

Rs. Twenty Six Lacs ten thousand only.

The Cosmos Co-Operative Bank Ltd.,
Vile Parle Branch, Saraswati Niwas,
Plot No-45, TPS-1 CTS No 807 A,
Hanuman Road, Vile Parle (E),
Mumbai-400 057.

भारत 98343

Special Adhesive
महाराष्ट्र
JUN 16 2009



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RS.2610000/-PB5114

INDIA STAMP DUTY MAHARASHTRA

D-5/STP(V)/C.R.1004/06/2004/1762-64/0

For The Cosmos Co-op. Bank Ltd.

(A)

AGREEMENT FOR SALE

Authorised Signatory
Sanjay A. Oak

Authorised Signatory
Sanjay A. Oak

The Cosmos Co-Operative Bank Ltd.,
Vile Parle Branch, Saraswati Niwas,
Plot No-45, TPS-1 CTS No 807 A,
Hanuman Road, Vile Parle (E),
Mumbai-400 057.

For The Cosmos Co-op. Bank Ltd.

Rs. Ninety

Nine

Lacs

only.

THIS AGREEMENT is made and entered into at Mumbai this 18th day of June 2009 BETWEEN M/S. SHREE RICHIA REALTORS, a partnership firm duly registered under the provisions of the Indian Partnership Act, 1932 and having its office at 101, "Kshitij" Building, Seta Bhavan Path, Dadar (West) Mumbai - 400028, represented through its Partner, SHRI PRAKSH SHARAD JOSHI, hereinafter referred to as "THE DEVELOPERS" (which expression shall unless it be repugnant to the context of meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) Of the ONE PART

AND

Y033/2
269-270

The Cosmos Co-operative Bank Ltd., Having Registered Office at 269-270 Shaniwar Peth, Pune through its Authorized Signatory Mr. Suhas Gokhale Age : 43 years, Occupation : Service, Chief General Manager, Office address above.

(Handwritten signatures)

भारत 98342
150160
Special Adhesive
महाराष्ट्र
JUN 16 2009
RS.9900000/-PB5114
15:00
INDIA STAMP DUTY MAHARASHTRA

herein, applied to the Developers for allotment of Commercial Premises No.1 & 2 on the First floor and Second floor respectively of the said building which is being constructed by the Developers on the said property hereinafter referred to as "THE SAID PREMISES".

16) Relying upon the application, declaration and consent of the Premises Purchaser the Developers have agreed to sell to the Premises Purchaser the said Premises at the price and on the terms and conditions hereinafter appearing.

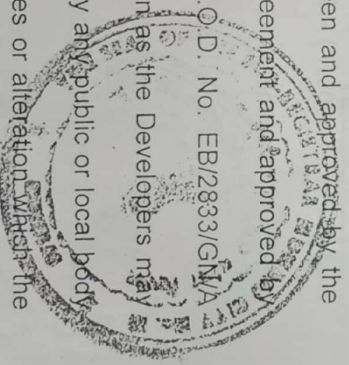
17) Prior to the execution of these presents the Premises Purchaser has paid to the Developers a sum of Rs. 6,00,00,000/- (Rupees Six Crore Only) being part payment of the sale price of Rs. 25,02,00,000/- (Rupees Twenty Five Crore Two Lakh Only) of the said Premises as advance payment or deposit and the Premises Purchaser has agreed to pay to the Developers the balance of the sale price in the manner hereinafter contained.

18) Under Section 4 of MOFA the Developers is required to execute written Agreement for sale of the said Premises to the Premises Purchaser being in fact these presents and also register the said Agreement under the Indian Registration Act, 1908.

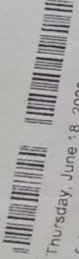
NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

सं. -- 3
AGREED BY
<i>[Signature]</i>
2008

1. The Developers at their own cost shall construct the said Building in accordance with plans, designs and specifications seen and approved by the Premises Purchaser prior to the execution of this Agreement and approved by the Municipal Corporation of Greater Mumbai vide I.O.D. No. EB/2833/G/M/A dated 17.01.2008 with such variations and modification as the Developers may consider necessary or expedient or as may required by any public or local body or authorities to be made therein or any other changes or alteration which the Developers in their absolute discretion deem fit either in the whole building or part thereof or any of them and the Premises Purchaser hereby consent to such variations, changes, modification, etc. being made and it is hereby agreed



[Signature]



Thursday, June 18, 2009
5:19:35 pm

पावती

Original

नोंदणी क्र. : 5622
Regn. 39 M

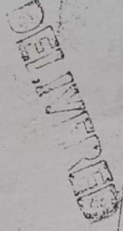
पावती क्र. : 5622
दिनांक : 18/06/2009

गावाचे नांव : माहिम
दस्तऐवजाचा अनुक्रमांक : बवई 3 - 5033 - 2009
दस्तऐवजाचा प्रकार : करारनामा
सादर करणा-याचे नाव : दि. कोसमोस को ऑ बँक लि तर्फे चौफ जनरल मॅनेजर मुहास - गोखले
की नोंदणी की
दस्त हाताळणी की
पृथांची संख्या : 120

