

Customer's Copy	
<b>THE KAPOL CO-OP. BANK LTD.</b> FRANKING DEPOSIT SLIP	
Branch: <b>892411</b>	Date: _____
Pay to: Acct. Stamp Duty	Non Registrable
Franking Value	Rs. <b>300</b>
Service Charges	Rs. <b>10</b>
TOTAL	Rs. <b>310</b>
Name & Address of the Stamp duty paying party	
<b>Nilesh R. Visavadia</b>	
<b>C/102, Ganga Shikhar, Plot No 21</b>	
<b>R.S.C - 4, (near I. Amal, (S), Mus-92</b>	
Tel / Mobile No. <b>9167024458</b>	
Desc. of the Document :-	
DD/Cheque No. _____	
Drawn on Bank _____	
Rs. _____	
(For Bank's Use Only)	
Pin ID <b>A</b>	A294 Rs. _____
Franking St. No. _____	PL-548 B9 _____
Cashier _____	Officer _____



**AMENITIES AGREEMENT**

This Amenities Agreement is executed at Mumbai on this 17<sup>th</sup> day of April 2015..... by Nitesh R. Visavadia S/o Ramnik Lal R/o Plot No. 21, Bawal, Chandra Ashish Asah S/o. At. Anil Kumar Asah R/o 101, Orient, Baganay, Malad (Here in after called the first and second party.) off. Hanuman Market, T. Lakme Nagar, Chembur west, Mumbai - 92

Now there of these articles of agreement witness and it is hereby agreed and declared by and between the parties hereto as follows. The first party shall undertake the following works in ... ..  
Nitesh R. Visavadia Flat No 1404 BLDG No 72  
Shiv Sagar Heights Parkmore Chembur Mumbai 400 089

- I. Painting of walls, doors and windows
- II. Polishing and grinding of floor.
- III. Providing and laying of electrical wire & switches fixing.
- III. Glass works

That on account of the above said works the second party shall pay the first party a sum of Rs. 10000 (Rupees ..... only)

Nitesh R. Visavadia  
1<sup>st</sup> Party

Asah  
2<sup>nd</sup> Party

Before me in Mumbai

Ashok M. Pandya  
ADVOCATE & NOTARY (GOVT. OF INDIA)  
C-6, Diamond Apt. Behind Diamond Cinema, L. T. Road, Borivali (West) Mumbai - 400 092

11 7 APR 2015

Witness (1)

Witness (2)

Identified By me By Pan Carol  
Prat. AIYPV1887A

Adv. Pashant C. Jaiswal  
At no 113/10-G, Gauri (1)  
Banwadi (W), Malad

INDIA  
R.00003001-P85492  
12-15  
APR 17 2015  
MAHARASHTRA

FOR THE KAPOL CO-OP BANK LTD.  
Authorised Signatory  
Brijendra Singh

**Builders & Developers**

**Shiv Sagar**  
DEVELOPERS (P.77)

Off.: Bldg. 77, Mahadev Colony, Tilak Nagar, Chembur, Mumbai - 400 088.

Receipt No.

155

Date 27/1/15

RECEIVED with thanks from Mr. / Mrs. / Ms. Ashish Kumar Asati

Rs. 19,90,800/- (in words) Nineteen lakhs Ninety thousand eight hundred Only

Towards part / part payment against Flat No. 1404 Area 837 (approx) (St.) Floor No. 14<sup>th</sup>

Wing C Project Heights Vide Cheque No. 851027/851026

Drawn on Bank Citi banks Branch Delhi Dated 31/3/15 / 27/4/15

Rs. 19,90,800/-  
Subject to Realisation of Cheque

For Sign: [Signature] Developers (P.77)

[Stamp]  
Authorised Sign.

**Builders & Developers**

**Shiv Sagar**  
DEVELOPERS (P.77)

Off.: Bldg. 77, Mahada Colony, Tilak Nagar, Chembur, Mumbai - 400 089.

Receipt No. 154 (Service tax). Date 23/4/15

RECEIVED with thanks from Mr. / Mrs. / M/s. Ashish Kumar Asati

Rs. 4,51,200/- (in words) Four lacs fifty one thousand two hundred

Towards part payment against Flat No. 1404 Area 837 (Carpet) Only Floor No. 14th (Sft.)

