the Promoter the said purchase price of Rs.2,40,00,000/- (Rupees Two Crores Forty Lakhs only) in the following manner :



	Particulars	Percentage	Amount (Rs)
	on or before Booking	15%	36,00,000/-
2	on or before completion of Plinth	15%	36,00,000/-
3	on or before completion of 1st slab	8%	19,20,000/-
4	on or before completion of 2nd slab	6%	14,40,000/-
5	on or before completion of 3rd slab	5%	12,00,000/-
6	on or before completion of 4th slab	5%	12,00,000/-
7	on or before completion of 5th slab	6%	14,40,000/-
8	on or before completion of 6th slab	5%	12,00,000/-
9	on or before completion of 7th slab	5%	12,00,000/-
10	on or before completion of Brick Work	5%	12,00,000/-
11	on or before completion of Internal Plaster	5%	12,00,000/-

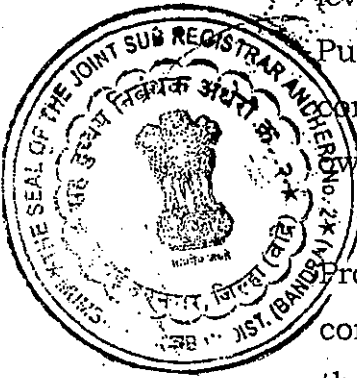
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Promoter

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Purchaser/s

loan along with interest and/or incurring liability of any manner whatsoever, finalized or otherwise.

7. The Promoter hereby declares that no part of the FSI relating to the said property has been utilized by the Promoter elsewhere for any purpose whatsoever.

8. On the Purchaser/s committing default in payment on the due dates of any amount due and payable by the Purchaser/s to the Promoter under this Agreement (including non-payment of Service tax/ VAT/GST on any other tax which becomes applicable levied hereafter under the relevant statutes) and upon Purchaser/s committing breach of any of the terms and conditions herein contained, the Promoter shall be entitled at its own option to terminate this Agreement.



Provided always that the power of termination herein before contained shall not be exercised by the Promoter unless and until the Promoter shall have given to the Purchaser/s 15 (fifteen) days prior notice in writing of their intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it has intended to terminate the

Agreement and default shall have been made by the Purchaser/s in remedying such breach or breaches within fifteen days after receiving of such notice.

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Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Purchaser/s the installments of the sale price of the premises, which may till then have been paid by the Purchaser/s to the Promoter after deducting there from Service Tax, VAT/GST and all other taxes paid or payable on this Agreement, but the Promoter shall not be liable to pay to the Purchaser/s any interest on the amount so refunded upon termination of this Agreement. Upon such refund, the Promoter shall be at liberty to dispose of and sell the premises to such persons and at such price as the Promoter may in its sole and absolute discretion deem fit.

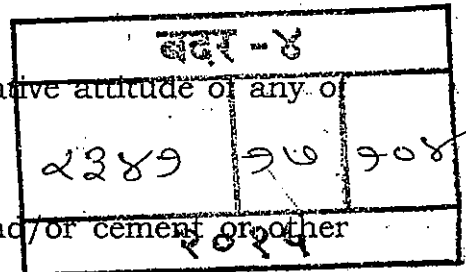
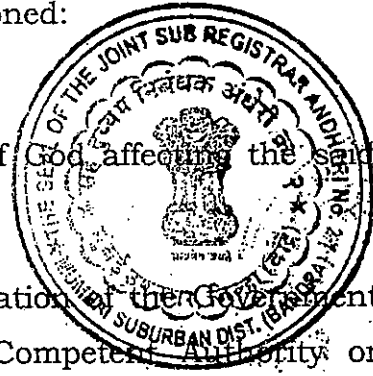
[Signature]
Promoter

[Signature]
Purchaser/s

[Signature]

9. The fixtures, fittings and amenities to be provided by the Promoter in the said premises and the said building are those that are set out in ANNEXURE "G" annexed hereto. The Purchaser/s has satisfied himself/herself/themselves/itself about the amenities to be provided therein.
10. The Promoter shall give possession of the said premises to the Purchaser/s on or before December, 2016 subject to force majeure circumstances hereunder mentioned:

- a) War, civil commotion or act of God affecting the property;
- b) Any notice, order, rule, notification of the Government or other public, judicial or Competent Authority or change in the prevailing rule, notification of the Government related to the development of the said property or other public, judicial or competent authority or of the court affecting the development in respect of the said property;
- c) delay caused due to non cooperative attitude of any of the member of the Society;
- d) Non-availability of TDR, steel and/or cement or other building materials or water supply or electric power
- e) or any circumstances which are beyond the control of the Promoter and the Society;



If the Promoter fails or neglects to give possession of the said premises to the Purchaser/s on the aforesaid date and/or on such date as may be extended by mutual consent then the Purchaser/s shall have the option to terminate this Agreement after giving 15 days notice in writing, whereupon the Promoter shall be liable on demand

[Signature]
 Promoter

[Signature]
 Purchaser/s

to refund to the Purchaser/s amounts already received by it in respect of the said premises alongwith simple interest @ 9% per annum from the date of the receipt of the respective amounts by the Promoter till payment..

11. The Purchaser/s shall take possession of the said premises within 15 (fifteen) days of the Promoter giving written notice to the Purchaser/s intimating that the said premises are ready for use and occupation.


Provided that if within a period of 1 (one) year from the date of handing over the said premises to the Purchaser/s, the Purchaser/s bring/s to the notice of the Promoter any defect in the said premises or the building in which the said premises is situated, the Promoter shall make the same good within a period of 15 (fifteen) days. However, if the Purchaser/s carry out any alteration or addition or change in the said premises and/or the said building without obtaining prior written permission of the Promoter, Society and the concerned authorities wherever required, the liability of the Promoter shall come to an end and the Purchaser/s alone shall be responsible to rectify such defect or change at his/her/their own cost/s.

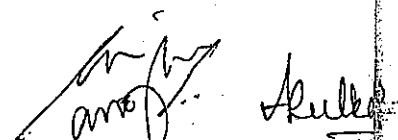


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(a)	

12. It is expressly clarified, agreed and understood between the parties hereto that :

Upon completion of development of the said property and receipt of the Occupation Certificate in respect of the building in which the said premises is situated and subject to the Purchaser/s having made payment of the entire consideration including all dues, outgoings to be paid hereunder, the Promoter shall cause the Society to admit the Purchaser/s as member/s of the Society subject to the Purchaser/s agreeing to abide by the rules, regulations and bye-laws of the Society;

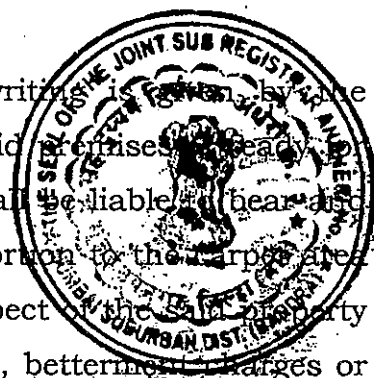

Promoter


Purchaser/s

(b) The Purchaser/s shall sign and execute the application for membership and other papers and documents necessary for becoming a member and return to the Promoter within ten days of the same being forwarded by the Promoter to the society, so as to enable the Society to enroll the Purchaser/s as the member/s of the Society.

13. The Purchaser/s shall use the said flat or any part thereof or permit the same to be used only for the residential purpose;

14. Commencing a week after notice in writing is given by the Promoter to the Purchaser/s that the said premises are ready for use and occupation, the Purchaser/s shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the said Premises) of outgoings in respect of the said property and the said building namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government, water charges, insurance, common light, lift, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said property and the said building. Until the said Purchaser/s are admitted as member of the Society, the Purchaser/s shall pay to the Promoter such proportionate share of outgoings as may be determined. At the time of being handed over possession of the said premises, the Purchaser/s shall pay to the Promoter a sum equivalent to one year's outgoings approximately by way of security deposit for payment of such outgoings. The monthly outgoings payable in respect of the said premises shall be calculated @ Rs.10/- per sq. ft. (carpet area). The amounts so paid by the Purchaser/s to the Promoter shall not carry any interest and remain with the Promoter until the Purchaser/s is/are admitted as member/s of the said Society. Subject to the provisions of section 6 of the MOFA, the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society. It is



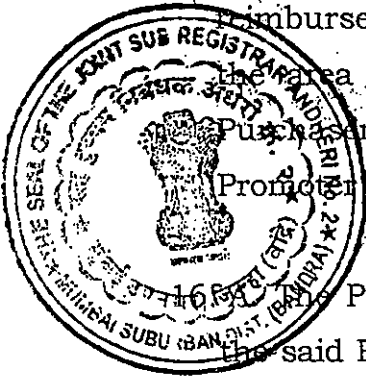
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[Signature]
Promoter

[Signature]
Purchaser/s

further agreed by and between the parties hereto that if the final amount of maintenance is not fixed before the expiry of 6 months, in that case the Purchaser/s undertake/s to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5th day of each and every month in advance to the society and shall not withhold the same for any reason whatsoever.

15. The Purchaser/s hereby agrees that in the event if any amount by way of development and/or betterment charges, premium or security deposit as fire cess is paid to the Corporation or to the State Government or any other tax or repayment of a similar nature becoming payable by the Promoter the same shall be reimbursed by the Purchaser/s to the Promoter in proportion of the area of the said premises agreed to be acquired by the Purchaser/s and in determining such amount, the decision of the Promoter shall be conclusive and binding upon the Purchaser/s.



Purchaser/s shall on or before delivery of possession of the said Premises keep deposited with the Promoter the following amounts:


बदर - ४ (i)		Rs. 10000/- for legal charges;
2289	(ii) 20	Rs. 5000/- towards membership fees of society
२०४५ (iii)		Rs. 50000/- towards electrical and water meter deposit charges

(iv) Balance of service tax/VAT/GST/M VAT if any applicable as per Clause 5 of this Agreement at the time of possession.

B. The Purchaser/s shall on or before the delivery of possession of the said premises keep deposited with society

i) Rs. 600/- for share money and entrance fees;


Promoter


Purchaser/s

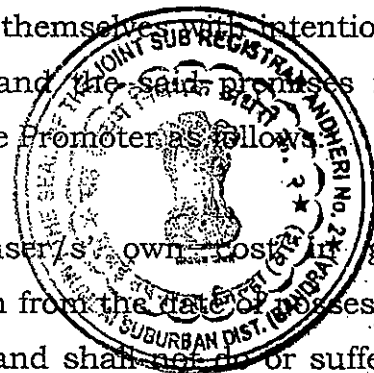


- ii) Rs.50,000/- towards ad-hoc maintenance charges towards the new premises.

17. However, it is being decided that upon the completion of redevelopment, the existing members of the society shall contribute Rs.100/- per sq. ft. of the new carpet area towards the society fund. Accordingly, the purchaser/s are also bound and liable to contribute Rs. 100/- per sq. ft. of the carpet area of the said premises, to match with the society's funds at the time of allotting the membership of the society to the purchaser/s.

18. The Purchaser/s for himself/herself/themselves in their intention to bring all persons into whosoever hand the said premises may come, doth hereby covenants with the Promoter as follows:

- (a) To maintain at the Purchaser/s' own cost in good tenantable repair and condition from the date of possession of the said premises is taken and shall not or suffer to be done anything in or to the building in which the said premises is situated or to the staircase or any passages in the building which may be against the rules, regulations or bye-laws or concerned local or any other authority or change/alter or make addition in or to 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 or structure of the building in which the said premises is situated or storing of 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 likely to damage the staircase, common passages or any other structure of the building in which the said premises is situated, including entrances of the building in which the said premises is situated and in case any damage is caused to the building in which the said premises is situated or the



other authority or		
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Promoter

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Purchaser/s

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said premises on account of negligence or default of the Purchaser/s in this behalf, the Purchaser/s shall be liable for the consequences of the breach;

- (c) Not to demolish or cause to be demolished the said premises or any part thereof, nor at any time make or cause to be made any addition or alteration whatsoever in or to the said premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the said building in which the said premises is situated and shall keep the portion, sewers, drains pipes in the said premises and appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the said building and shall not chisel or in any other manner damage the columns, beam, walls, slabs or RCC Partis or other structural members in the said premises without the prior written permission of the Promoter and/or the Society;



(d) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said property and the said building in which the said premises is situated or any part thereof or whereby any increase in premium shall become payable in respect of the insurance;

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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 in which the said premises is situated;

- (f) Not to spoils the external elevation of the said building.
- (g) Not to shift windows of the said premises and/or carry out any changes in the said premises so as to increase the area of the said premises and/or put any grill which would affect the elevation of the said building and/or carryout any unauthorized construction in the said premises. In the

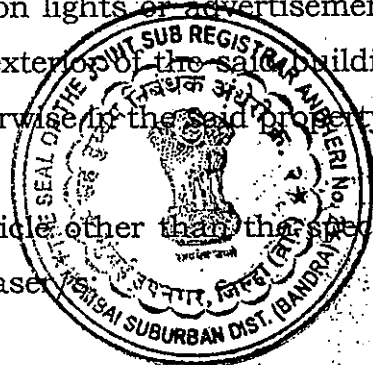
[Signature]
Promoter

[Signature]
Purchaser/s

[Signature]

event if any such change is carried out, the Purchaser/s shall remove the same within 24 hours of notice in that regard from the Promoter. In the event if the Purchaser/s fail/s to remove the same within the period of 24 hours, then the Promoter shall be entitled to enter upon the said premises and remove such unauthorized construction and the Purchaser/s hereby agree/s, undertake/s not to raise any objection for the same and/or demand any damages for the same from the Promoter.

- (h) Not to affix any sign boards, neon lights or advertisements either on the terrace or on the exterior of the said building or on the compound wall or otherwise in the said property;
- (i) Not to park own or visitor's vehicle other than the specific parking lot allotted to the purchaser;
- (j) Pay to the Promoter within 7 (seven) days of demand by the Promoter, his/her/their share of security deposit demanded by concerned local authority or Government giving water, electricity or any other service connected to the said building in which the said premises is situated;
- (k) To pay regular maintenance as well as ~~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 viz. user for any purposes other than purpose for which the same is allotted;
- (l) The Purchaser/s shall not let, sub-let, let on leave & license, transfer, assign or part with the Purchaser/s' interest or benefit factor of this Agreement or part with the possession of the said premises until all the dues payable by the Purchaser/s to the Promoter under this Agreement are fully paid-up and further only if the Purchaser/s is/are



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[Signature]
 Promoter

[Signature]
 Purchaser/s

not 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 the prior written permission of the Promoter or the Society as the case may be;

(m) The Purchaser/s shall observe and perform all the rules and regulations of the Society and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the said premises therein and for the observance and performance of the Building Rules, Regulations and By-laws for the time being of the concerned local authority and of the Government and other public bodies. The Purchaser/s shall also observe and perform all the stipulations and conditions laid down by the Society regarding the occupation and use of the said premises in the building/s and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement;



(n) Till all the existing members of the Society and Purchaser/s of premises in the said new building take possession of their new flats in the new building, the Purchaser/s shall permit the Promoter and its servants and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said property and the said buildings or any part thereof to view and examine the state and condition thereof.