: ₹.30,000.00
: ₹.2,400.00

आपणास हा दस्त अंदाजे 5:39PM ला वेळेस मिळेल

एकुण ₹.32,400.00

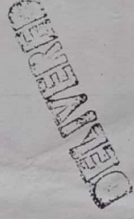


सह दु. लि. मुंबई शहर क
सह दुय्यम निबंधक
मुंबई शहर क

बाजार मुल्य : ₹.119,366.728/-
भरलेले मुद्राक शुल्क : ₹.12,510,000/-

मोबदला :

- 1) देयकाचा प्रकार : By Demand Draft रक्कम: ₹.30,000
डीडी / धनादेश क्रमांक : 945912 दिनांक : 18/06/2009
बँकेचे नाव व पत्ता : दि. कोसमोस को ऑ बँक ले
- 2) देयकाचा प्रकार : By Cash रक्कम: ₹.2,400

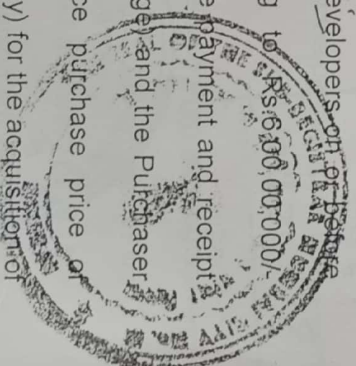


between the parties hereto that the Developers shall be entitled to make alterations, amendments, variations and modifications in the said plans of building on the said property and the Developers shall be entitled to apply for and obtain sanctions for construction of additional building/s and structure/s on the said property and for construction of additional floors on the said buildings to be constructed on the said property.

2. The time of payment of all the dues or installments on their respective due date is an essence of this agreement. The Developers hereby agree to sell to the Premises Purchaser and the Premises Purchaser hereby agrees to purchase from the Developers Commercial Premises No. 1 & 2 on the First floor admeasuring 3731.34 square feet carpet area and on the Second floor admeasuring 4074.82 square feet carpet area i.e. aggregate salable area of 9500 sq.ft. of the said building which is being constructed by the Developers on the said property and shown on the floor plan hereto annexed hereinafter referred to as "THE SAID PREMISES" at or for consideration of Rs. 25,02,00,000/- (Rupees Twenty Five Crore Two Lakh Only) payable in the manner provided in clause 3 hereof.

25,02,00,000/-	(Rupees Twenty Five Crore Two Lakh Only)	payable in the
9083	190	
2209		

3. Out of the total purchase price of Rs. 25,02,00,000/- (Rupees Twenty Five Crore Two Lakh Only) the Purchaser has paid to the Developers on the date of the execution of this Agreement amount aggregating to Rs. 6,00,00,000/- (Rupees Six Crore Only) by way of earnest money (the payment and receipt whereof the Developers do hereby admit and acknowledge) and the Purchaser hereby agrees to pay to the Developers the balance purchase price of Rs. 19,02,00,000 /- (Rupees Nineteen Crore Two Lakh Only) for the acquisition of the said Premises in the following manner by issuing separate Demand Letter/s and the Architect certificate/s depicting the stage/s of the construction :



Handwritten signature

as the 'PROPERTY No.1' for the sake of brevity which is occupied by the TENANTS of the co-owners. The said building is assessed for the purpose of repair cess under 'A' category i.e. a cess property as per the provisions of the Maharashtra Housing and Area Development Act, 1976.

2) By virtue of the following agreements / deeds, writings the Vendors have given development rights or have transferred their undivided share in right, title and interest in the Property No.1 to Developers on terms and conditions specifically mentioned therein.

(i) Development Agreement dated 19/04/2007 registered on 23/04/2007 under serial no. BBE-1-04156-2007 executed by and between (1) Mr. Prabhakar Ramchandra Manjrekar, (2) Mrs. Shaila Jayant Rane, (3) Mrs. Geeta Govind Ubhayakar as Owners on the One Part and M/S. SHREE RICHA REALTORS as Developers on the Other Part in respect of 72.74% undivided share in right, title and interest in the Property No.1. Simultaneously the Owners have also executed a Power of Attorney dated 23/04/2007 registered on 23/04/2007 under serial no. 773/2007 in favour of the Developers, M/S. SHREE RICHA REALTORS to facilitate redevelopment of the Property No.1. Thus the Owners herein have been made Confirming Party to this Deed.

(ii) By Deed of Conveyance dated 22/03/2007 registered on 23/03/2007 under serial no. BBE-1-02895-2007 executed by and between (1) Kum. Kusumavati Ramchandra Manjrekar, (2) Smt. Supriya S. Kerkar as Vendors on the One Part and M/S. SHREE RICHA REALTORS as Developers on the Other Part in respect of 22.9% undivided share in right, title and interest in the Property No.1. Simultaneously the Vendors have also executed a Power of Attorney dated 22/03/2007 registered on 23/03/2007 under serial no. 575/2007 in favour of the Developers, M/S. SHREE RICHA REALTORS to facilitate redevelopment of the Property No.1.