Wing C Project Heights Vide Cheque No. 851038

Drawn on Bank Citi bank Branch Delhi Dated 23/4/15

Rs. 4,51,200/-  
Subject to Realisation of Cheque

For S:  Developers (P-77)  
Authorised Sign.

**Builders & Developers**

Off.: Bldg. 77, Mhada Colony, Tilak Nagar, Chembur, Mumbai - 400 089.

**Shiv Sagar**

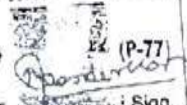
DEVELOPERS (P.77)

Receipt No 153

(VAT)

Date 22-04-15RECEIVED with thanks from Mr. / M/s. / Ms. Ashish Kumar AsatiRs. 1,20,000/- (in words) one lakhs Twenty Thousand only/-Towards full / part payment against Flat No. 1404 Area 837 (Sft.) Floor No. 14Wing C Project Heights Vide Cheque No. 851041Drawn on Bank Citi Bank Branch Mumbai Dated 22-04-15RS. 1,20,000/-  
Subject to Realisation of Cheque

For Shiv Sagar:



Per: \_\_\_\_\_ Sign.

**Builders & Developers**

**Shiv Sagar**

**DEVELOPERS (P.77)**

Off: Bldg. 77, Mahada Colony, Tilak Nagar, Chembur, Mumbai - 400 089.

Receipt No.

Date 22-04-15

RECEIVED with <sup>152</sup> thanks from Mr. / Mrs. / M/s. Ashish Kumar Asati

Rs. 3,89,200/- (in words) Three lakhs Eighty Nine Thousand Two Hundred

Towards full / part payment against Flat No. 1404 Area 837 (Sq.) Floor No. 14

Wing C Project Heights Vide Cheque No. 851039

Drawn on Bank Citi Bank Branch Mumbai Dated 22-04-15

Rs. 3,89,200/-

Subject to Realisation of Cheque

For Shiv Sagar: (P-77)

Per: [Signature] Sign:

Off.: Bldg. 77, Mhada Colony, Tilak Nagar, Chembur Mumbai - 400 089.

# Shiv-Sagar

DEVELOPERS (P.77)

To: Ashish Kumar Asati & Rupali Asati  
101, Orient Regency, MIDC plot No. 4, opp  
Hanuman Mandir, Tilak Nagar, Mumbai-89.

Date: 23/4/15

Dear Sir / Madam,

**SUBJECT : LETTER OF INTENT / AGREEMENT FOR SALE DATED**  
**IN RESPECT OF FLAT / SHOP BEARING NO. 1404 ON 14<sup>th</sup> FLOOR**  
**IN C WING OF BUILDING Heights, SITUATED AT TILAKNAGAR, 77**  
**CHEMBUR, MUMBAI - 400 089.**

Please refer to Letter of Intent / Agreement for sale cited above. As we have completed the work of 100%. (Total work completed); the installment in respect thereof is due.

You are requested to make the payment within 15 days from the date of this letter.

The details of installment due and payments are as under

Total amount due and payable upto last installment

Rs. 1,14,00,000/-

Add: Amount of further installment now due

Rs. 6,00,000/-

Sub Total

Rs. 1,20,00,000/-

Less: Amount Received uptill now

Rs. 23,80,000/-

Add: Interest Chargeable upto \_\_\_\_\_

on delayed Payment Rs. \_\_\_\_\_

**TOTAL PAYMENT DUE Rs. 96,20,000/-**

Therefore, kindly make the Payment and extend your co-operation.

Thanking you,

Yours Sincerely

For, SHIV SAGAR DEVELOPERS (P.77)

Authorized Signatory

**NOTE : PLEASE BRING THIS LETTER AT THE TIME OF MAKING PAYMENT.**



Builders & Developers

**Shiv-Sagar**

DEVELOPERS (P-77)

Plot No. 77, Mahada Colony, Tilak Nagar,  
Chembur, Mumbai - 400 089.

DATE : 23/04/2015

TO,  
THE MANGER,  
ICICI BANK LTD,  
BANDRA KURLA COMPLEX,  
MUMBAI - 400051.