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The Purchaser/s committing any act in contravention of the above provisions, the Purchaser/s shall be responsible and liable for the consequence thereof to the concerned local authority and/or public authority;

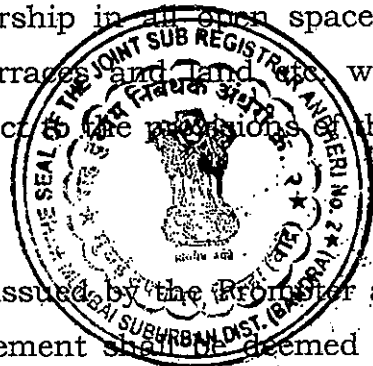
19. For any amount remaining unpaid by the Purchaser/s under this Agreement, the Promoter shall have first lien and charge on the

[Signature]
Promoter

[Signature] *[Signature]*
Purchaser/s

said premises agreed to be allotted to the Purchaser/s.

20. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said premises or any right or interest in the said property on which the said building is to be constructed or any part thereof and/or the building in which the said premises is situated or any part thereof. The Purchaser/s shall have no claim save and except in respect of the said premises hereby agreed to be sold to him/her/them and all rights of ownership in all open spaces, lobbies, lifts, staircases, common terraces and land will remain and vest with the Society subject to the provisions of the said Development Agreement.



21. All letters, notices, circulars, receipts issued by the Promoter as contemplated by and under this Agreement shall be deemed to have been duly served/delivered to the Purchaser/s at the following address :


A/202, Rajkamal Co operative Housing Society Ltd., Subhash - 8
Road, Vile Parle (East), Mumbai 400 057


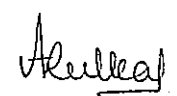
Subhash - 8		
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22. This Agreement shall be subject to the provisions of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and the rules made there under.

23. The Stamp Duty VAT, Service Tax, and Registration charges payable on this agreement shall be borne and paid by the Purchaser/s alone.

leaf


Promoter

 
Purchaser/s

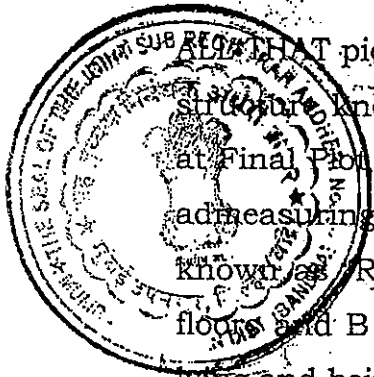
24. The Permanent Account Numbers of the parties hereto are as under :

Name	PAN Nos.
Promoter: M/s. Vijayraj Developers	AAAFV1821A
Purchaser/s:	
Mr. Manoj Malhar Kulkarni	AIMPK7302F
Mrs. Amala Manoj Kulkarni	ALNPK0239M

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

THE FIRST SCHEDULE ABOVE REFERRED TO

THAT piece or parcel of land or ground together with the Building / Structure known as "Roopali" standing thereon situate lying and being at Final Plot No. 143 (Old Plot No.113) TPS-V of village Vile Parle(east), admeasuring 1150 Sq Mtrs or thereabouts together with the building known as "Roopali" consisting of A wing of ground and 3 (part) upper floors and B Wing Consisting of Ground and Two upper floors situate, lying and being at Anant Waman vartak Marg, Vile Parle (East), Mumbai - 400 057, within the Registration District and Sub-District of Mumbai



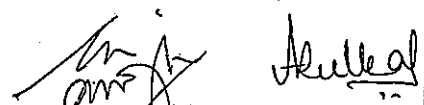
City and Mumbai Suburban and bounded as follows :

On or towards the East	: Chikhalwadi, Plot No. 140 & Plot No. 141 & Parle Kalpataru CHS
On or towards the West	: Forty Feet Road
On or towards the North	: Kesar Villa CHS
On or towards the South	: Apollo Devi CHS

THE SECOND SCHEDULE ABOVE REFERRED TO

Flat No. A/403 admeasuring 870 sq .ft. (carpet area) equivalent to 80.86 sq mtrs on the 4th floor of the said new building known as Roopali to be constructed on the said property more particularly described in the First Schedule hereinabove written.

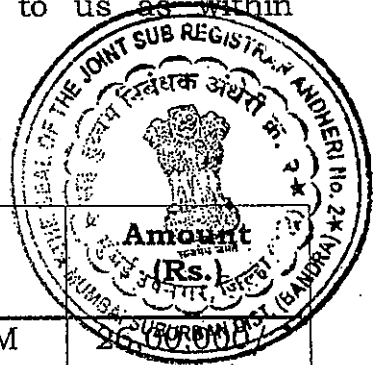

Promoter


Purchaser/s

RECEIPT

RECEIVED of and from the withinnamed Purchaser/s a sum of Rs.40,00,000/- (Rupees Forty Lakhs only) as and by way of part consideration to be by him/her/them paid to us as within mentioned, the details of which are as under :

Pay Order / Cheque No.	Date	Drawn on	Amount (Rs.)
000011	21.03.2015	HDFC BANK MAHIM (WEST), BRANCH	26,00,000
TOTAL			26,00,000



WE SAY RECEIVED
For M/S. VIJAYRAJ DEVELOPERS

Vijay Yeolekar
(Vijay Yeolekar)
Partner
PROMOTER

Witnesses:

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बंदर - ४		
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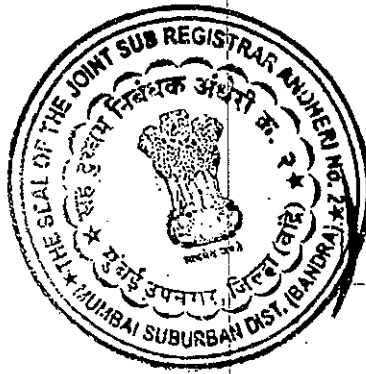
SIGNED AND DELIVERED by the
withinnamed Promoter
M/S. VIJAYRAJ DEVELOPERS
through its partner Shri. Vijay Yeolekar
in the presence of

Jee
Yeolekar

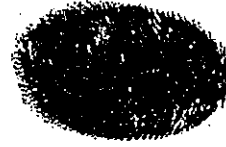
SIGNED AND DELIVERED by the
withinnamed Purchaser/s
MANOJ MALHAR KULKARNI

AMALA MANOJ KULKARNI
in the presence of...

Jee
Yeolekar



Yeolekar



Manoj
Kulkarni



Amala
Kulkarni



बंदर - ४		
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3) F
4) F
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A5



बदर - ४		
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Annex A

BRIHANMUMBAI MAHANAGARPALIKA

PART PLAN OF T.P.S. NO. VI VILEPARLE (1ST VARIATION)

FINAL

PLAN SHOWING F.P. NO. 143.

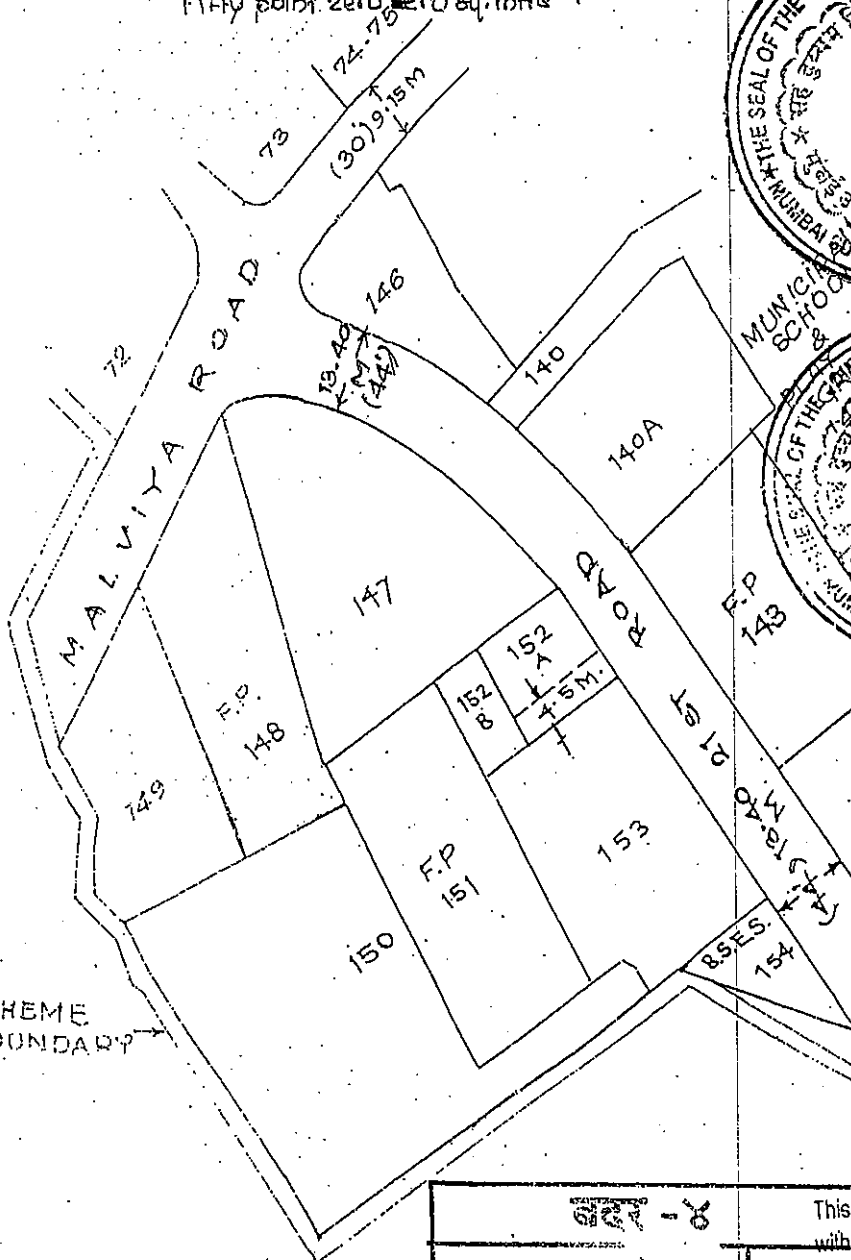
- 1) Scheme boundary shown thus.....
 - 2) Original line.....
 - 3) Final line.....
 - 4) Future line shown thus.....
- Variation under Sec. 91 of M. P. & T. P. Act, 1966 to the principal (Final) as sanctioned by the Govt. vide No. 10000/194306/2446/CR 112/2/18/U. dated 21-7-2008

N



SCALE = 1:1000

AREA OF F.P. NO. 143 :- 1150.00 sq. mtrs.
 AREA IN WORDS :- One Thousand One Hundred fifty point zero zero sq. mtrs.



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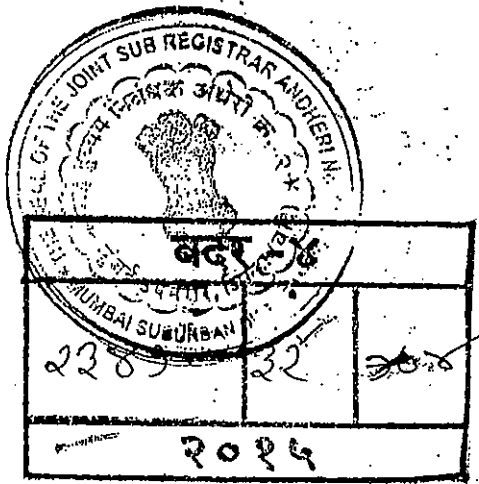
The Certified copy of Plan is given for S.P. & F.P. boundaries only without prejudice to the status of structures on the land in question.

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This plan / Form 4B is to be read with other files No. 664/R/TPS and Ex. Eng. dated 30/11/2012

Drawn by
 Prepared By: *Sparda*
 Checked By:

30/11/12
 Assistant Engineer
 Town Planning (Variation)



बंदर - ४		
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- 11) That the revised R.C.C. drawing/designs, calculations shall be submitted through Licensed Structural Engineer.
- 12) That the authorized Pvt. Pest Control Agency to give anti malaria treatment shall be appointed in consultation with P.C.O.[K/East Ward]
- 13) That the RUT shall be submitted by the developer to sell the tenements/flats on carpet area basis only and to abide by the provision of MOFA (Act) amended upto date and the I.B. indemnifying the MCGM and its employees from any legal complications arising due to MOFA, will be submitted.
- 14) That the condition of revised bye-law 4[c] shall be complied with.
- 15) That the NOC from A.A. & C., K/East Ward shall be submitted.
- 16) That all the payments shall be made.
- 17) That the C.C. shall be got re-endorsed.
- 18) That "All Dues Clearance Certificate" related to H.E.'s dept. from the concerned A.E.W.W. [K/East Ward] shall be submitted before applying for C.C.
- 19) That the work shall be carried out between sunrise and sunset only.
- 20) That the R.U.T. & Indemnity Bond shall be submitted stating that owner/developer and concerned Architect/Lic. Surveyor shall compile and preserve the following documents.



- a) Ownership documents.
- b) Copies of IOD, CC subsequent amendments, OCC, BCC and corresponding canvas mounted plans.
- c) Copies of Soil Investigation Report.
- d) R.C.C. details and canvas mounted structural drawings.
- e) Structural Stability Certificate from Lic. Structural Engineer.
- f) Structural audit reports.
- g) Details of repairs carried out in the buildings.
- h) Supervision certificate issued by Lic. Site Supervisor.
- i) Building Completion Certificate issued by Lic. Surveyor / Architect.
- j) NOC and Completion Certificate issued by C.F.O.
- k) Fire safety audit carried out as per the requirement of C.F.O.