(iii) By Deed of Conveyance dated 5/11/2007 registered on 5/11/2007 under serial no. BBE2-08552-07 executed by and between (1) Mukul J. Shirke, (2) Ulhas J. Shirke And (3) Smt. Alka A. Redkar as Vendors on the One Part and M/S. SHREE RICHA REALTORS as Developers on the Other Part in respect of 4.36% undivided share in right, title and interest in



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the Property No.1. Simultaneously the Vendors have also executed a Power of Attorney dated 6/11/2007 registered on 6/11/2007 under serial no. 708/2007 in favour of the Developers, M/S. SHREE RICHA REALTORS to facilitate redevelopment of the Property No.1.

- 3) Smt. Heenaben Dinesh Sukhanandi was seized, possessed of and otherwise well and sufficiently entitled to all that piece and parcel of vacant land or ground, hereditaments and premises bearing Plot No. 22 of T.P.S. No. IV (Mahim) and Cadestral Survey No. 1683 (Part) of Mahim Division and admeasuring 555.32 sq. yds. equivalent to 464.33 sq. mtrs. or thereabouts together with the building known as 'RAM NIWAS' consisting of ground and three upper floors standing thereon (hereinafter referred to as 'the said building' for the sake of convenience) at Gokhale Road (North), Dadar (W), Mumbai - 400 028, within the registration District and Sub-district of Mumbai city and Mumbai Suburban, the said building alongwith the plot of land underneath it are hereinafter together referred to as the 'Property No.2' and more particularly described in the **SECOND SCHEDULE** hereunder written alongwith the true extract of map issued by the City Survey and Land Records. The said building known as 'RAM NIWAS' standing on the Property No.2 consists of ground and three upper floors with the shops and flats occupied by the tenants. The said building is assessed for the purpose of repair cess under 'A' category, i.e. a cessed property as per the provisions of the Maharashtra Housing and Area Development Act,
- 4) By virtue of Development Agreement dated 12/11/2002 registered on 13/11/2002 under serial no. BBE-2-05822-2002 entered into between SMT. HEENABEN DINESH SUKHANANDI and the DEVELOPERS, the Owner SMT. HEENABEN DINESH SUKHANANDI agreed to the development rights of the said property to the DEVELOPERS. M/S. SHREE RICHA REALTORS on certain terms and conditions mentioned in the said agreement. Simultaneously the Owner has also executed a Power of Attorney dated 13/11/2002 registered on 13/11/2002 under serial no. 455/2002 in favour of the Developers, M/S. SHREE RICHA REALTORS to facilitate redevelopment of the Property No.2. Subsequently the Owner has also executed a Supplementary Agreement dated 22/03/2007 registered under serial no. BBE-2-03192-2007 on 11/04/2007 with the Developers and has confirmed the development right granted under previous deeds on

976
2053
2009



Cosmos/MRO/ /2012-13

Date :- 09/3/2013

To
M/s. Shree Richa Realtors
101, Kshitij Building,
Sena Bhavan Path,
Dadar (West),
Mumbai 400 028

Ref: **Possession of 6 parking spaces as per our agreement dt. 18.06.2009**

Sir,

This is with reference to captioned subject.

As you are aware, ^{as per agreement dt} ~~in~~ term no. 7 on page 12 of our agreement dt. 18.06.2009, it was specifically mentioned that "Developer shall provide 6 Nos of Car Parking spaces on the parking floor no. 3". But till date we have not received possession of aforesaid 6 parking spaces.

Our Hon. Chairman ~~Mr. Krishankumar Goyal~~ also visited our new premises on 7.03.2013 and instructed us to take possession of said car parking.

Hence we hereby request you to handover the possession of 6 nos. of car parking spaces immediately.

Thanking you,

Sharashchandra Suryavanshi
General Manager
MRO

You are hereby requested
to handover possession of 6
car parking lots immediately
on receipt of this letter.

Share Certificate No. 16

Member Registration No. 16

No. of Shares 10

Share Certificate

SITARAM PRASAD MAA MUKTA CO-OPERATIVE HOUSING SOCIETY LTD.

Horizon, Gokhale Road (N) and Ranade Road Junction, Dadar [W], Mumbai - 400028.

Registration No. MUM/WGN/HSG/TC/9144/2012


REGISTERED UNDER THE MAHARASHTRA CO-OPERATIVE SOCIETIES ACT. 1960

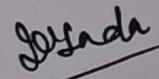
[AUTHORISED SHARE CAPITAL OF Rs. 10,00,000/- DIVIDED INTO 20,000 SHARES OF Rs.50/- EACH]

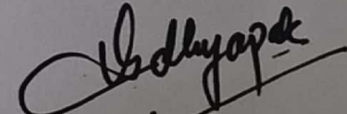
This is to certify that **THE COSMOS CO-OP BANK LTD.** (First flr. & Second flr.)
is / are the Registered holders of **TEN** fully paid-up shares Numbered **151 to 160** both inclusive
of **Rs. 50/-** each in the **SITARAM PRASAD MAA MUKTA CO-OPERATIVE HOUSING SOCIETY LTD,**
at Mumbai. Subject to the Bye-laws thereof.