DEAR SIRs,

REF:-Permission to mortgage Flat no 1404 on the 14<sup>th</sup> floor c wing of the building proposed to be named as SHIV SAGAR HEIGHTS situated at BLDG NO 77, TILAK NAGAR, CHEMBUR, MUMBAI 400 089.

This is to confirm that we have sold Flat No. 1404/c wing admeasuring 837 sq.ft (carpet area) on the 14<sup>th</sup> floor of the building proposed to be known as SHIV SAGAR HEIGHTS situated at Bldg No.77, TILAK NAGAR, CHEMBUR, MUMBAI 400 089. under construction by us to Mr. ASHISH KUMAR ASATI & MRS. RUPALI ASATI. For a total consideration of Rs.1,20,00,000/- (ONE CORE TWENTY LAKHS ONLY) under as agreement for sale dated 18<sup>th</sup> APRIL 2015.

We confirm that we have obtained necessary Permissions/Approvals & Sanctions for construction of said building from all the concerned competent authorities and the construction of the building as well as of the flat are in accordance with the approved plans. We assure you that the said flat as well as the said building and the land appurtenant thereto are not subject to any encumbrance, charge or liability of any kind whatsoever and that the entire property is free and marketable. We have a clear legal and marketable title to the said property and every part thereof.

MR. ASHISH KUMAR ASATI & MRS.RUPALI ASATI. Has paid an amount of Rs.23,80,000/- (TWENTY THREE LAKHS EIGHTY THOUSAND ONLY). And a sum of Rs.96,20,000/- (NINETY SIX LAKHS TWENTY THOUSAND ONLY)





**Builders & Developers**

**Shiv-Sagar**

**DEVELOPERS (P-77)**

Plot No. 77, Mahada Colony, Tilak Nagar,  
Chembur, Mumbai - 400 089.

Remains to be paid towards the cost of the said flat.

Possession of the said flat will be given to **Mr. ASHISH KUMAR ASATI & MRS. RUPALI ASATI**. On or about **Rs.96,20,000/- (NINETY SIX LAKHS TWENTY THOUSAND ONLY)**. On payment of the full consideration of the flat.

We are aware that the said **Mr. ASHISH KUMAR ASATI & MRS. RUPALI ASATI** has approached ICICI bank for a financial assistance for purchase / acquiring the said flat and that ICICI bank has agreed to sanction / grant the financial assistance to **Mr. ASHISH KUMAR ASATI & MRS. RUPALI ASATI**. Has to purchase the above flat and **Mr. ASHISH KUMAR ASATI & MRS. RUPALI ASATI**. Has agreed to mortgage the said flat to your company / in favour of your security trustee by way of security for the said financial assistance. We hereby confirm that we have no objection to **Mr. ASHISH KUMAR ASATI & MRS. RUPALI ASATI**. **Mortgaging the said flat to your company in favour of your security trustee by way of security for repayment of the said financial assistance.**

And notwithstanding anything to the contrary contained in the said agreement for sale, **Mr. ASHISH KUMAR ASATI & MRS. RUPALI ASATI**. we hereby agree to note the aforesaid charges in our books in respect of the said flat and Will not be permitted to transfer, assign, sell off / cancel or in any other way / manner deal with the said flat prejudicial to the interest of the aforesaid mortgagee without the prior written consent of the aforesaid mortgagee.

We undertake to form a co-operative society / condominium under the apartment ownership act of the premises / flat holders in the aforesaid building within the statutory period. And we agree to inform and give proper notice to the co-operative society / condominium as and when formed, about and said unit / flat being so mortgaged to your company / the security trustee nominated by your company.

We further agree that in case the agreement for the sale of flat / premises executed between ourselves and **Mr. ASHISH KUMAR ASATI & MRS. RUPALI ASATI**. is terminated or otherwise the flat / premises purchase transaction is cancelled on account of non payment of our contribution for any reason whatsoever, then



**Builders & Developers**

**Shiv Sagar**

**DEVELOPERS (P-77)**

Plot No 77, Mahade Colony, Tilak Nagar,  
Chembur, Mumbai - 400 089.

your bank shall have property over the sum /sums of money advanced to Mr. ASHISH KUMAR ASATI & MRS. RUPALI ASATI. and paid to us and we hereby undertake to forthwith refund to without demour such sum /sums of money paid to us.