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The above documents shall be handed over to the end user/prospective society within a period of 30 days incase of redevelopment of properties and in other cases, within 90 days after granting occupation certificate by the developer. The end user/prospective society shall preserve and maintain the abovesaid documents/plans and subsequent periodical structural audit reports and repair history. Further, the end user/ prospective society shall carry out necessary repairs/structural audit/fire safety audit, etc. at regular intervals as per requirement of C.F.O. A copy of the sample agreement to be executed with the prospective buyers incorporating the above conditions shall not be submitted to this office.

- 21) That all the structural members below the ground shall be designed considering the effect of chlorinated water, sulphur water, seepage water, etc. and any other possible chemical effect and due care while constructing the same shall be taken and completion certificate to

that effect shall be submitted from the Licensed Structural Engineer before further C.C.

- 22) That the R.U.T. shall be submitted by the owner/developer for maintaining the noise levels as per the norms of Pollution Control Board.
- 23) That the verification of AMSL of completed work shall be done before F.C.C. The AMSL of the topmost part of the building under reference shall also be verified before O.C.C.
- 24) That the R.U.T. for not misusing the additional floor area for full potential of F.S.I. and will count the same to be handed over to M.C.G.M. free of cost, for the building constructed for full potential.
- 25) That the sanitary arrangement shall be carried out as per Municipal specifications and drainage layout approved by Ch.Eng. (S.P.) be submitted before C.C. and completion certificate shall also be submitted from Ch.Eng. (S.P.).

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

(3 sheets of plan)

Yours faithfully,

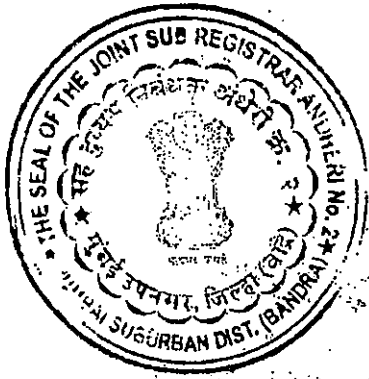
Sd/
Executive Engineer
Building Proposals
(Western Suburbs) K Ward

- Copy to : 1] M/s. Vijay Raj Developers, C.A. to Roopali CHSL
2] Assistant Commissioner, K/East Ward
3] A.E.W.W. K/East Ward

Forwarded for information please.

P.V. Sheth
29-12-2014
E.E.B.P.(W.S.) K Ward

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Form 88

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

This I.O.D./C.C. is issued subject to the provision of Urban Land ceiling and Regulation Act. 1976

Intimation of Disapproval under Section 346 of the Mumbai Municipal Corporation Act, as amended up to date.

No. CHE/WS/ 1064 / K /337 (NEW)

of 20

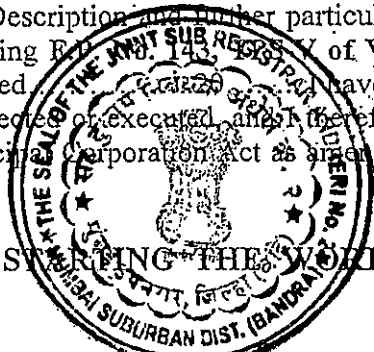
MEMORANDUM

- 9 JAN 2014

M/s. Vijayraj Developers, C.A. to Onwer, M/s. Roopali CHS

Municipal Office,
Ex-Engineer Bldg. Proposal (W.S
H and K Wards
Municipal Office, R. K. Patkar Marg
Bandra (West). Mumbai - 400 050

With reference to your Notice, letter No. 655 dated 26/12/13 200 and delivered on200.... and the plans, Sections, Specifications and Description and other particulars and details of your building at proposed residential building on plot bearing E of Vile Parle (E), Vile Parle (E), Mumbai, furnished to me under your letter, dated I have to inform you that I cannot approve the building or work proposed to be erected or executed, and therefore hereby formally intimate to you under Section 346 of the Bombay Municipal Corporation Act as amended upto-date, my disapproval by thereof reasons :-



A. CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK / BEFORE PLINTH C.C.

- 1) That the commencement certificate under section 44/69 (1)(a) of the M.R.T.P. Act will not be obtained before starting the proposed work.
- 2) That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding as per D.C. Regulation No.38(27) before starting the work.
- 3) That the low lying plot will not be filled upto a reduced level of atleast 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders etc and will not be levelled, rolled and consolidated and sloped towards road side, before starting the work.
- 4) That the Structural Engineer will not be appointed. Supervision memo as per appendix XI (regulation 5(3)(ix) will not be submitted by him.
- 5) That the structural design and calculations for the proposed work and for existing building showing adequacy thereof to take up the additional load will not be submitted before C.C.
- 6) That the sanitary arrangement shall not be carried out as per Municipal specifications and drainage layout will not be submitted before C.C.
- 7) That the Registered Agreement with the existing tenant alongwith the list will not be submitted before C.C.

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CERTIFIED AS TRUE COPY

[Signature]
AMBER V. NATEKAN,

REGD. ARCHITECT & INT. DESIGNER.

- () That proper gutters and down pipes are not intended to be put to prevent water dropping from the leaves of the roof on the public street.
- () That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the 8 JAN 2015 day of 200 , but not so as to contravene any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time and force.

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

P.V. Sheth
Executive Engineer, Building Proposals.
Zone K Wards

SPECIAL INSTRUCTIONS.

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

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

- (3) Under Bye Law No.8, the Commissioner has fixed the following levels :-
- "Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be -
 - "(a) Not less than 2 feet [60 cms] above the centre of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be laid in such street."
 - "(b) Not less than 2 feet (60 cms) above every portion of the ground within 5 feet (160 cms) of such building."
 - "(c) Not less than 92 ft. () meters above Town Hall Datum."

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

23/8/14
2014

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

- (6) Proposed date of commencement of work should be communicated as per requirements of Section 347(1) (aaa) of the Bombay Municipal Corporation Act.
- (7) One more copy of the block plan should be submitted for the Collector, Mumbai Suburban District.
- (8) Necessary permission for non-agricultural use of the land shall be obtained from the Collector , Mumbai Suburban District before the work is started. The non-agricultural assessment shall be paid at the site that may be fixed by the Collector under the Land Revenue Code and Rules thereunder.

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

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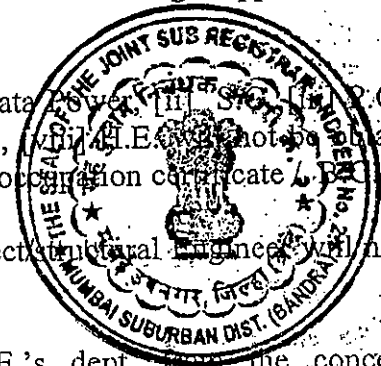
Amber V. Natekar
AMBER V. NATEKAR,
REGD. ARCHITECT &
INT. DESIGNER.

7-9 JAN 2014

CHE/WS/1064/K/337 (NEW) Ex. Engineer Bldg. Proposal (W.S H and K Wards

Municipal Office, R. K. Patkar Marg, Sande, CVT, Chhatrapati Shivaji Maharaj, 400 030

- 8) That the consent letter from the existing tenants for the proposed structure in their tenement will not be submitted before C.C.
- 9) That the Indemnity Bond indemnifying the Corporation for damages, risks, accidents etc. and to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C./starting the work.
- 10) That the existing structure proposed to be demolished will not be demolished or necessary Phase Programme with agreement will not be submitted and got approved before C.C.
- 11) That the requirements of N.O.C. of (i) Reliance Energy /Tata Power, [ii] S.P., [iii] H.E.W. not obtained and the requisitions if any will not be complied with before occupation certificate / C.C.
- 12) That the qualified/registered site supervisor through architect/structural Engineer will not be appointed before applying for C.C.
- 13) That "All Dues Clearance Certificate" related to H.E.'s dept. from the concerned A.E.W.W. [K/East Ward] shall not be submitted before applying for C.C.
- 14) That the NOC from Society alongwith certified extract of General Body Resolution for development/additions and alterations will not be submitted before C.C.
- 15) That Betterment charges or lucrative premium will not be paid in respective Ward Office and certificate /receipt will not be submitted before asking for C.C.
- 16) That the development charges as per M.R.T.P. (amendment) Act 1992 will not be paid.
- 17) That the registered undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible FSI shall not be submitted before asking for C.C.
- 18) That the requisite premium as intimated will not be paid before applying for C.C.
- 19) That the registered undertaking shall not be submitted for payment of difference in premium paid and calculated as per revised land rates.
- 20) That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria, etc. is made to the Insecticide Officer of the concerned Ward Office and provision shall be made as and when required by the Insecticide Officer for inspection of water tanks by providing safe but stable ladder, etc. and requirements as communicated by the Insecticide Office shall not be complied with.
- 21) That the Janata Insurance Policy or policy to cover the compensation claims under of workman's compensation Act 1923 will not be taken out before starting the work and also will not be renewed during the construction work.



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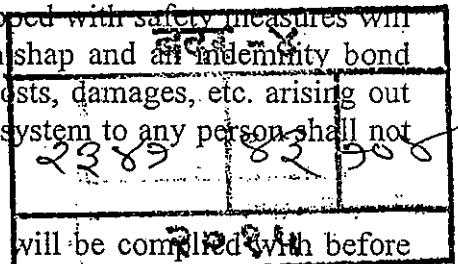
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(Signature)

AMBER V. NATEKAR
REGO. ARCHITECT &
INT. DESIGNER

9 JAN 2014

- 36) That the N.O.C. from E.E. Mech. (E.I.) P&D for the provision of artificial light, ventilation shall not be submitted.
- 37) That the RUT shall not be submitted by the developer to sell the tenements/flats on carpet area basis only and to abide by the provision of MOFA (Act) amended upto date and the I.B. indemnifying the MCGM and its employees from any legal complications arising due to MOFA, will be submitted.
- 38) That the necessary remarks for training of nalla/construction of SWD will not be obtained from Dy. Ch.Eng. (SWD) City and Central Cell before plinth C.C. and clearance of said remarks will not be insisted before granting full C.C. for the building.
- 39) That the debris removal deposit of Rs. 45,000/- or Rs. 2/- per sq. ft. for the built up area, whichever is less will not be paid before further C.C.
- 40) That the 'Debris Management Plan' shall not be got approved from Executive Engineer [Env.] and the conditions therein shall not be complied with.
- 41) That the N.O.C. from Collector - M.S.D. for excavation of land shall not be submitted.
- 42) That the labour welfare tax as per circular No. Dy.Ch.Eng/3663/BP (City) Dt. 30.9.2011 shall not be paid before asking for C.C.
- 43) The developer shall not submit the registered undertaking agreeing to comply with & follow all the rules, regulations, circulars, directives related to the safety of construction labors/workers, issued time to time by the department of building & other construction labours, Government of Maharashtra.
- 44) That the developer shall not submit R.U.T. stating that he will intimate the prospective buyer and existing tenants regarding concessions availed for deficiency in open space etc. as well as not objecting neighbourhood development with deficiency etc.
- 45) That the Registered Undertaking stating that the conditions of E.E. (T & G) NOC shall not be complied with and to that effect the mechanized parking equipped with safety measures will be maintained permanently in safe condition to avoid any mishap and an indemnity bond indemnifying MCGM and its officers against any litigation, costs, damages, etc. arising out of failure of mechanized system /nuisance due to mechanized system to any person shall not be submitted.
- 46) That the requirement of N.O.C. from C.A., U.L.C. & R. Act will be complied with before starting the work above plinth level and Affidavit-cum-Indemnity Bond as required u/No. ULC-10 (2008)/CR-1/2008/ULCR-1 dtd. 01-3-2008 shall not be submitted by developer.
- 47) That the R.U.T. shall not be submitted by the developer stating that fungible compensatory FSI for rehabilitation component shall not be used for sale component.
- 48) That the NOC from the Registrar of Societies under Section 79A shall not be submitted.



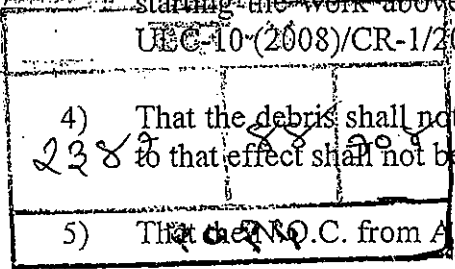
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AMBER V. NATEKAR,
REGD. ARCHITECT &
INT. DESIGNER.

- 49) That the registered undertaking shall not be submitted for payment of difference for fungible, open space deficiency or any type of premium retrospectively as & when demanded by M.C.G.M.
- 50) That the RUT shall not be submitted stating that the difference of payment for additional 33% FSI shall be paid and calculated as per the revision of rates by the Government from time to time as per the condition No.5 mentioned in Notification and circular before requesting for C.C.
- 51) That the RUT shall not be submitted regarding any adverse clarification received from Government of Maharashtra in respect of condition No.7 of Govt. notification No.TPB-4308 regarding consent of society / occupants regarding utilization of 0.33 FSI on prorata basis.
- 52) That a letter from owner stating that they will accept the refund of additional 33% FSI premium paid, without claiming any interest thereon, if the development proposal is not approved/rejected by M.C.G.M. shall not be submitted.
- 53) That the RUT for the contravening toilets shall not be submitted.
- 54) That the work shall not be carried out between sunrise and sunset.
- 55) That the phase programme will not be got approved before asking for C.C.

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

- 1) That the notice in the form of appendix XVI of D.C.R. shall not be submitted on completion of plinth.
- 2) That N.O.C. from Civil Aviation department will not be obtained for the proposed height of the building.
- 3) That the requirement of N.O.C. from C.A., U.L.C. & R. Act will not be complied with before starting the work above plinth level and Affidavit-cum-Indemnity Bond as required u/No. UEC-10-(2008)/CR-1/2008/ULCR-1 dtd. 01-3-2008 shall not be submitted by developer.



- 4) That the debris shall not be transported to the respective Municipal dumping site and challan to that effect shall not be submitted to this office for record.
- 5) That the N.O.C. from A.A. & C. [K/East] shall not be submitted.
- 6) That the plinth stability certificate from R.C.C. consultant shall not be submitted.
- 7) That the work-start notice shall not be submitted.
- 8) That C.C. shall not be granted beyond plinth level unless the concerned owner / builder satisfies the competent authority that he has moved the concerned authorities / utilities for

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(Signature)
AMBER V. NATEKAN
 REGD. ARCHITECT &
 INT. DESIGNER.