Given under the common seal of the said society at Mumbai,
this 18th OCTOBER, 2015.




Hon. Chairman


Hon. Secretary


Hon. Treasurer

8. That the Tax Clearance Certificate and final structural stability certificate shall be submitted before asking for completion certificate of the work.
9. That the approval for change of activity and addition & alteration is granted without prejudice to any other action, if any.

A set of approved plan duly stamped / signed is returned herewith as a token of approval.

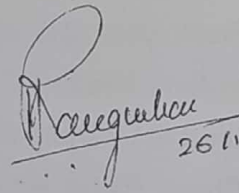
Yours faithfully,

Sd/-

Executive Engineer
(Building Proposal) City - III

No. EB/6896/GN/Misc Dt. 26/11/13.

- Copy to ✓
1. M/s. Shree Richa Realtors.
1st floor, J.V. House,
D.S. Babrekar Marg,
Dadar (W), Mumbai - 400 028.
 2. Asstt. Commissioner 'G/N' Ward
 3. A.E.W.W. 'G/N' Ward
 4. Dy.A & C. (City)


26/11/13
Executive Engineer
(Building Proposal) City - III

MUNICIPAL CORPORATION OF GREATER MUMBAI

Ex. Eng. Bldg. Proposal (City) III
'E' Ward Municipal Offices, 3rd Floor,
10, S. K. Hafizuddin Marg, Byculla,
Mumbai - 400 003.

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

NO. EEBPC/ 2833 194/A of 26/6/08

COMMENCEMENT CERTIFICATE

To.

Shree Richa Realtor

C-A to owner

101, Kshiti Building

Sena Bhawan Path

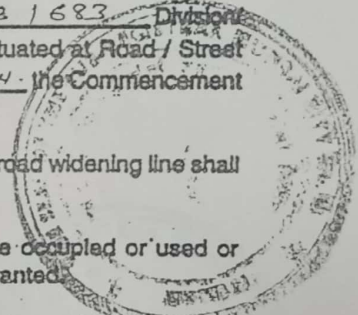
Dadar Mumbai-400028

Sir,

With reference to your application No. 699 dated 25/5/2007 for Development Permission and grant of Commencement Certificate under Section 44 and 69 of the Maharashtra Regional and Town planning Act, 1966, to carry out development for prop. devel. of the Property on prop. Amalgamated

and building permission under section 346 of the Bombay Municipal Corporation Act, 1888, to erect a building in Building No. — on Plot No./C.S.No./G.T.S. No. 1587 & 1683 Division — Village/Town Planning Scheme No. — Situated at Road / Street In. of Gokade Rd. & Parade Road. Ward 914 the Commencement Certificate/ Building permit is granted on the following conditions:-

- 1) The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
- 2) That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
- 3) The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop land which does not vest in you.
- 5) This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years; provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
- 6) This certificate is liable to be revoked by the Municipal commissioner for Greater Mumbai, if :-
 - a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanction 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 for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresenting 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 Sec 43 & 45 of the Maharashtra Regional and Town Planning Act, 1966.



Page - 3
403/09

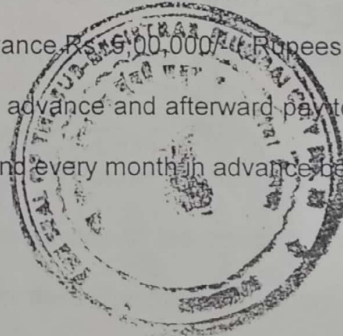
P.T.O.

- I. Rs. 200,00,000/- (Rupees Two Crore Only) on completion of Plinth.
- II. Rs. 5,00,00,000/- (Rupees five Crore Only) on casting of first slab.
- III. Rs. 4,00,00,000/- (Rupees Four Crore Only) on completion of second slab.
- IV. Rs. 3,00,00,000/- (Rupees Three Crore Only) on completion of brick work of the first floor
- V. Rs.2,00,00,000/- (Rupees Two Crore Only) on completion of brick work on second floor.
- ✓ VI. Rs. 2,50,00,000/- (Rupees Two Crore Fifty Lacks Only) on balance amount at the time of possession of said Premises after obtaining the completion certificate.
- ✓ VII. Rs. 52,00,000/- (Rupees Fifty Two Lacks Only) on the installation & working of Car lifts and dedicated lift upto second floor.

Prior to the delivery of the property mentioned in the Sechedule III by the Developer to the Purchaser, the Developer shall satisfy the Purchaser regarding the area of the said property by actual measurement & the last stage of payment of the consideration amount shall be adjusted accordingly as per the said actual measurement at the rate agreed by the parties at the time of execution of the present agreement, that is, if the area is found less, then, the consideration will be less and if the area is found more, then the consideration will be more. However the rate shall be the rate agreed by the parties at the time of execution of the present agreement.