Please issue pay order favoring SHIV SAGAR DEVELOPERS P-77 A/C NO 1146. JANAKALYAN SAHAKARI BANK LTD , GHATKOPAR (E) BRANCH.

Thanking you.

Yours faithfully,

For SHIV SAGAR DEVELOPERS P-77

PARTNER

■■■■■■■■■■

पावती

Original/Duplicate

Thursday, April 23, 2015

नोंदणी क्र. 39म

10:21 AM

Regn. 39M

पावती क्र. 7194 दिनांक: 23/04/2015

गावाचे नाव: किरोळ

वस्तुऐवजाचा अनुक्रमांक: करल1-5315-2015

वस्तुऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: आशीष कुमार असादी

नोंदणी फी रु 30000.00

दस्त हाताळणी फी रु 1240.00

पृष्ठांची संख्या: 62

एकूण: रु 31240.00

आपणाम मूळ दस्त, यंत्रनेल प्रिंट सूची-२ व सीडी अदाजे

10:13 AM ह्या वेळेस मिळेल.

ड. निबंधक कुर्ना 1

बाजार मुल्य: रु 11152000/-

मोबदला: रु.12000000/-

भरलेले मुद्रांक शुल्क: रु. 600000/-

1) देयकाचा प्रकार: eChallan रकम: रु.300000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH000334758201516M दिनांक: 17/04/2015

बिक्रीचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रकम: रु 1240/-

**श्री IVERED**

मूळ दस्त, स्कॅन प्रिंट व सि.डी. मिळाली

**श्री IVERED**

(2)



CHALLAN  
MTR Form Number-8

कर-9		
4394	9	22
₹ 094		

**DEFACED FOR RS: 30000.00**

Deface No: 0000291634201515 AMOUNT: 30000.00 Date: 17/04/2015

St. No. 1 (Amt. in words Thirty Thousand Rupees Only)

Account Head Details		Amount In Rs.	Payer Details	
0063301	Amount of Tax	30000.00	TAX ID (If Any)	
Ordinary Collections IGR			PAN No. (If Applicable)	
Name: KRL1_JT SUB REGISTRAR KURLA NO 1			Full Name	ASHISH KUMAR ASATI AND RUPALI ASATI
Location: MUMBAI			Flat/Block No.	FLAT NO. 1404
Period: 2015-2016 One Time			Premises/Building	BILDING NO 77
			Road/Street	CHEMBUR MUMBAI
			Area/Locality	
			Town/City/District	
			PIN	4 0 0 0 8 9
			Remarks (If Any)	PAN2--PN=MS SHIV SAGAR DEVELOPERS P -CA=
Total		30000.00	Amount in Words	Thirty Thousand Rupees Only

Payment Details: STATE BANK OF INDIA

Cheque/DD Details: Bank CIN: REF No: 000405720150420341\*4 CP17908903  
Date: 17/04/2015-21:51:25  
Bank-Branch: STATE BANK OF INDIA  
Scroll No., Date: 312, 21/04/2015

Validity unknown  
Digitally signed by VIRTUAL TREASURY  
Date: 2015.04.23 10:01:01 IST  
Reason: Signing Document  
Location: India



CHALLAN  
MTR Form Number-6

करल-१		
५३९५	२	३२
२०१५		

DEFACED FOR RS: 600000.00

IN MH000032113156 Deface Number of Register: 600000.00 (Amt. in words: Six Lakh Rupees Only)		AMOUNT 600000.00 Date: 21/04/2015 Form ID 25 2	
<b>Payer Details</b> TAX ID (If Any) PAN No. (If Applicable) Full Name: ASHISH KUMAR ASATI AND RUPALI ASATI Flat/Block No.: FLAT NO 1404		<b>Remarks (If Any)</b> PAN2==PN=MS SHIV SAGAR CA=	
Title Name: KRL1_JT SUB REGISTRAR KURLA NO 1 Location: MUMBAI Year: 2015-2016 One Time <b>Account Head Details</b> 130045501 Sale of NonJudicial Stamp Amount In Rs. 600000.00		Premises/Bullding: BILDING NO 77 Road/Street: CHEMBUR MUMBAI Area/Locality: CHEMBUR MUMBAI Town/City/District: PIN: 4 0 0 0 8 9	
<b>Payment Details</b> STATE BANK OF INDIA Cheque/DD Details Cheque/DD No: Name of Bank: Validity unknown Name of Branch: Digitally Signed By Date: 21/04/2015 Reason: Stamp Document Location: India		<b>FOR USE IN RECEIVING BANK</b> Bank CIN: 00040572015042034111 REF No.: CP17998876 Date: 17/04/2015-21:50:29 Bank/Branch: STATE BANK OF INDIA Scroll No. / Date: 312 21/04/2015	