9 JAN 2014

CHE/WS/1064/K/337 (NEW)

Ex. Engineer Bldg. Proposal (W.S

and K Wards

Municipal Office, R. K. Patkar Marg

Sandra (West), Mumbai - 400 050

providing connection in this regard & advance connection [not commissioned] is taken as per the specifications.

- 9) 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.
- 10) That the quality control for building work / for structural work / supervision of the work shall not be done and certificate to that effect shall not be submitted periodically in proforma.
- 11) That the monthly status report shall not be submitted regularly.

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

- 1) That the conditions of Govt. order under No. _____ dated _____ shall not be complied with and that the certificate regarding compliance of conditions mentioned therein will not be submitted before submission of _____.
- 2) That the separate vertical drain pipe, soil pipe with a separate gully trap, water main, O.H. tank etc. for Nursing home, user will not be provided and that the drainage system of the residential part of the building will not be affected.
- 3) That some of drains will not be laid internally with C.I. pipes.
- 4) That the dust bin will not be provided as per C.E.'s circular No. CE/9297/II dated 26.6.1978.
- 5) That the surface drainage arrangement will not be made in consultation with E.E.(S.W.D.) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate/B.C.C.
- 6) That the existing well will not be covered with R.C.C. slab.
- 7) That the 10' wide paved pathway upto staircase will not be provided.
- 8) That the surrounding open spaces, parking spaces and terrace will not be kept open and unbuilt upon; and will not be levelled and developed before requesting to grant permission to occupy the bldg. or submitting the B.C.C. whichever is earlier.
- 9) That the name plate/board showing plot no., name of the bldg. etc. shall not be displayed at a prominent place before O.C.C./B.C.C.
- 10) That the carriage entrance will not be provided before starting the work.
- 11) That the parking spaces will not be provided as per D.C.R. No.36.
- 12) That B.C.C. will not be obtained and IOD and debris deposit etc. will not be claimed for refund within a period of six years from the date of occupation.



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Amber V. Natekar
AMBER V. NATEKAR,
REGD. ARCHITECT &
INT. DESIGNER.

13) That every part of the building constructed and more particularly overhead water tank will not be provided with the proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder.

14) That the owner/developer will not hand over the possession to the prospective buyer before obtaining occupation permission.

15) That the letter-box of appropriate size shall not be provided for all the tenements at the ground floor.

16) That the infrastructural works such as construction of hand-holes/manholes, ducts for underground cables, concealed wiring inside the flats/rooms, room/space for telecom installations required for providing telecom services shall not be provided.

17) That the regulation No.45 and 46 of D.C. Reg. 1991 shall not be complied with.

18) That the necessary arrangement of borewell shall not be made/provided and necessary certificate to that effect from the competent authority shall not be obtained before C.C.

19) That the provisions of Rain Water Harvesting as per the design prepared by approved consultants in the field shall not be made to the satisfaction of Municipal Commissioner while developing plots having area more than 300 Sq.Mts. as per Govt. notification under Sec.37[2] of M.R.T.P. Act, 1966.

20) That the requisition from fire safety point of view as per D.C.R.91 shall not be complied with.

21) That the Vermiculture bins for disposal of wet waste as per the design and specification of Organisations/individuals specialized in this field, as per the list furnished by Solid Waste Management Department of M.C.G.M. shall not be provided to the satisfaction of Municipal Commissioner.

22) That the Drainage Completion Certificate shall not be submitted.

23) That the Lift Inspector's completion certificate shall not be submitted.

24) That the structural stability certificate shall not be submitted.

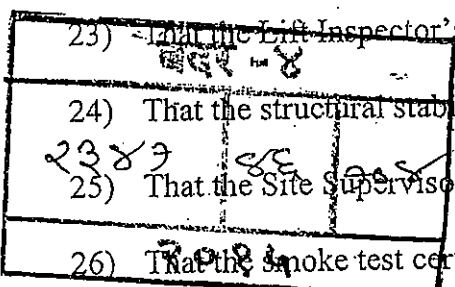
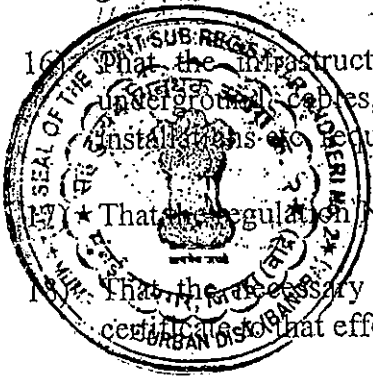
25) That the Site Supervisor's completion certificate shall not be submitted.

26) That the smoke test certificate shall not be submitted.

27) That the water proofing certificate shall not be submitted.

28) That the final completion certificate from C.F.O. shall not be submitted.

29) That the N.O.C. from A.A. & C. [K/East] shall not be submitted.



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Amber V. Natekar
AMBER V. NATEKAR,
REGD. ARCHITECT &
INT. DESIGNER.

- 30) That the completion certificate for Rain Water Harvesting System from Consultant shall not be submitted.
- 31) That the completion certificate from E.E. Mech. (E.I.) P&D for the provision of artificial light, ventilation and / or A.H.U. shall not be submitted.
- 32) That the Energy Conservation Systems as stipulated vide circular under No. ChE/M&E/1063 dt.16/06/2008 shall not be complied with.
- 33) That the list of documents required to be scanned and legible scanned images shall not be submitted.



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

1. That the certificate under Sec.270-A of the B.M.C. Act will not be issued from H.E.'s department regarding adequacy of water supply.

P.V. Sheth
9-1-2014

EX. ENGR. BLDG. PROPOSAL
(W. S.) K/EAST/WEST WARDS,

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TRUE COPY

Amber V. Natekar
AMBER V. NATEKAR
REGD. ARCHITECT &
CIVIL ENGINEER

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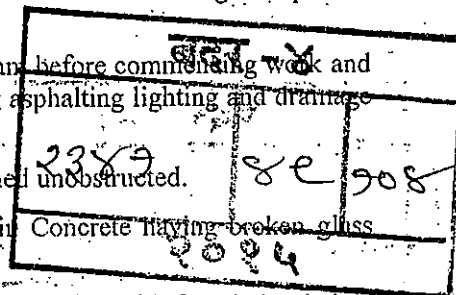
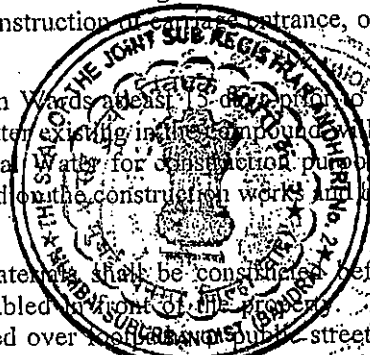


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- 9 JAN 2014

NOTES 3

- (1) The work should not be started unless objections from A 1 to 55 are complied with.
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained any shed to house and store for constructional purposes, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted along with the building completion certificate.
- (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- (5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of entrance, over and road side drain.
- (6) The owners shall intimate the Hydraulic Engineer or his representative in Yards atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilized for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presume the Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- (7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks, metal, sand preps debris etc. should not be deposited over road or public street by the owner/architect/their contractors etc. without obtaining prior permission from the ward Officer of the area.
- (8) The work should not be started unless the manner in obviating all the objection is approved by this department.
- (9) No work should be started unless the structural design is approved.
- (10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces and dimensions.
- (11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road an footpath.
- (12) All the terms and conditions of the approved layout / sub-division under No. _____ of _____ should be adhered to and complied with.
- (13) No Building / Drainage Completion Certificate will be accepted non water connection granted (except for the construction purpose) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- (14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- (15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting lighting and drainage before submission of the Building Completion Certificate.
- (16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- (17) The surrounding open spaces around the building should be consolidated in Concrete having broken glass pieces at the rate of 125 cubic meters per 10 sq.mts. below payment.
- (18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- (19) No work should be started unless the existing structure proposed to be demolished are demolished.

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TRUE COPY

AMBER V. NATEKAR.
REGD. ARCHITECT &
INT. DESIGNER.

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

This I.O.D./C.C. is issued subject to the provision of Urban Land Ceiling and Regulation Act, 1974

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No: CE/ - /BSII/WS/AH/AK of. COMMENCEMENT CERTIFICATE CHE/WS/1064/K/337 (NEW)

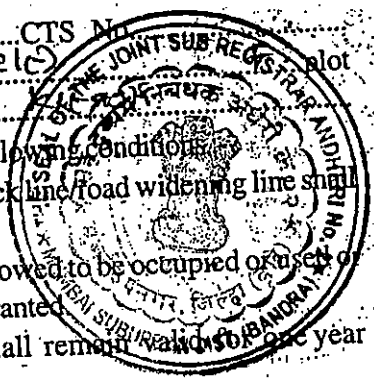
13 JUN 2014

Engineer Bldg. Proposal (W.S. H and K Wards Municipal Office, R.K. Patkar Marg Bandra (West), Mumbai - 400 050

To: Mrs Vijaya Developers CARD owner Roopal Colis

Sir, With reference to your application No. 520 dated 26/12/13 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 Prop. Bldg. at premises at Street TP 32 village Vile Parle (East) Ward No. 143 situated at Vile Parle (East) Ward.



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 there of 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 of 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. A.S. Madhwal

Table with 2 columns and 2 rows containing handwritten numbers and signatures.

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

This CC is valid upto 12 JUN 2015

This Commencement certificate is for carrying out the work upto Eor. top of soil upto ht. 4.15 (Four point fifteen) mtr. No major excavation work to be carried out by mason.

For and on behalf of Local Authority The Municipal Corporation of Greater Mumbai. AMBER V. NATEKAR REGD. ARCHITECT & INT. DESIGNER. Ex-Engr. Bldg. Prop. (W.S.) K Ward (Western Sub. H & K West & East & P7 Wards) Brihan Mumbai Mahanagar Palika FOR MUNICIPAL CORPORATION OF GREATER MUMBAI

VERIFIED AS TRUE COPY

Valid up to 12/6/2015

12 FEB 2015

CHE/WS/1064-K/337(NEW) of

Further C. C. is now extended up to top of 6th floor
(with floor) re. upto height 22.43 mtrs (height)

for upto twenty two pairs (with floor) with parapet
as per approved plan dated

11/2/15

29/12/14

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

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TRUE COPY

AMBER V. NATEKAR
REGD. ARCHITECT &
INT. DESIGNER



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ANNEX E

TRIGOON S. PATWARDHAN
ADVOCATE

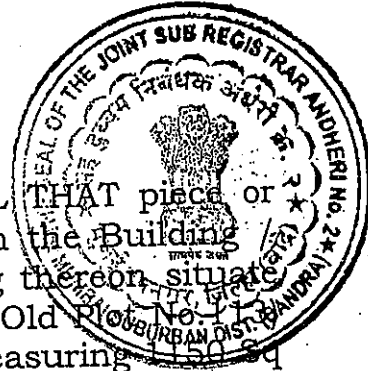
103, Manas Palace, Parthana Samaj Rd.,
Vile Parle (East), Mumbai - 400057
Telefax: 2618 3095 • Mobile: 9821134684
Email : legalpat@hotmail.com

February 11, 2013

To,
M/s. Vijayraj Developers,
1/2, Shivanand CHS Ltd.,
Play Ground Cross Road,
Vile Parle (E), Mumbai - 400 057.

Dear Sir,

Re : Report on Title in respect of ALL THAT piece or parcel of land or ground together with the Building structure known as "Roopali" standing thereon, situate lying and being at Final Plot No. 143 (Old No. 113) TPS-V of village Vile Parle (East), admeasuring 1130 Sq Mtrs or thereabouts together with the building known as "Roopali" situate, lying and being at Anant Waman Vartak Marg, Vile Parle (East), Mumbai - 400 057.



I have perused the documents forwarded to me in respect of the above captioned property and have to observe as under :-

1. It appears that under an Indenture dated 27th May 1971 made and entered into between KALPATRU CO-OPERATIVE HOUSING SOCIETY LIMITED as the VENDORS therein, SMT GODAVARI SUMERMAL , SMT ZHANKA NEMICHAND, S.A.KAVERI, SMT RATAN V MEHTA , AND KUNDANMAL JETHAMAL as the FIRST CONFIRMING PARTY therein SMT S M JOGLEKAR AND S.M.MAHABAL as the Chief promoter of the Rupali Vile Co-operative Housing Society Ltd as the SECOND CONFIRMING PARTY therein and ROOPALI VILE PARLE CO-OPERATIVE HOUSING SOCIETY LIMITED as the PURCHASERS therein, the Society purchased land situate, lying and being All that piece and parcel of land bearing final plot No.113 of the Town Planning Scheme V of Vile Parle (Original Plot Number

2389	708
Town Planning	
2024	

allotted thereto being No.122) which being the tentative Scheme forming a part of a larger piece of land being at S. No. 82 Hissa No. 7 of Vile Parle admeasuring 1280 Sq. yards or thereabout equivalent to 1070.20 Sq. Mtrs Vile Parle (East) Mumbai- 400 057, in Village Vile Parle (East), Taluka Ancheri within the Registration Sub-District of Ancheri, District Mumbai Suburban, within Greater Mumbai. The said Indenture dated 27/05/1971 is duly registered with the Sub-Registrar of Assurances at Bombay on 10th June 1971 under No. BOM/R/2522/1971.



2. It appears that under an Indenture of Mortgage 09/11/1971 entered into between Roopali Vile Parle Co-operative Housing Society Limited as the "Mortgagor" therein and The Maharashtra State Co-operative Housing Finance Corporation Limited as the "Mortgagees" therein, the Mortgagors did grant, convey and assure the said property unto and to the use of the Mortgagees subject nevertheless to the redemption therein contained on payment of the principle sum with interest thereon, on the terms and conditions and covenants contained therein.

2283	48	908
2024		

3. It appears that the Society repaid the entire considerable amount with interest in 80 equated quarterly installments and requested the Mortgagees to execute the Reconveyance in respect of the said property.