4. The purchaser at the time of taking possession of the said Premises, agree and binds himself to pay the Developers in advance Rs. 5,00,000/- (Rupees Five Lakh Only) being the maintenance charges in advance and afterward pay to the Developers regularly by the fifth day of each and every month in advance being

बंदई - 3
4033 / 99
2009



Handwritten signature

as Gokhale Road (N)) Ward of the Municipal Corporation of Greater Mumbai and bounded as follows :-

On or towards North : By D. V. Deshpande Marg
On or towards East : By Gokhale Road
On or towards South : By property of C.S. No. 1587
On or towards West : By property of C.S. No. 1588

THE THIRD SCHEDULE ABOVE REFERRED TO

(Description of the said 'Commercial Premises')

ALL THAT Commercial Premises No1 & 2 on the First floor admeasuring 3731.34 square feet carpet area and on the Second floor admeasuring 4074.82 square feet carpet area i.e. aggregate salable area of 9500 sq.ft. in the building to be known as "HORIZON" to be constructed on piece or parcel of land situated, lying and being at Gokhale Road (North), Dadar (W), Mumbai - 400 028 bearing C.S. No. 1587 & 1683 (Part) of Mahim Division, in the Registration District and Sub - District of Mumbai City and Mumbai Suburban.

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

SIGNED AND DELIVERED)

by the withinnamed DEVELOPERS)

M/S. SHREE RICHA REALTORS)

By its Partner)

MR. PRAKASH SHARAD JOSHI)

In the presence of)

1.

2.

[Handwritten signatures of witnesses]

For SHREE RICHA REALTORS

[Handwritten signature of Partner]

Partner



4033/210

Date : 28.03.2013

To
The Chief General Manager,
The Cosmos Co-Op. Bank Ltd,
269-270, Shaniwar Peth,
Pune.

Sub:- Possession of Premises at 1st floor & 2nd floor of "Horizon" at Gokhale Road (North), Dadar (W), Mumbai - 400 028.

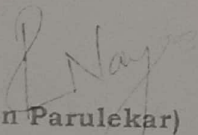
Sir,

As requested by you vide letter dated 21.03.2013, we hereby giving you a possession of your premises on 1st & 2nd floor of Horizon building for making furniture only. During this period you or any of your workers will not effect any structural changes in the said premises. Your contactor will be solely responsible for all his tools and materials. The possession of this premises is given only for the purpose of carrying out the furniture work & in no case anybody will be allowed to occupy or run business in the said premises. Your workers should maintains peace and cleanliness at all the time and should not work beyond the normal working hours. You will keep one key of your premises with our Site Staff, so as to complete pending civil works if any in your premises. On payment of balance due amount including Service & Vat tax you will be given official possession of your premises.

Thanking you.

Yours faithfully,

For **SHREE RICHA REALTORS**


(**Nayan Parulekar**)
Sr. Vice President (Contracts & Operations)



For The Cosmos Co-op. Bank Ltd.

The Cosmos Co-Operative Bank Ltd.
Vile Parle Branch, Saraswati Niwas,
Plot No-45, TPS-1 CTS No 807 A,
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R. Ninety Nine Lacs only.

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For The Cosmos Co-op. Bank Ltd.

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AGREEMENT FOR SALE

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Sanjay A. Oak

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ANDYAS/2
The Cosmos Co-operative Bank Ltd.,
Shaniwar Peth, Pune through its Authorized Signatory Mr. Suhas Gokhale
Age : 43 years, Occupation : Service, Chief General Manager, Office address as above.

भारत 98342 Special Adhesive
150160 JUN 16 2009
R. 26 10000/- PB5114
INDIA STAMP DUTY MAHARASHTRA

Developers interest thereon at the rate of 13 per cent per annum from the due date for payment thereof until payment.

7. The Developers shall provide specific amenities mentioned in list annexed to this Agreement as Annexure 1 The Developers shall also provide and Car Parking Spaces 6 Numbers on the parking floor no. 3 of the said property. The Developer agrees to issue the Allotment letter alongwith the map showing the parking spaces to the Purchaser at the time of the delive parking spaces.

Car Parking Clause

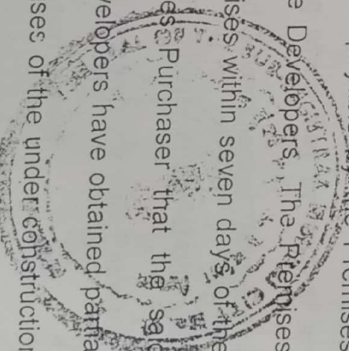
8. The Developers shall have a first and paramount lien and charge upon the said Premises and the right, title and interest of the Premises Purchaser therein for all amounts due and payable by the Premises Purchaser to the Developers under the Agreement.

9. The Developers shall deliver possession of the said Premises immediately on receipt of balance consideration as mentioned in Clause 3 hereinabove PROVIDED THAT all amount due and payable by the Premises Purchaser to the Developers are first paid to the Developers. The Premises Purchaser shall take possession of the said Premises within seven days of the Developers giving written notice to the Premises Purchaser that the said Premises is ready for occupation.