Digitally Signed By  
VIRVIAK TREASURY  
Date: 21/04/2015  
10:02:52 IST  
Reason: Stamp Document  
Location: India

महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यकर अहवाल सन २०१५



१. दस्तावा प्रकार :- करनाम अनुच्छेद क्रमांक २५.२
२. सादरकर्त्याचे नाव :- डॉ. विश्वेश कुमार
३. तालुका :- मुंबई / अंधेरी / बोरोवली / कुर्ली
४. गावाचे नाव :- ५०८ किराल
५. नगरभूमापन क्रमांक/सर्व्हे क्र./अंतिम भूखंड क्रमांक ५०८
६. मुल्य दरविभाग(सोन) :- उपविभाग
७. मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औद्योगिक प्रति चौ. दर १०८६००
८. दस्तात नमूद केलेल्या मिळकतीचे क्षेत्रफळ :- ५३७ चौरपेट/विल्ट अप चौ. मीटर/फुट १३३५
९. बरपाकिंग :- गळवे :- पोटमाळ :-
१०. मजला क्रमांक :- १५ उदवाहन सुविधा आहे/नाही
११. बांधकाम वर्ष :- पसारा :-
१२. बांधकामाचा प्रकार :- आरसीसी/ इतर पक्के/अर्धे पक्के/कच्चे
१३. बाजारमुल्यदर तक्त्यातील मार्गदर्शक मुचना क्र. :- ज्येष्ठ
१४. भाडेकरू व्याप्त मिळकत असल्यास : १. त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र)
  २. नवीन इमारतीत दिलेले क्षेत्र :-
  ३. भाड्याचा रक्कम :-
१५. लिड अँड लायसन्सचा दस्त :-
  १. प्रतिमाह भाडे रक्कम :-
  - निवासी/अनिवासी
  २. अनामत रक्कम/अगावू भाडे :-
  ३. कालावधी :-
१६. निर्धारित केलेले बाजारमूल्य :- १,११,५२,०००/-
१७. दस्तामध्ये पेशांपिलेली मोबदला :- १२०,००,०००/-
१८. देय मुद्रांक शुल्क :- ६,००,०००/- परलेले मुद्रांक शुल्क ६,००,०००/-
१९. देय नोंदणी फी ३०,०००/-

लिपिक TRV

सह दुय्यम निबंधक

करम-१		
५३९५	४	६२
२०१५		



करल-१		
५३१५	५	६२
२०१५		



PAN NO  
ABRFS 7944R

AGREEMENT

ARTICLES OF AGREEMENT are made at Mumbai on this 18<sup>th</sup> day of Apr. 2015, BETWEEN M/S. SHIV SAGAR DEVELOPERS P - 77, a Partnership Firm having its office at G-102, Kailash Industrial Complex, Park Site, Vikhroli (W), Mumbai - 400 083, hereinafter referred to as "The Developers." (Which expression shall unless repugnant to the context or meaning thereof be deemed to include the partner or partners for the time being of the said Partnership firm, the survivor or survivors of them and the heirs, executors & administrators of the last surviving partner) of the ONE PART.

*[Signature]*  
Asoti.

*[Signature]*

*[Signature]*  
Asoti.



४३३१-१		
५३९५	६	६२
४०९५		

AND

Shri/Smt./M/s. ASHISH KUMAR ASATI & RUPALI ASATI

\_\_\_\_\_ adult, Indian inhabitant presently residing/ having office at 1101, Orient regency, NDR-4, opp Bldg-83, Tilak Nagar, Mumbai hereinafter be referred to as "The Purchaser/s incoming Member" (Which expression shall unless it be otherwise repugnant to context or meaning thereof deemed to include his / her / their / its heirs, executors, administrators and assigns) of the SECOND PART.