- : 3 : -

4. Accordingly it appears that by an Indenture dated 03/06/2013 entered into between The Maharashtra State Co-operative Housing Finance Corporation Limited as the "Mortgagees" therein and Roopali Vile Parle Co-operative Housing Society Limited as the "Mortgagor" therein the Mortgagees granted and conveyed and released unto the Mortgagor the said property more particularly described in the schedule thereunder written, absolutely



5. It appears that by a Development Agreement dated 16/12/2013 made and entered into between Roopali Vile Parle Co-operative Housing Society Limited as the "Society" therein and M/s. Vijayraj Developers as the "Developers" therein, the Society therein granted development rights in respect of the said property to the Developers therein, on the terms and conditions and for the consideration mentioned therein. The said Development Agreement dated 16/12/2013 is duly registered with the Office of the Sub-Registrar of Assurances, Mumbai under Serial No. VDR4-8695 of 2013.

6. It appears that the Society has also executed the Power of Attorney dated 16/12/2013 which is duly registered with the Office of the Sub-Registrar of Assurances, Mumbai under Serial No. VDR4-8696-2013 (hereinafter referred to as the said Power of Attorney") in favour of the Developers and/or their nominees to facilitate the work of redevelopment of the said property.

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7. I have also issued a Public Notice in Free Press Journal & Nav Shakti both dated 03/08/2013 inviting claims from the public in respect of the said property. However, till date I have not received any claim. I have also caused a search to be conducted with the office of Sub-Registrar of Assurances Bandra & Mumbai for 30 years till date.



I have to record that the name of the society has been entered in the Property Register Card as Secretary, Roopali Parle Co-op. Hsg. Soc. Ltd., which please note.

9. In the circumstances aforesaid and relying upon the documents produced before me I am of the opinion that the said society has a clear and marketable title to the said property and M/s. Vijayraj Developers have got development rights in respect of the said property. Kindly note that this report on title necessarily depends on the assumption that the copies of the documents furnished before me are true, complete and accurate. I therefore disclaim any responsibility for any misinformation or incorrectness arising out of the documents or the information furnished to me. It may also be noted that searches at the office of the Sub-Registrar of Assurances are subject to the availability of the records and also to the records being torn and mutilated. I therefore disclaim any responsibility for the consequences which may arise on account of such non-availability of records or on account of records being torn and mutilated or unavailable.

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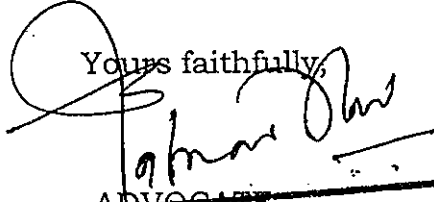
- : 5 : -

DESCRIPTION OF THE PROPERTY ABOVE REFERRED TO

ALL THAT piece or parcel of land or ground together with the Building / structure known as "Roopali" standing thereon situate lying and being at Final Plot No. 143 (Old Plot No. 143) Village Vile Parle (East), admeasuring 1150 sq. ft. together with the building known as "Roopali" consisting of A wing of ground and 3 (part) upper floors and B Wing Consisting of Ground and Two upper floors situate lying and being at Anant Waman Vartak Marg, Vile Parle (East) being at Anant Waman Vartak Marg, Vile Parle (East) being at Anant Waman Vartak Marg, Vile Parle (East) being at Anant Waman Vartak Marg, Vile Parle (East) 400 057, within the Registration District and Sub-District of Mumbai City and Mumbai Suburban and bounded as follows :

- On or towards the East : By Plot Nos.140 (partly) and 141 (partly) of the scheme
- On or towards the West : By 44 Ft. wide road
- On or towards the North : By Plot No. 140A
- On or towards the South : By Plot No.142 of the scheme

Yours faithfully,


 ADVOCATE

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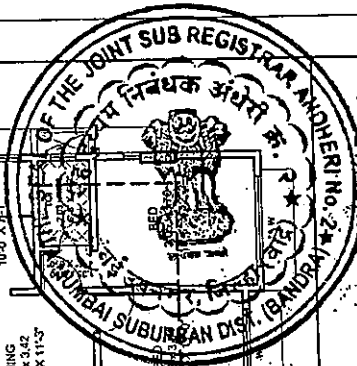
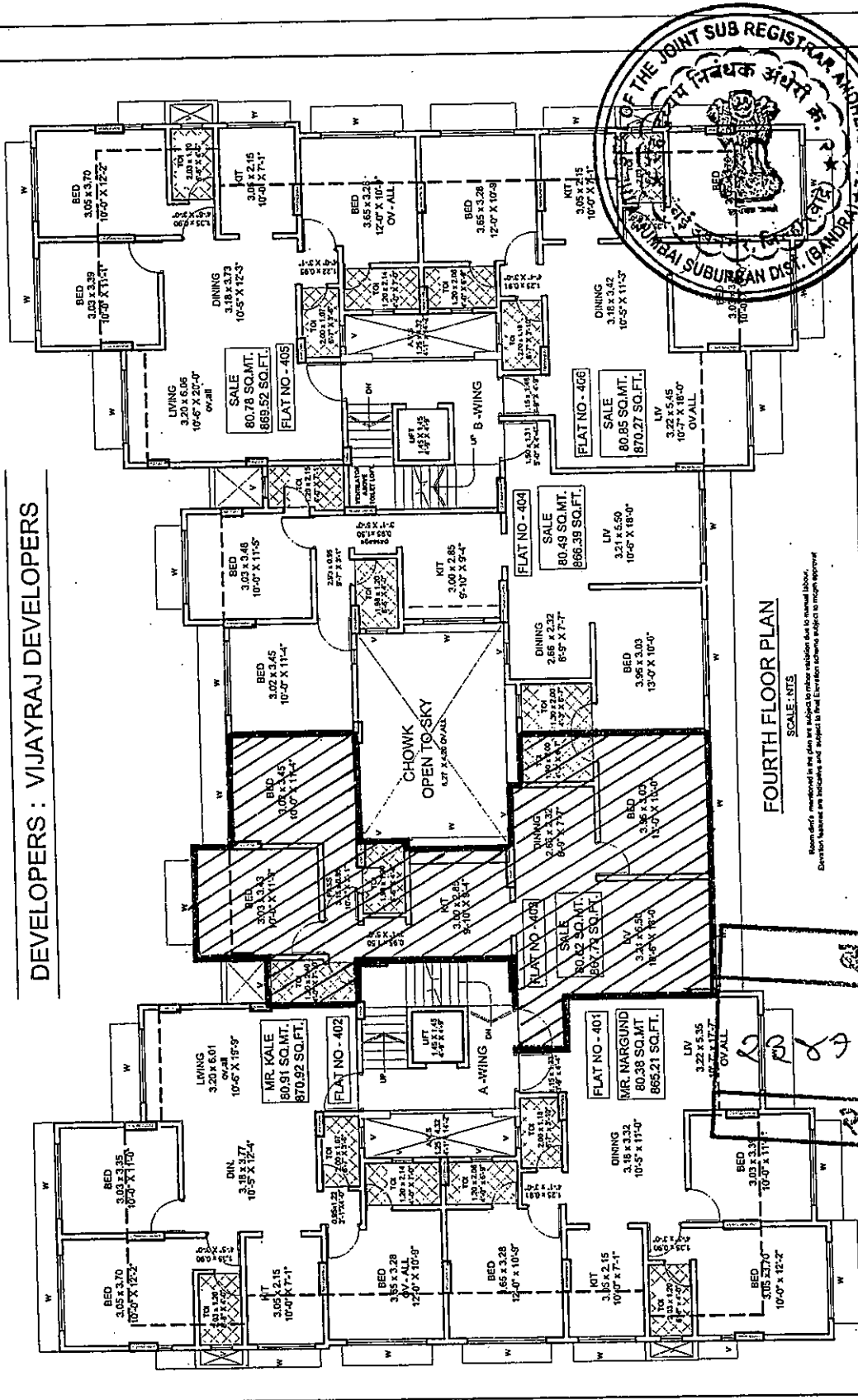
बदल - ४		
२३४९	५८	९०४
२०१५		

ANEX 'F'

Handwritten signature

DATE : 26/03/2014

DEVELOPERS : VIJAYRAJ DEVELOPERS



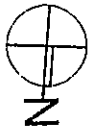
AMBER V...
 Regd. Architect & Valuer.
 1A GR. FLR., PARLE USHA CHS.,
 VEERCHAND SETH CHOWK,
 MAHANT ROAD, VILE PARLE (E.)
 MUMBAI - 400 057. TEL. (Fax) : 26136307.

FOURTH FLOOR PLAN
 SCALE : 1/125

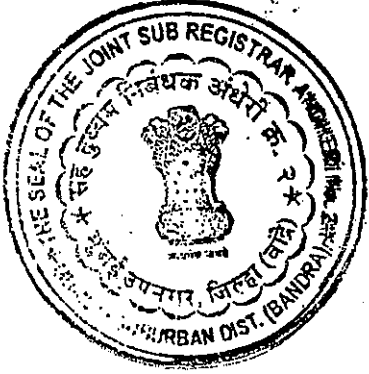
Room details mentioned in the plan are subject to minor modification for the actual layout.
 Dimensions mentioned are inclusive and subject to final construction drawings subject to municipal approval.

PROPOSED BUILDING ON FINAL PLOT NO. 143 OF T.P.S.-V VILE PARLE (E), LOCATED AT
 ANANT WAMAN VARTAK ROAD, VILE PARLE (EAST), MUMBAI - 400 057.

OWNERS : ROOPALI CO-OP. HOUSING SOC. LTD.



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२०१५		

ANNEXURE "G"
LIST OF AMENITIES

1) Structure :

- R.C. C. framed structure which will be Earthquake Resistant using Fe 500 grade steel.

2) Lift :

- Automatic Otis / Schindler or equivalent make as per design.

3) Lobby :

- A well designed decorative entrance lobby, if applicable.

4) Security System :

- Each flat will be supplied with good quality intercom or equivalent security system.

5) Floor height :

- We will provide a floor to floor height of 9'6" as per D. C. Regulations.

6) Flooring :

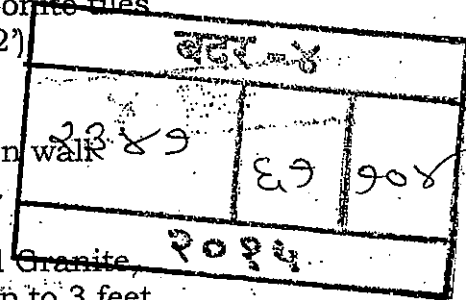
- Living, Bedroom, Passages and Kitchen : Vitrified /Marbonite tiles (Size 2' x 2')
- Toilets : Ceramic tiles on wall dado and floor.
- Kitchen platform : Marble Framed Granite, vertical dado up to 3 feet, with a service platform of 18" width in ceramic tiles.

7) Wall finishes :

- Internal : All walls will have gypsum finish alongwith ceiling.
- External : Sand - face cement plaster.

8) Painting :

- Internal : Acrylic Washable distemper.
- External : Rough / tough textured paint.



9) Doors :

- Door frames in C.P. teak wood with both side laminated shutters in paneled in solid wood with Architraves on frames. Flush door shutters with adequate fittings.
- Separate Flush Doors to W.C. & Bath Room

10) Windows & Balcony :

- Powder coated anodized aluminum sliding windows with clear glass with suitable marble framing.

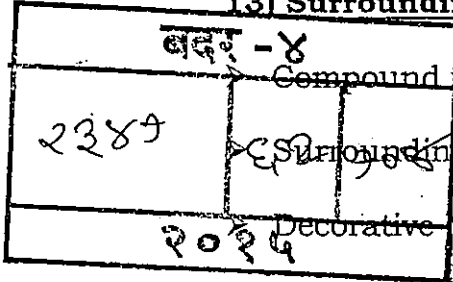
11) Electrical :

- Concealed copper wiring and plate switches with ELCB/MCB circuit breaker with sufficient points and designer switches of ISI Mark.
- Good quality exhaust fans in bathroom & kitchen.

12) Plumbing :

- Kitchen & all toilets in concealed plumbing with first quality, CP taps and mixers. All down - takes as per BMC & ISI approved make.
- Provision for Mahanagar Gas Pipeline connection.
- Kitchen platform with stainless steel sink
- Toilets : Wash basin, European W. C./Anglo Indian W. C. with flush valves.

13) Surrounding :



- Compound wall with decorative finish & paint.
- Surrounding area with pavor block/chequered tiles
- Decorative M. S. gate.
- Compound with decorative light fittings.

14) Additional :

- Members Name plates in ground floor.
- New name board of the society.

** **All building/plumbing/drainage/sanitation/electrical /fittings & fixtures etc. will be of reputed brand/ISI mark.**



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AAAFV1821A



नाम / NAME

VIJAYRAJ DEVELOPERS

सिगवर/बन्ने की तिथि / DATE OF INCORPORATION/FORMATION

22-07-1991

R. Singh

आयकर निदेशक (पद्धति)

DIRECTOR OF INCOME TAX (SYSTEMS)

बंदर - ४		
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भारत सरकार
Unique Identification Authority of India

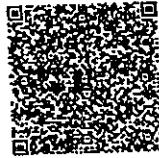
नोंदविण्याचा क्रमांक / Enrollment No 1218/62916/01118

To,
मनोज मल्हार कुलकर्णी
Manoj Malhar Kulkarni
A-202, Rajkamal
Subhash Road
Near Mahila Sangh School
Mumbai
Vileparle (East) Mumbai Mumbai
Maharashtra 400057
9833910239

Ref: 21 / 28J / 21542 / 21601 / P



SH448304086FT



आपला आधार क्रमांक / Your Aadhaar No. :

5208 8299 9817

आधार - सामान्य माणसाचा अधिकार

बंदर - ४		
२३४७	६५	७०४
२०१५		



भारत सरकार
GOVERNMENT OF INDIA



मनोज मल्हार कुलकर्णी
Manoj Malhar Kulkarni
जन्म तारीख / DOB : 01/03/1968
पुरुष / Male



5208 8299 9817

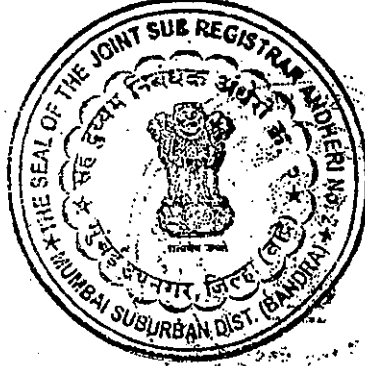
आधार - सामान्य माणसाचा अधिकार



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भारत सरकार
Unique Identification Authority of India



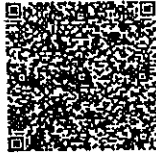
नोंदविण्याचा क्रमांक / Enrollment No 1218/62917/01019

To,
अमला मनोज कुलकर्णी
Amala Manoj Kulkarni
A-202 Rajkamal
Subhash Road
Mahila Sangh School
Mumbai
Vileparle (East) Mumbai Mumbai
Maharashtra 400057
9821680389

Ref: 23 / 11D / 32173 / 32960 / P



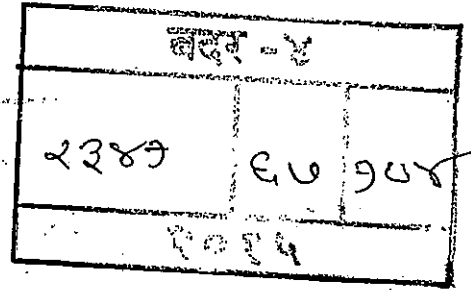
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आपला आधार क्रमांक / Your Aadhaar No. :

9160 8748 3167

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
Government of India

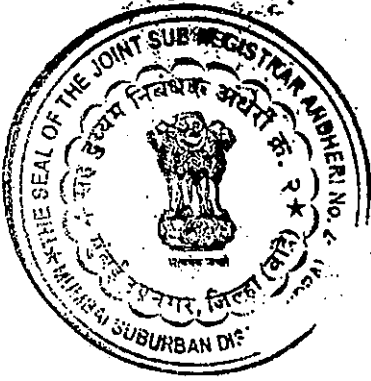


अमला मनोज कुलकर्णी
Amala Manoj Kulkarni
जन्म तारीख / DOB : 24/11/1973
स्त्री / Female



9160 8748 3167

आधार - सामान्य माणसाचा अधिकार



बदर - ४		
२३४७	६८	७०४
२०१५		

This document and neither reflects a title nor is to be used as a proof of ownership of any property or premises

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M



Feb-15

Your bill amount payable (round sum)

₹ : 4050.00

Due by* : 06-04-2015*

*Refers only to current bill amount. Previous balance is payable immediately.