10. The Developers shall deliver possession of the said Premises to the Premises Purchaser on or within Six months from the date of execution of this Agreement

PROVIDED THAT all amount due and payable by the Premises Purchaser to the Developers are first paid to the Developers. The Premises Purchaser shall take possession of the said Premises within seven days of the Developers giving written notice to the Premises Purchaser that the said Premises is ready for occupation and that the Developers have obtained partial occupancy certificate in respect of the Said Premises of the under construction building. Provided that the Developers shall be entitled to reasonable extension

4033 - 3
4033 / 23
2009



[Handwritten signature]

दस्त गोषवारा भाग-2

बयई 3

दस्त क्रमांक : 5033 / 2009

920

18 Jun 2009 5:21:48 PM

दस्त क्रमांक :- बयई 3 / 5033 / 2009

दस्ताचा प्रकार - करारनामा

शिका क 3 ची वेळ: (कवुली) Jun 18 2009 5:20PM

शिका क 4 ची वेळ: (ओळख) Jun 18 2009 5:21PM

शिका क 5 ची वेळ: (नोंदणी) Jun 18 2009 5:21PM



अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: दि. कॉरामोस को ओ वेंक लि तर्फे चीफ जनरल मॅनेजर Purchaser/Buyer/Executor
सुहास - गोबले वय :- 43
पता: ऑफिस 269 - 260 शनीवार पेठ, पुणे
पिन नंबर: AA/AT0742K

[Signature]
सही

छायाचित्र

अंगठ्याचा ठसा



2 नाव: मे. श्री रिचा रिअल्टर्स तर्फे भागीदार प्रकाश शरद जोशी Saler/Executor
तर्फे मुखत्यार राजेंद्र बाबुराव सुपल - - वय :- 45
पता: ऑफिस नं 101 क्षितीज, सेना भवन पथ, दादर
पिन नंबर: AASFS1533J

[Signature]
सही



3 नाव: प्रभाकर रामचंद्र मांजरेकर, शैला जयंत राणे, गीता Confirming Party/Grantor
गोविंद उभयकर, हिनायेन दिनेश सुखनंदी ह्यासर्वांतर्फे वय :- 45
मुखत्यार मे. श्री रिचा रिअल्टर्स तर्फे भागीदार प्रकाश शरद
जोशी तर्फे मुखत्यार राजेंद्र बाबुराव सुपल - -

[Signature]
सही



यरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कवुल करतात.

ओळख

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

अनु क्र. ओळखीचे नाव व पत्ता

1 नाव: विद्याधर भगवान पेठकर
वय: 53
पता: 36 अ, मारु निकेतन, डि एल वैद्य रोड, दादर
पिन कोड: 28

[Signature]



2 नाव: मिथुन जगदीश देवकर
वय: 21
पता: 101 क्षितीज, सेना भवन पथ, दादर
पिन कोड: 28

[Signature]



मह दुय्यम निबधक
मुंबई शहर क्र. ३

5033 / 2009

BRIHANMUMBAI MAHANAGARPALIKA

Office of Assistant Engineer, Building & Factory Deptt., Room No.39, G/N Ward Municipal Office,
Harishchandra Yelwe Marg, Dadar (west), Mumbai 400 028. Tel. No. 022-24397800

No. ACGIN/SR/162/AGBF

28/8/2013

To,
The owner / Occupier
1 & 2 Floor premises,
'Horaizone Building',
Gokhale Road North
Dadar (W), Mumbai- 400 028.

Sub : Unauthorised additions and alterations in 1 & 2 Floor premises.

Ref : Complaints received in this office from citizens of Mumbai.

In response to the complaint, the site under reference was visited by this office staff on 12/08/2013 and asked for the documents showing the authorisation of the work under reference and approval of internal additions and alterations carried out in the premises under reference. No one from your side has produced the documents / plans regarding authorisation of the work under reference.

You are therefore, hereby directed to submit the plans / documents showing the authenticity of the structure under reference from the competent authority of M.C.G.M. and approval for additions / alteration carried out in shop within 7 days after receipt of this letter failing which action as per the MMC Act / MRTP Act will be initiated against you which may please be noted.

Received by
Mh
Narendra D.
31/8/2013

CRK 28.8.13
DESIGNAED OFFICER
Asstt. Engr. (B & F)-III
G/North Ward.



Thursday, June 18 2009
5:19:35 pm

पावती

Original

नोंदणी 39 म.
Regn. 39 M

गायाचे नांव : माहिम
दस्तऐवजाचा अनुक्रमांक : बयई 3 - 5033 - 2009
दस्त ऐवजाचा प्रकार : करारनामा

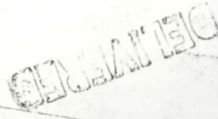
पावती क्र. : 5622
दिनांक : 18/06/2009

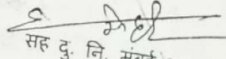
सादर करणा-याचे नाव : दि कॉसमॉस को औ बँक लि तर्फ चीफ जनरल मॅनेजर सुहास - गोखले
फी

नोंदणी फी : रु.30,000.00
दस्त हाताळणी फी : रु.2,400.00
पृष्ठांची संख्या : 120

आपणास हा दस्त अंदाजे 5:39PM ला वेळेस मिळेल

एकुण रु 32,400.00




सह दु. नि. मुंबई शहर क

सह दुय्यम निबंधक
मुंबई शहर क. र.

बाजार मुल्य : रु.119,366,728/-

भरलेले मुद्रांक शुल्क : रु.12,510,000/-

मोबदला : रु.10,000.00

- 1) देयकाचा प्रकार : By Demand Draft रक्कम: रु.30,000
डीडी/ धनादेश क्रमांक : 945912 दिनांक : 18/06/2009
बँकेचे नाव व पता : दि कॉसमॉस को औ बँक ले
- 2) देयकाचा प्रकार : By Cash रक्कम: रु.2,400



of Mumbai Inhabitant, hereinafter called the "PREMISES PURCHASER/S" [which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include his/her/their heirs, executors, administrators and assigns] of the SECOND PART AND (1) MR. PRABHAKAR RAMCHANDRA MANJREKAR, Sitaram Prasad, Room No. 12, Dadar (W), Mumbai- 400 028 (2) MRS. SHAILA JAYANT RANE, Sita Smruti, D. V Deshpande Marg, Dadar (W), Mumbai- 400 028 (3) MRS. GEETA GOVIND UBHAYAKAR, Sita Smruti, D. V Deshpande Marg, Dadar (W), Mumbai- 400 028 (4) SMT. HEENABEN DINESH SUKHANANDI, Room No. 39B, Ram Niwas, Gokhale Road (North), Dadar (W), Mumbai No. 400 028, through Power Of Attorney Holder, SHRI PRAKSH SHARAD JOSHI, Age 53 years, Occupation: Business, Office at-101, "Kshitij" Building, Sena Bhavan Path, Dadar (West), Mumbai - 400028, hereinafter collectively referred to as CONFIRMING PARTY (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include his/her/their heirs, executors, administrators and assigns) of the THIRD PART

WHEREAS :

- 1) The (1) Mr. Prabhakar Ramchandra Manjrekar, (2) Mrs. Shaila Jayant Rane, (3) Mrs. Geeta Govind Ubhayakar, (4) Kum. Kusumavati Ramachandra Manjrekar, (5) Smt. Supriya S. Kerkar, (6) Mukund J. Shirke, (7) Mr. Ulhas J. Shirke And (8) Smt. Alka A. Redkar, collectively referred to as the 'Vendors' were absolutely seized, possessed of or otherwise well and sufficiently entitled to all the piece and parcel of land bearing C. S. No. 1587, admeasuring about 692.59 sq. yards equivalent to 579.06 sq. meters or their about more particularly described in the FIRST SCHEDULE hereunder written together with building standing thereon viz. 'SITARAM PRASAD' (ground plus three upper floors and two garages) hereinafter together referred



बंबई - ३
५०३३ / ३
२००९

[Handwritten signature]

between the parties hereto that the Developers shall be entitled to make alterations, amendments, variations and modifications in the said plans of building on the said property and the Developers shall be entitled to apply for and obtain sanctions for construction of additional building/s and structure/s on the said property and for construction of additional floors on the said buildings to be constructed on the said property.

2. The time of payment of all the dues or installments on their respective due date is an essence of this agreement. The Developers hereby agree to sell to the Premises Purchaser and the Premises Purchaser hereby agrees to purchase from the Developers Commercial Premises No. 1 & 2 on the First floor admeasuring 3731.34 square feet carpet area and on the Second floor admeasuring 4074.82 square feet carpet area i.e. aggregate salable area of 9500 sq.ft. of the said building which is being constructed by the Developers on the said property and shown on the floor plan hereto annexed hereinafter referred to as "THE SAID PREMISES" at or for consideration of Rs. 25,02,00,000/- (Rupees Twenty Five Crore Two Lakh Only) payable in the manner provided in clause 3 hereof.

2008
4033/10

3. Out of the total purchase price of Rs. 25,02,00,000/- (Rupees Twenty Five Crore Two Lakh Only) the Purchaser has paid to the Developers ~~on or before~~ the execution of this Agreement amount aggregating to Rs. 6,00,00,000/- (Rupees Six Crore Only) by way of earnest money (the payment and receipt whereof the Developers do hereby admit and acknowledge) and the Purchaser hereby agrees to pay to the Developers the balance purchase price of Rs. 19,02,00,000 /- (Rupees Nineteen Crore Two Lakh Only) for the acquisition of the said Premises in the following manner by issuing separate Demand Letter/s and the Architect certificate/s depicting the stage/s of the construction :



[Handwritten Signature]

Thursday, June 18, 2009
5:19:46PM

दस्त गोपवारा भाग-1

व्यवस्था
दस्त क्रमांक : 5033/2009
199e

दस्त क्रमांक : व्यवस्था/5033/2009

बाजार मूल्य : रु.119,366,728/-

मोबदला : रु.250,200,000/-

अरसेले मुद्रांक शुल्क : रु.12,510,000/-

दु.नि.सह दुर्यम निबंधक मुंबई शहर 3 यांचे कार्यालयात
अ.क्र.5033 वर दि.18/06/2009

सोनी 5:03:26:000PM वा. हजर केला.