Snapshot of your bill

Your current month bill amount (₹)*	: 4079.79
Net other charges (₹)*	: 31.62Cr
Net previous balance (₹)*	: 8.28
Total (₹)	: 4056.45
Units consumed	
Feb-15	: 504
Feb-14	: 476

*For details, please see overleaf

Track your consumption

Bar Graph	Units (kWh)	Month/Yr
	464	Jan-15
	341	Dec-14
	639	Nov-14
	643	Oct-14
	683	Sep-14
	551	Aug-14
	660	Jul-14
	922	Jun-14

642	May-14
859	Apr-14
547	Mar-14

Handwritten: 2389, 62908

Sadanand Sankhwar
Business Head (South Division)
Reliance Infrastructure Ltd.

Account No. : 151111582	Bill Date : 16-03-2015
Name : MANOJ M. & MRS. AMALA M. KULKARNI.	
Address : A-202, RAJ KAMAL, SUBHASH ROAD, VILE PARLE (EAST), MUMBAI 400057	
Mobile No. : 9821117851 (In case of any change, please call 1800 200 3030 to update)	
Bill Distribution No. : SOUTH/SZ2-KALINA/21/301/018/018/004	
Cycle No. : 21 Tariff : LT1	Bill No. : 100546548468
Type of Supply : THREE PHASE	Category : RESIDENTIAL

Important message

- Part of your consumption has attracted higher billing due to increase in consumption in this month.
- Tentative meter reading date for your Mar-15 bill is 11/04/2015.
- If you pay after due date Delayed Payment Charges of ₹81.60 will be included in your next month's bill.
- Your mobile number registered with us for information alerts is 9821117851. Please call 1800 200 3030 (24x7 toll-free) if you need to update the same.

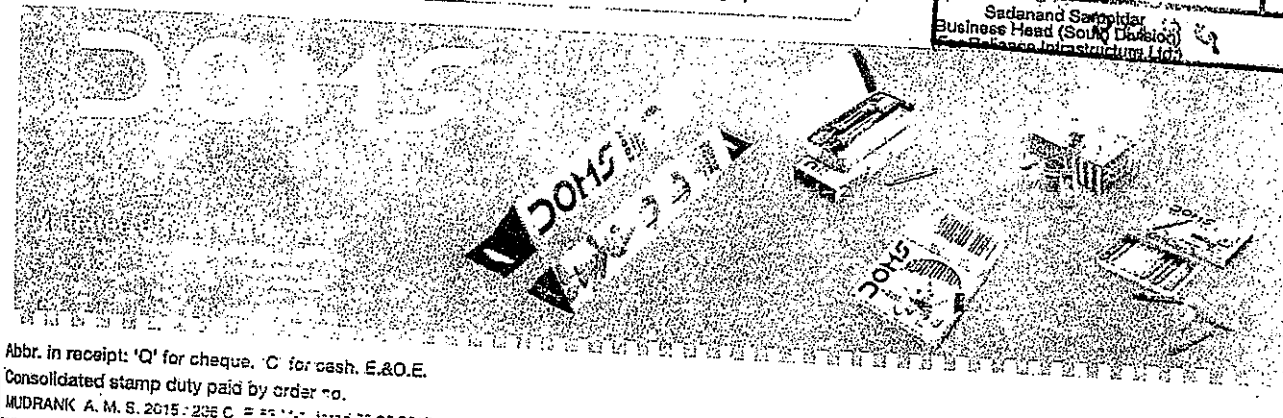
FAST AND EASY.

New-look website:
relianceenergy.in

Contact us

For all your queries (24 hours):
1800 200 3030 (toll-free) www.relianceenergy.in Join us on: Yes No

Your nearest Customer Care Centre/Internal Grievance Redressal Cell (IGRC):
RNA Corporate Park, Old Kalamandir, Near Collector's Office, Bandra (E), Mumbai - 400 051
Fax: 3009 6263 • Email: energy.helpdesk@relianceada.com
(Only for grievances unresolved by IGRC, reach Consumer Grievance Redressal Forum at: E-7, MIDC, Andheri (E), Mumbai - 400 093 • Tel: 3009 4247 • email: consumer.forum@cgriinfra.org.in • website: cgriinfra.org.in)



Abbr. in receipt: 'C' for cheque, 'C' for cash. E.&O.E.
Consolidated stamp duty paid by order no.
MUDRANK A. M. S. 2015-206 C # 55 11 2015 02.03.2015

For any enquiries, please contact us: info@relianceenergy.in

If paying by cheque, please remember:

- Cheque should be Account Payee of local clearing and not post-dated.
- Always attach payment slip. Do not staple.
- Mention A/C No. and respective amount on back of the cheque, when making multiple bill payments by single cheque.
- Make cheque payable to Reliance Infrastructure Ltd. A/C No.: 151111582



Ref. No. : R126629752975-10526
b/f ₹ : 8.28

21/301/018

018/004/S01

Round sum payable : Rupees FOUR ZERO FIVE ZERO only ₹ 4050.00

This document is to be used as a proof of ownership of any property or premises



बंदर-४		
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स
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श्री

भारतीय गैर न्यायिक

भारत INDIA

₹. 500

FIVE HUNDRED RUPEES

पाँच सौ रुपये

Rs. 500

INDIAN NON JUDICIAL

महाराष्ट्र MAHARASHTRA

क्र.: 58 दिनांक

विक्रयिता सौ. ज्योती प्र. दुआ

S 314851

म मुद्रांक कार्यालय, मुंबई
पू. वि. क्र. ८०००००९

- 3/ APR 2014

म अधिकारी

६, कोडाजी चाल नं. ३, वासुदेव पेंडगेकर मार्ग,
टाटा हॉस्पिटल जवळ, मुंबई - १२.
श्रीमती... VIJAYRAJ DEVELOPERS
यास न्यायिक... 102, Aditya Shri, Sena Bhavan Path,
Dadar (W), Mumbai-400 028.
L.S.V. No: ८०००००९

17 APR 2014

श्री. विनोद नंदरका

स्टॅम्प वेडर
परेल, मुंबई

SPECIFIC POWER OF ATTORNEY

To ALL TO WHOM THESE PRESENTS SHALL COME, SH

CHINTAMAN YEOLEKAR, Hindu Inhabitant of Mumbai re

Matoshree Residency, Prarthana Samaj Road, Vile Parle (East), Mumbai

- 400 057 & MR HIRANYAKUMAR N. DOSHI, Hindu Inhabitant of residing

at 1/2, Shivanand Chs. Ltd. Play Ground Cross Road, Vile Parle (East),

Mumbai - 400 057 do hereby send greetings :-



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बदर-४ IV		
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२०१४		

Handwritten signatures and initials.



GOVT. APPROVED STAMP VENDOR
CASH MEMO
SMT. JYOTI P. DOOA

L.S.V. NO. 205
 6, Kondaji Chawl No. 3, Behind Tata Hospital, Parel,
 Mumbai - 400 012. Tel. : 2416 2623

Date: 11/4/14.

Qty.	Particulars	Rs.	P.
	500 X 1	500.	00
	S 814851		
	VIJAYRAJ DEVELOPERS		
	101/100 Shiv Sena Bhavan Path,		
	1st Dadar (W) Mumbai-400 028.		

Signature



बदर - ४

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२०१४ बदर - ४

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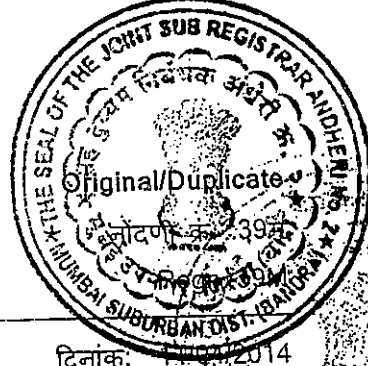
२०१४

323/2450

पावती

Friday, April 11, 2014

3:38 PM



पावती क्र.: 3376

दिनांक: 11/04/2014

गावाचे नाव: विलेपार्ले

दस्तऐवजाचा अनुक्रमांक: वदर4-2450-2014

दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: मेसर्स विजयराज डेव्हलपर्स चे भागीदार विजय चिंतामण येवलेकर - -

नोंदणी फी: रु. 100.00

दस्त हाताळणी फी: रु. 480.00

पृष्ठांची संख्या: 24

मोबदला: रु. 580.00

आपणास मूळ दस्त, थंबनेल प्रिंट व सोडी अंदाजे 3:57 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, अंधेरी-2

बाजार मूल्य: रु.1/-

भरलेले मुद्रांक शुल्क: 500/-

मोबदला: रु.0/-

सह. दुय्यम निबंधक, अंधेरी क्र.-२,
मुंबई उपनगर जिल्हा.

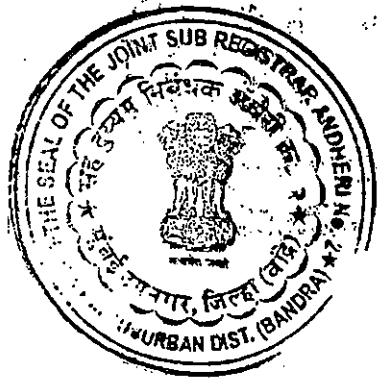
1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-

2) देयकाचा प्रकार: By Cash रक्कम: रु 480/-

REGISTERED ORIGINAL DOCUMENT

DELIVERED ON 22/04/14

वदर - ४		
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2024		

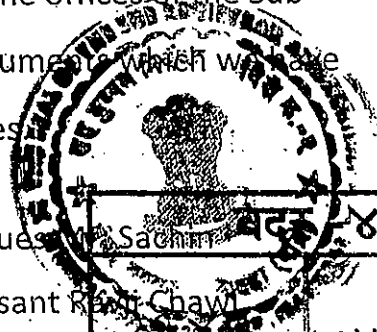
WHEREAS :

a) We are the partners of M/s. Vijayraj Developers carrying on business as the developer having its registered office at 1/ Shivnand Chs. Ltd. Play Ground Cross Road, Vile Parle (East), Mumbai - 400 057 from time to time we undertake in properties for development. During such development, We have to sign and execute various documents such as Development Agreement, Power of Attorney, Declarations, Flat Sell Agreements, Leave and License Agreements for alternate accommodation to the tenants of the building etc. All these documents require registration with the Sub-Registrar of Assurances from time to time. *Sign by me. registered*



b) Due to our busy schedule and as we often go out of the city, most of the time, it becomes difficult to attend the offices of the Sub-Registrar to admit the execution of the documents which were already executed with the respective parties.

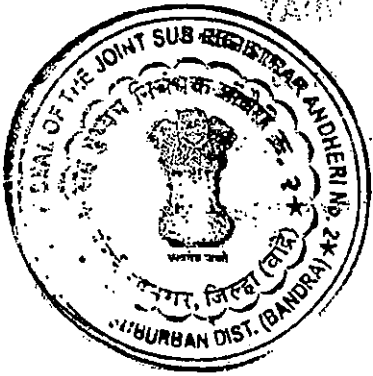
c) We therefore requested one of my colleagues Sachin Tukaram Waghe residing at Ambewadi, Vasant Khand Chawl Western Express Highway, Vile Parle (East), Mumbai - 400 099 to be my true and lawful attorney to attend the offices of the Sub-Registrar and admit the execution of documents before them on my behalf as and when required to which he is ready and willing.



Sachin	
Tukaram Waghe	64 508
Western Express Highway, Vile Parle (East), Mumbai - 400 099	2024

Handwritten signatures and initials.

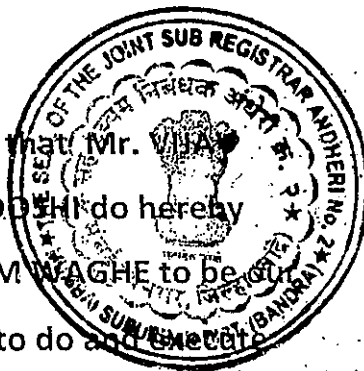
बंद - ४ IV		
2020	3	28
2024		



બંદર - ૪		
૨૩૪૭	૨૩૪૭	૨૦૪
૨૦૪		

બંદર - ૪ IV		
૨૪૫૦	૪	૨૪
૨૦૪		

NOW KNOW YOU YE AND THESE PRESENTS WITNESS that Mr. CHINTAMAN YEOLEKAR & Mr. HIRANYAKUMAR N. D. do hereby appoint and constitute the said Mr. SACHIN TUKARAM WAGHE to be our true and lawful attorney or agent with full authority to do and perform the following acts deed matters and things for we, in our name and on our behalf namely,



- a) to attend the office of the Sub-Registrar of Assurances from time to time and lodge the documents for registration;
- b) to sign applications, letters, forms and all the documents related to such registration;
- c) to admit the execution of the documents lodged for registration on our behalf which we have originally executed and the receipt of the payment (if any) pertaining to that documents which I have already received;
- d) to sign all necessary correlated documents in respect of such registration;
- e) to do all other acts deeds and things that may be necessary or incidental to complete the registration of the documents



बंदर - ४		
२२४७	६६	१०४
२०१४		

And we do ratify and confirm what the said Attorney will lawfully do in the scope of these presents

(Handwritten signatures)

बंदर - ४ IV		
२०१०	५	१४
२०१४		



बंदर-४		
२३४७	७६	१०४
२०१५		

बंदर-४ IV		
२४५०	९	१४
२०१४		



IN WITNESS WHEREOF we have put hand this 11th day of April 2014.

SIGNED, SEALED AND DELIVERED)



By the within named Shri.

Mr. Vijay Chintaman Yeolekar)

Yeolekar



In the presence of

Premkumar
Hiranyakumar N. Boshi

Mr. Hiranyakumar N. Boshi)

Hiranyakumar N. Boshi



In the presence of

Premkumar
Sachin T. Waghe

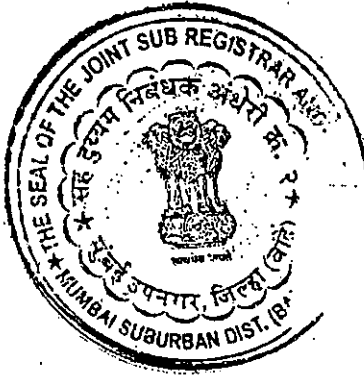
Signature of Shri Sachin T. Waghe

Sachin T. Waghe



बदर-४	
२२४७	६६९०४
२०१४	

बदर-४	
२२५०	७२४
२०१४	



बदर - ४		
२३४७	८०	१०४
२०१६		

बदर - ४ IV		
२४५०	८	२४
२०१४		

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AAAFV1821A



नाम / NAME
VIJAYRAJ DEVELOPERS

निगमन/दफने की तिथि: / DATE OF INCORPORATION/FORMATION
22-07-1991

R. Singh
आयकर निदेशक (पञ्जाब)
DIRECTOR OF INCOME TAX (PUNJAB)



बदर - ४		
२३४७	८७	१०४
२०१४		

बदर - ४ IV		
२४५०	J	१०४
२०१४		



बदर-४ IV		
२०५०	१०	२४
२०१४		
बदर-४		
२३४७	८२	१०४
२०१५		

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVERNMENT OF INDIA

VIGAY CHINTAMAN YEOLEKAR
CHINTAMAN TRAYAMBAK YEOLEKAR

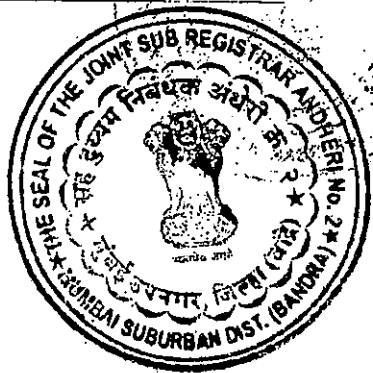
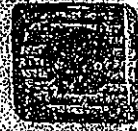
1709/1965

Permanent Account Number

AAAPY3867B

[Handwritten Signature]

Signature



In case this card is lost, you should inform
Income Tax PAN Services Unit, CTR-1,
Sector 11, CHD Building,
New Mumbai - 400 614.
आयकर विभाग/आयकर कार्ड खोया हो तो आपको
आयकर विभाग/आयकर कार्ड खोया हो तो आपको
नवीमुंबई-400 614

बंदर-४		
२३४९		L3 १०४
२०१४		

बंदर-४ IV		
२४५०	९९	२४
२०१४		



बंदर - ४		
२३४९	८४९०४	
२०१५		

बंदर - ४		
२४५०	९२	२४
२०१४		

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ABDPD7992C



नाम /NAME

HIRANYAKUMAR NAGINDAS DOSHI

पिता का नाम /FATHER'S NAME

NAGINDAS DOSHI

जन्म तिथि /DATE OF BIRTH

.04-05-1960

हस्ताक्षर /SIGNATURE

H. N. Doshi

H. N. Doshi

आयकर निदेशक (पद्धति)

DIRECTOR OF INCOME TAX (SYSTEMS)



इस कार्ड के खो / मिल जाने पर कृपया जारी कते वाले प्राधिकारी को सूचित / वापस कर दें आयकर आयुक्त (कम्प्युटर केन्द्र), सी-13, प्रत्यक्षकार भवन, बांद्रा-कुर्ला कॉम्प्लेक्स, मुंबई - 400 051.

In case this card is lost/found, kindly inform/return to the issuing authority : Commissioner of Income-Tax (Computer Operations), C-13, Pratyakshakar Bhavan, Bandra-Kurla Complex, Mumbai - 400 051.

बंदर - ४		
2287	45	908
२०१४		

बंदर - ४ IV		
2010	22	28
२०१४		



बंदर - ४		
२३४७	६३	१०४
२०१५		

बंदर - ४		
२०१०	१०	२४
२०१४		



बंदर - ४	
२३४७	६७७०४
२०१५	

बंदर - ४ IV	
२०५०	१५२४
२०१४	



बंदर - ४		
२३४७	LE	१०४
२०४४		
२०४०	१६	२४
२०१४		

ORIGINAL / DUPLICATE

No.: MH01 V 011514

FORM - 102

(See rule 9)

Certificate of Registration

under section 16

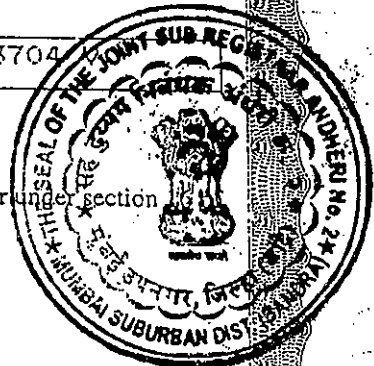
The Maharashtra Value Added Tax Act, 2002

Tax payer Identification Number (TIN)

27600313704

This is to certify that VIJAYRAJ DEVELOPERS

engaged in business, whose details are given below is registered as a dealer under section 16 of The Maharashtra Value Added Tax Act, 2002.



1) Name and style of business :- VIJAYRAJ DEVELOPERS

2) Address of the principal place of business :-
1/2 SHIVANAND CO OP SOCIETY
VILE PARLE EAST
PLAY GROUND CROSS
MUMBAI
400057 (Tq)
400057

3) Constitution :- PARTNERSHIP

4) Nature of business :- WORKS CONTRACTOR

5) Address of Additional place of business :- -- NIL --



6) Effective date of the Certificate :- 01-Apr-2006

2289	2908
2006	2008

2006	2008
2006	2008

Place: Mumbai

Date: 01-Apr-2006



(M. K. PATIL)

Signature of Registration Authority
Registration Officer
Designation
Sales Tax Department
Maharashtra



बदर-४		
२४५६	१८	२४
बदर-४		
२३४७	२०	१०४
२०२५		

Ma
Ad

60

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C
E

This will cannot be used for address verification



YOUR POWER BILL

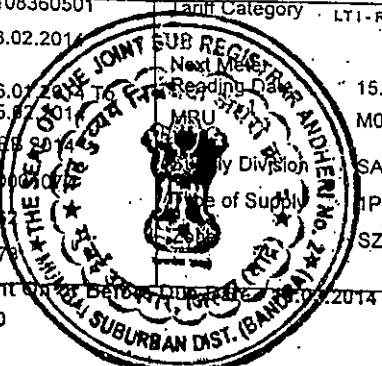
The Tata Power Company Limited
Distribution Customer Services, Dharavi Receiving Station,
Near Shalimar Industrial Estate, Matunga West, Mumbai 400019



Lighting up Lives!

TATA POWER

Name: CHINTAMAN TRYAMBAK YEOLEKAR		Consumer No.: 2084210	
Address: BLDG NO 1 PLAY GROUND, SHIVANAND CHS LYD, CHITRAKAR KETKAR MARG, OPP DAHANUKAR COLLEGE, VILE PARLE (E) MUMBAI 400057		Bill No: 7108360501	Tarif Category: LT1- Residential
<i>paid online 18 Feb</i>		Bill Date: 18.02.2014	Next Meter Reading Date: 15.03.2014
		Bill Period: 16.02.2014 TO 15.03.2014	MRU: M0215305
Current Bill Amount (वर्तमान बिल राशि) ₹	Past Dues (पिछला बकाया) ₹	Bill Amount Payable (बिल देय राशि) ₹	Meter No. L0001000000
665.00	0.00	665.00	Metered Units: 17
Bill Amount On or Before Discount Date - 25.02.2014 Rs. 660.00		Bill Amount On or After Discount Date - 18.02.2014 Rs. 665.00	
Discount availed last month Rs.5.00		Units Billed: 17	



CALL : 1-800-209-5161 (24 x 7 Toll Free No.)

FIRE / ACCIDENT 25774399

For bill & payment facilities log on to cp.tatapower.com
For further communication please write to a customer-care@tatapower.com

CUSTOMER RELATIONS AND BILL PAYMENT OPTIONS (ग्राहक सेवा एवं बिल भुगतान विकल्प)

Tata Power Customer Relations Centre - MON TO SAT: 9:00 TO 17:00 HRS & LUNCH: 14:00 TO 14:30 HRS; 2ND & 4TH SATURDAY: 9:00 TO 13:00 HRS. 17:47,15.02.2014

- Shop No.1, Govardhan Housing Society, D/ kshl Road Extension, Vile Parle (E) Mumbai 400057.
- BKC Distribution Substation, Near Asian Heart Hospital, Opp. Bharat Diamond Bourse, Bandra Kurla Complex, Bandra Kurla Complex Mumbai

Cheque Kiosk,
Tata Power Customer Relations Centre, Shop No.1, Govardhan Housing Society, Mahant Road Extension Vile Parle (E) Mumbai 400057.

Cash payments are also accepted at Itz Cash World Outlets, SUVIDHAA Outlets & ICICI Bank Branches (Over the counter Cash payments only) & at SKYPAK Cheque Drop Boxes.



Electronic Clearing Service (ECS) - for hassle Free Bill Payment. Please register one time to avail this facility.
For complete list of Customer Relations Centre / Online Payment and other cash and cheque collection centres, please log on to cp.tatapower.com

A hundred emotions.
A hundred Croma stores.

the Great GADGET SALE

entertainment | computers | imaging | smartphones | small & large appliances

The Electronics Megastore | crgmaretail.com

croma
A TATA Enterprise

We help you buy.

toll-free helpline: 1900-258-3030

Get 5% Off* on Croma branded products

SZ010315M0215305/SZ/ 0/0/000/ YEL 26161357

We request your support & contribution in preserving the environment by opting for Ebill instead of physical copy. Register for EBILL through our website cp.tatapower.com or simply SMS: EBILL<space>Your Consumer No.<space>Your Email ID to 9223170707 and get priority service in our DSM offers.

Tips to Save Electricity

- Switch off the lights and fans when not in use.
- Switch off the main when the appliances are not in use.

2389
29908

THE TATA POWER COMPANY LIMITED			
Consumer No.:	2084210	Consumer Name:	CHINTAMAN TRYAMBAK YEOLEKAR
Name of the Bank & Branch	Bill No.:	Bill Date:	Bill Amount:
	7108360501	18.02.2014	665.00
	Due Date:	Discount Date:	Cash Denomination:
	10.03.2014	25.02.2014	
Cheque No.:	Cheque Date:	Discounted Amount:	
		660.00	

Payment should be made by crossed cheque/DD in favour of "The Tata Power Co.Ltd - Consumer A/c No.2084210"
Please write your Bill Number on the back side of the cheque/DD.
Please do not issue post dated or outstation cheques.





बंद-४ IV		
२४५०	२०	२४
बंद-४४		
२३४९	e2	३०४
२०२५		

भारत सरकार
GOVT. OF INDIA

CHANDRAKANT SAKHARAM MORE
19/03/1977
Permanent Account Number
AJRPM1334R

[Signature]
Signature



आयकर विभाग
INCOME TAX DEPARTMENT
RAJENDRA R. TEMKAR
RAMESH GOVIND TEMKAR

भारत सरकार
GOVT. OF INDIA

19/04/1992
Permanent Account Number
ANZPT9486B

[Signature]
Signature



2289	23	908
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आयकर विभाग
INCOME TAX DEPARTMENT
ROHIT VARUN KAMBLE
MARUTI NONDIBA KAMBLE
11/06/1985
Permanent Account Number
B50BK7351

भारत सरकार
GOVT. OF INDIA

[Signature]
Signature

2750	29	28
2028		



૨૩૪૯	
૨૩૪૯	૨૩/૧૦/૦૮
૨૦૧૫	

Summary1 (GoshwaraBhag-1)

323/2450

शुक्रवार, 11 एप्रिल 2014 3:38 म.नं.

दस्त गोश्वारा भाग-1

वदर4

22 28 14

दस्त क्रमांक: 2450/2014

दस्त क्रमांक: वदर4 /2450/2014

बाजार मुल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

2450	28	20
२०१४		

दु. नि. सह. दु. नि. वदर4 यांचे कार्यालयात

पावती:3376

पावती दिनांक:

अ. क्र. 2450 वर दि.11-04-2014

11/04/2014

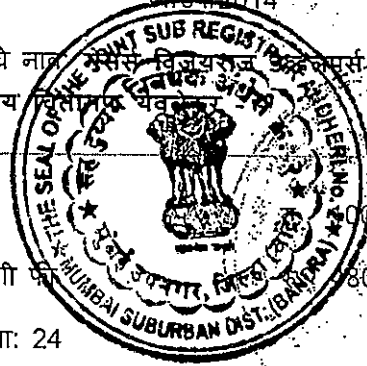
रोजी 3:37 म.नं. वा. हजर केला.