पावती

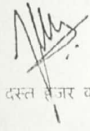
सादर करणाराचे नाव:दि कॉसमॉस को ऑ बँक लि तर्फे चीफ
जनरल मॅनेजर सुहास - गोखले

नोंदणी फी : रु.30,000.00

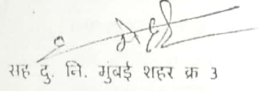
दस्त हाताळणी फी : रु.2,400.00

पृष्ठांची संख्या : 118

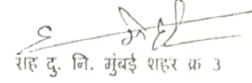
एकूण रु.32,400.00



दस्त हजर करणा-याची सही :-



सह दु. नि. मुंबई शहर क्र 3



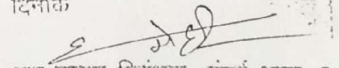
सह दु. नि. मुंबई शहर क्र 3

शिथका क्र.1 Jun 18 2009 5:18PM ची वेळ:(सादरीकरण)

शिथका क्र.2 Jun 18 2009 5:19PM ची वेळ:(फी)



प्रमाणित करण्यात येते की, दस्तामध्ये
एकूण 920 पाने आहेत. पुरतक
क्रमांक 9, व्यवस्था-3 4033/2009
नोंदला. 18/6/2009
दिनांक


सह दुर्यम निबंधक, मुंबई शहर-3
अपिलाची सुनावणी करण्याखेरीज
शिर्षकाचे सर्व अधिकार असलेला.

MUNICIPAL CORPORATION OF GREATER MUMBAI

No. EB/6896/GN/Misc

To,
M/s. Aakar Architect & Consultant
Architect,
201-202, Amiprabha, Devisas Road,
Borivali (W), Mumbai - 400 092.

Ex. Eng. Bldg. Proposal (City) III
'E' Ward Municipal Offices, 3rd Floor,
10, S. K. Hafizuddin Marg, Byculla,
Mumbai - 400 033.

Sub: Proposed change of activity from Business Office to Bank user and addition & alteration at 1st & 2nd floor of the existing building on land bearing C.S. No.1587 & 1683 of Mahim Division, Junction of Ranade Road & Gokhale Road (N), Dadar (W), Mumbai-400028, in 'G/N' Ward, for M/s. Shree Richa Realtors.

Ref: Your letter dated 10.04.2013.

Sir,

With reference to above letter, this is to inform you that the plans submitted by you for approval for proposed change of activity from Business Office to Bank user and addition & alteration at 1st & 2nd floor of the existing building on land bearing C.S. No.1587 & 1683 of Mahim Division, Junction of Ranade Road & Gokhale Road (N), Dadar (W), Mumbai-400028, in 'G/N' Ward, for M/s. Shree Richa Realtors, is hereby approved subject to the following conditions.

1. That the date of starting of work shall be informed to this office well in advance.
2. That the Registered Structural Engineer shall be appointed and his acceptance letter shall be submitted to this office before starting the work.
3. That the Licensed / Registered Site Supervisor shall be appointed and his acceptance letter shall be submitted to this office before starting of work.
4. That the requirements as per CFO NOC u/No.FBL/413/R-II/467 dated 19.10.2013 shall be complied with and final N.O.C. from C.F.O. shall be submitted to this office before applying for work completion certificate.
5. That the revised drainage approval and completion for the premises under reference shall be submitted.
6. That the date of completion shall be informed to this office and the completion certificate shall be obtained from this office.
7. That this permission is valid for one year only and it shall be revalidated every year by payment of necessary revalidation charges till completion of the work.

MUNICIPAL CORPORATION OF GREATER MUMBAI
No. EB/ 2833 / GN/A of 25/04/2012.

To
M/s Shree Richa Realtors,
C.A. to Owner
101, Kshitij Building,
Sena Bhavan Path
Dadar (W), Mumbai 400 028.

Ex. Eng. Bldg. Proposal (City) III
'E' Ward Municipal Corporation, 1st Floor,
10, S. K. Hafizuddin Marg, Byculla,
Mumbai - 400 008.

Sub: Proposed redevelopment of the property on
proposed Amalgamated plots bearing C.S.No.1587
& C.S.No.1683 situated at Jn of Gokhale Road
& Ranade Road Dadar (west), Mumbai 400 028

Ref: Your Architect's letter dated 21.03.2012.

WITHOUT PREJUDICE

Sir,

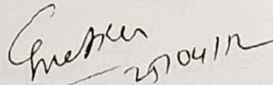
With reference to above letter, this is to inform you that there is no objection to
occupy the Bldg under reference for Ground + 20 upper floors, which is constructed
under supervision of Architect Shri S.L. Jadhav (Regn. No J/167/LS) and Regd.
Structural Engineer Shri M. R. Patil (Regn.No ST-21) subject to following conditions :-

- 1 That single P.R. Card for amalgamated plot in the name of Owner
shall be submitted within 6 months from the issue of Occupation
Certificate.
- 2 That the Certificate under section 270-A of M.M.C.Act shall be
submitted before issue of B.C.C

This occupation permission is granted without prejudice to rights of M.C.G.M. to
take action under Section 353-A of M.M.C.Act, if found necessary.

A set of plans duly stamped/signed showing occupation permission granted to
portion marked red is returned herewith as token of approval.

Yours faithfully,


Executive Engineer
Building Proposals (City) III