सादरकरणाराचे नाव असेल विजयराज अश्वराम बे
भागीदार विजय विठ्ठलराव शिवकुमार

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 24



[Handwritten signature]

दस्त हजर करणाऱ्याची सही:

एकुण: 580.00

[Handwritten signature]

सह: दुय्यम निबंधक, अंधेरी-2
सर्वोच्च उपनिर्वाहक



[Handwritten signature]
सह: दुय्यम निबंधक, अंधेरी-2
सर्वोच्च उपनिर्वाहक

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: a जेव्हा तो प्रतिफलार्थ देण्यात आलेला असून त्यामुळे कोणतीही विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिकका क्र. 1 11 / 04 / 2014 03 : 37 : 35 PM ची वेळ: (सादरीकरण)

शिकका क्र. 2 11 / 04 / 2014 03 : 37 : 57 PM ची वेळ: (फी)

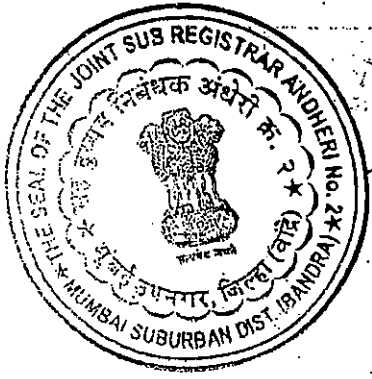
वदर-4	
23 29 14	28 20 14
२०१४	

प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी करणारा ११/०४/२०१४ रोजी अस्तित्वात असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्ताचा संपूर्ण मजकूर निष्पादक व्यक्ती, साक्षीदार व सोयत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व सज्जो शरक हे संपूर्णपणे जबाबदार राहतील.

[Handwritten signature]
लिहून घेणारे:

[Handwritten signature]
लिहून घेणारे



बदर - ४		
2389	६६	१०४
२०१५		

Summary-2(दस्त गोपवारा भाग - २)



11/04/2014 3 40:04 PM

दस्त गोपवारा भाग-2

वदर4 23/28 IV
दस्त क्रमांक:2450/2014

दस्त क्रमांक :वदर4/2450/2014

दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

अंगठ्याचा ठसा

1 नाव:मेसर्स विजयराज डेव्हलपर्स चे भागीदार
विजय चिंतामण येवलेकर - -
पत्ता:प्लॉट नं: ए/३०४, माळा नं: -, इमारतीचे
नाव: मातोश्री रेसिडेंसी, ब्लॉक नं: विलेपार्ले
पूर्व,मुंबई, रोड नं: प्रार्थना समाज रोड, . .
पॅन नंबर:AAAFV1821A

कुलमुखत्यार
देणार
वय :-48
स्वाक्षरी:-



2 नाव:मेसर्स विजयराज डेव्हलपर्स चे भागीदार
हिरण्यकुमार एन.दोशी - -
पत्ता:प्लॉट नं: १/२, माळा नं: -, इमारतीचे
नाव: शिवानंद को-ऑपरेटिव हाउसिंग सोसायटी
लीमीटेड, ब्लॉक नं: विलेपार्ले पूर्व,मुंबई, रोड नं:
प्ले ग्राउंड क्रॉस रोड, . .
पॅन नंबर:AAAFV1821A

कुलमुखत्यार
देणार
वय :-53
स्वाक्षरी:-

J.N. Dash



3 नाव:सचिन तुकाराम वाघे - -
पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव:
अंबेवाडी, ब्लॉक नं: विलेपार्ले पूर्व,मुंबई, रोड नं:
वसंत रावजी चाळ,वेस्टर्न एक्सप्रेस हायवे,
पॅन नंबर:

पॉवर ऑफ
अटॉर्नी होल्डर
वय :-36
स्वाक्षरी:-

[Signature]



वरील दस्तऐवज करून देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचें कबुल करतात.
शिवकां क्र.3 ची वेळ:11 / 04 / 2014 00 PM

ओळख:-

खालील इसम असे निवेदीक मनात की दस्तऐवज करून देणा-यानां व्यक्तीशः लिखितात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:योगेश - मोरे
वय:34
पत्ता:सप्रे बंगला,हनुमान रोड,विलेपार्ले पूर्व,मुंबई
पिन कोड:400057

स्वाक्षरी:-

2 नाव:राजेंद्र - टेमकर
वय:23

स्वाक्षरी

2040	28	28
वदर - ४		
2389	2014	
कार्याचित्र	अंगठ्याचा ठसा	
2014		



पत्ता:सप्रे बंगला,हनुमान रोड,विलेपार्ले पूर्व,मुंबई
पिन कोड:400057

Remkar



शिकका क्र.4 ची वेळ:11 / 04 / 2014 03 : 39 : 30 PM

शिकका क्र.5 ची वेळ:11 / 04 / 2014 03 : 39 : 44 PM नोंदणी पुस्तक 4 मध्ये

2040	28	29
2014		

मह. दुय्यम निबंधक, अधिरी क्र.-२,
मुंबई उपनगर जिल्हा.

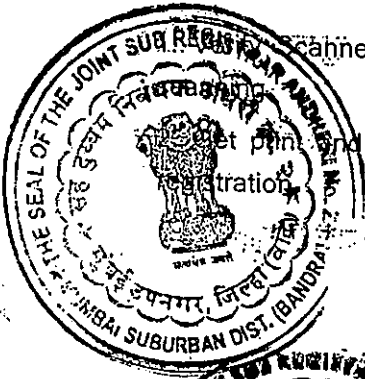
2450 /2014

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प्रमाणित करणेत येते की, या
दस्तावटके एकूण..... पाने आहेत.
पुस्तक क्र. ४ / तदर-४ / क्रमांक 2040 / 2014
वर नोंदणी दिनांक : 99/11/2014

मह. दुय्यम निबंधक, अधिरी क्र.-२,
मुंबई उपनगर जिल्हा.

बंदर - ४		
2389	EL	904
2014		

घोषणापत्र

मी रमेश चव्हा याद्वारे घोषित करतो की, दुय्यम

निबंधक वैपरी 2 यांच्या कार्यालयात कराजीम या शिर्षकाचा दस्त

नोंदणीसाठी सादर करण्यात आला आहे. वीजय डेवलास व इ. यांनी

दि. 29/8/2014 रोजी मला दिलेल्या कुलमुखत्यारपत्राचा दस्त

नोंदणीस सादर केला आहे / निष्पादीत करून कबुलीजवाब दिला आहे. दस्त

देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार: दस्त

मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दवातल दस्त

कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः दस्त

आढळून आल्यास नोंदणी अधिनियम 1950 चे कलम 12 अन्वये निक्षेप दस्त

जाणीव आहे.

दिनांक :

26/3/14



बंदर - 8	
2389	22905
2014	

कुलमुखत्यारपत्रधारकाचा नाव

व सही



बदर - ४		
2389	900	908
२०२५		

भारत सरकार
GOVERNMENT OF INDIA

पत्ता : S/O मारुती कांबळे, कम २, मयानेश्वर नगर चावली न ३, बंदरा, मुंबई, महाराष्ट्र, ४०००५१

Address : S/O Maruti Kambale, room 2, mayaneshwar nagar chawli no 3, Bandra (East) S.O, Mumbai, Maharashtra, 400051

Aadhaar - Samanya Maansacha Adhikaar

भारत सरकार
GOVERNMENT OF INDIA

रोहित मारुती कांबळे
Rohit Maruti Kambale
जन्म वर्ष / Year of Birth : 1985
पुरुष / Male

2099 7958 2094

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA

योगेश चंद्रकांत मोरे
Yogesh Chandrakant More
जन्म तारीख / DOB: 19/03/1977
पुरुष / MALE

भारत सरकार
GOVERNMENT OF INDIA

पत्ता:
यांचा मुलगा: चंद्रकांत मोरे
502, गार्ड प्रसाद
ए को ब्रॉच होड, गोसावली
सद्वनार रोड, गोकुळ
गाणे, विले पार्ले ईस्ट, मुंबई
मुंबई,
महाराष्ट्र - 400057

SEAL OF THE JOINT SUB REGISTRAR ANDHERI
Address:
S/O. Chandrakant More, 502, GARD PRASAD, CHS LTD, SAHAKARI ROAD, BACHINDRA KUL, ARCADE, VILE PARLE EAST, Mumbai, Maharashtra, 400057

8241 5506 5500

8241 5506 5500

आधार - सामान्य माणसाचा अधिकार

Aadhaar - Aam Admi ka Adhikaar

बंदर - ४

2389	909	908
२०१५		

भारत सरकार
GOVERNMENT OF INDIA

राजेंद्र रमेश टेमकर
Rajendra Ramesh Temkar
जन्म वर्ष / YoB: 1982
पुरुष Male

7491 4388 1998

भारत सरकार
GOVERNMENT OF INDIA

पत्ता:
S/O: रमेश टेमकर कोळ्यारे,
कोळ्यारे, रत्नागिरी
महाराष्ट्र, 415712

Address:
S/O: Ramesh Temkar Koththare, Ranagiri
Maharashtra, 415712

आधार - सामान्य माणसाचा अधिकार

Aadhaar - Aam Admi ka Adhikaar

323/2341

गुरुवार, 26 मार्च 2015 7:07 म.नं.

दस्त गोश्वारा भाग-1

वदर4

दस्त क्रमांक: 2341/2015

दस्त क्रमांक: वदर4 /2341/2015

बाजार मूल्य: रु.
1,65,26,000/-

मोबदला: रु. 2,40,00,000/-

भरलेले मुद्रांक शुल्क: रु.12,00,000/-

वदर - ४		
2341	102	107

दु. नि. सह. दु. नि. वदर4 यांचे कार्यालयात

पावती:2912

पावती दिनांक:

अ. क्रं. 2341 वर दि.26-03-2015

26/03/2015

रोजी 7:05 म.नं. वा. हजर केला.

सादरकरणाराचे नाव: मनोज मल्हार कुलकर्णी

नोंदणी फी

रु.

30000.00

दस्त हाताळणी फी

रु.

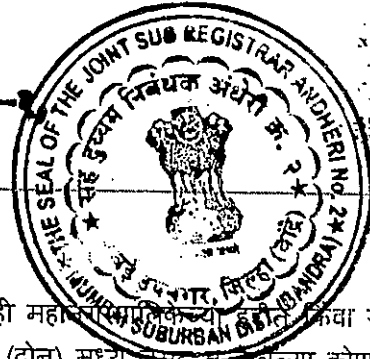
2080.00

पृष्ठांची संख्या: 104

दस्त हजर करणाऱ्याची सही:

एकुण: 32080.00

सह. दुय्यम निबंधक अंधेरी-2
सह. दुय्यम निबंधक, अंधेरी-2



सह. दुय्यम निबंधक अंधेरी-2,
सह. दुय्यम निबंधक, अंधेरी-2

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महापालिका क्षेत्राच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्यम वर्गाच्या कोणत्याही नागरी क्षेत्रात

शिक्का क्रं. 1 26 / 03 / 2015 06 : 59 : 13 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 26 / 03 / 2015 07 : 00 : 15 PM ची वेळ: (फी)

प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे वस्तुनिष्ठ संपूर्ण मजकूर निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कडुलोधारक हे संपूर्णपणे जबाबदार राहतील

लिहून देणारे:

लिहून घेणारे

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दस्त गोषवारा भाग-2

वदर4

दस्त क्रमांक:2341/2015

03/2015 7 10:20 PM

दस्त क्रमांक :वदर4/2341/2015

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मनोज मल्हार कुलकर्णी पत्ता:प्लॉट नं: ए/२०२, माळा नं: -, इमारतीचे वय :-47 नाव: राजकमल को-ऑपरेटिव हाउसींग सोसायटी स्वाक्षरी:- लीमीटेड, ब्लॉक नं: विलेपार्ले पूर्व,मुंबई, रोड नं: सुभाष रोड, महाराष्ट्र, मुंबई. पॅन नंबर:AIMPK7302F	लिहून घेणार		
2	नाव:अमला मनोज कुलकर्णी पत्ता:प्लॉट नं: ए/२०२, माळा नं: -, इमारतीचे वय :-41 नाव: राजकमल को-ऑपरेटिव हाउसींग सोसायटी स्वाक्षरी:- लीमीटेड, ब्लॉक नं: विलेपार्ले पूर्व,मुंबई, रोड नं: सुभाष रोड, महाराष्ट्र, मुंबई. पॅन नंबर:ALNPK0239M	लिहून घेणार		
3	नाव:मेसर्स विजयराज डेव्हलपर्स चे भागीदार विजय येवलेकर यांच्यातर्फे मुखत्यार सचिन - पत्ता: १/२ शिवानंद सोसायटी विलेपार्ले पूर्व, मुंबई, प्ले ग्राउंड कॉम्प्लेक्स MAHARASHTRA, MUMBAI, Non- Government. पॅन नंबर:AAAFV1824A	लिहून घेणार वय :-36 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिकका क्र.3 ची वेळ:26 / 03 / 2015 07:46 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:योगेश - मोरे वय:34 पत्ता:सप्रे बंगला,हनुमान रोड,विलेपार्ले पूर्व,मुंबई पिन कोड:400057		

iSarita v1.4.0

03/2015

2 नाव:राजेंद्र - टेमकर
वय:23

पत्ता:सप्रे बंगला,हनुमान रोड,विलेपार्ले पूर्व,मुंबई
पिन कोड:400057

स्वाक्षरी
Premis



शिकका क्र.4 ची वेळ:26 / 03 / 2015 07 : 03 : 05 PM

शिकका क्र.5 ची वेळ:26 / 03 / 2015 07 : 03 : 13 PM नोंदणी पुस्तक 1 मध्ये

न.क.प.नि.सं.क. अंधेरी-२,
उपनगर जिल्हा

Payment Details.

द.द.र-४		
२३०९	१०४	१०४
१९९५		

sr. Epayment Number
1 MH006710074201415E
2 MH006709192201415E

Defacement Number
0004233888201415
0004233887201415

2341 /2015

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प्रमाणित करण्यात येतो की, या
प्रस्तावनेच्या
पुस्तक क्रमांक - १/२४-४/२३०९) २०१५
वर नोंदणी दिनांक : २६/३/२०१५

न.क.प.नि.सं.क. अंधेरी क्र.-२,
उपनगर जिल्हा.

DATED THIS DAY OF 2015

BETWEEN

M/s. Vijayraj Developers
... the Promoter

AND

Manoj Malhar Kulkarni and Amala Manoj
Kulkarni
... the Purchaser/s

AGREEMENT FOR SALE

Supriya Bhagwat
Advocate
M/s. Vijayraj group
102, Aditi, Sena Bhavan Path,
Dadar, Mumbai 400028