*Asati*

WHEREAS

*Rupali*

(a) Maharashtra Housing Board, a Board constituted under the Maharashtra Housing Board Act, 1948 (BOM.LXXX of 1948) was originally seized, possessed and otherwise well and sufficiently entitled to all that piece and parcel of plot of land admeasuring 1219.50 Sq.mtrs. bearing Survey No 14 and C.P. Survey No.508 and situate at Tilak Nagar, Chembur, Mumbai - 400 089 in the Registration District and Sub-District of Mumbai City and Mumbai Suburban.



(b) In order to provide Housing accommodations to the certain class of people, the Government of India had formulated a housing scheme for the construction and allotment of tenements on rental basis to industrial workers known as the Subsidized Industrial Housing Scheme. In pursuance of the said scheme, the said Board constructed buildings in its colonies including building No.77 consists of Ground and Two upper floors in all containing 36 tenements, each containing by admeasurement 180 Square feet Carpet area at Tilak Nagar, Chembur on the said property in order to provide residential accommodation to the Industrial Workers and Low Income Group People. Thereafter, the said Board allotted tenements therein to the Low Income Group People on rental basis

(c) In or around 1976, the Maharashtra Housing and Area Development Authority a Statutory Corporation came to be constituted under the Maharashtra Housing and Area Development Act, 1976 (MAH. XXVIII of 1977) (hereinafter referred to as 'the said Authority'). The said Authority being duly constituted with effect from 5th December, 1977 under the Government Notification in the Public Works and Housing Development No. ARD-1077 (1) Desk-44, dated 5th December, 1977, the aforesaid Board established under the

*[Handwritten signatures]*

करल-१		
५३१५	७	६२
२०१५		

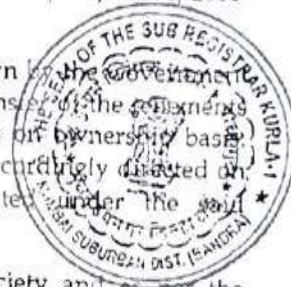
Bombay Housing Board Act, 1948 (Bombay LXLX of 1948) stood dissolved by operation of Section 15 of the said Act

(d) By virtue of the said Act came into in operation in the State of Maharashtra all the properties, rights, liabilities and obligations of the said dissolved Board including those arising under any Agreement or contract became the property rights, liabilities and obligations of the authority. By virtue thereof the property under reference vested in the authority.

(e) Somewhere, in the year 2000-2001 the respective allottees of the tenements in the said building then formed a Co-op. Hsg. Society by name Tilak Nagar Amrut Co-op. Hsg. Society Ltd. which has been duly registered under the Maharashtra Co-op. Hsg. Societies Act, 1960 and Rules made thereunder vide Registration No. MUM/MHADB/WM.HSG/TC/11034/2000-2001.

(f) In pursuance of the guidelines laid down by the Government of India for the purpose of sale and transfer of the properties constructed under the various schemes of ownership based on the terms and conditions as stipulated under the guidelines to the Authority.

(g) Accordingly, at the request of the Society and as per the aforesaid guidelines an Authority by an Indenture of Lease dated 2.6.2004 being owner of the said property granted Lease of the said Plot of land underneath and appurtenant to the building No. 77 in favour of the Society for the period of 99 years with effect from 16<sup>TH</sup> April, 1980 and on the other terms and conditions as contained therein. The said Lease Deed has been duly registered in duplicate under No. bdr-3/ 5025/ 2004 With the office of the Sub-Registrar, Kurla. The Authority by the Sale Deed of even date i.e. 2.6.2004 has also conveyed the said building No.77 consists of ground and two upper floors with 36 tenements standing on the said plot of land in favour of the Society for the price and on the terms as contained therein. The said Sale Deed has also been duly registered in duplicate under No. BDR-3/ 5024/ 2004 with the office of the Sub-Registrar, Kurla - I By virtue of the said Conveyance as aforesaid, the Society became owner of the said building and lessee of the Plot of Land appurtenant thereto by virtue of the said Lease Deed.



*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

4394	2	ER
3098		

(h) In view of the said building No.77 was in a dilapidated condition, the Society desired to develop the said property by re-constructing new building thereon with the permission of the authority as also from the Bombay Municipal Corporation by availing the benefit of additional utilization of TDR/ Buildable area.

(i) In order to get the said property developed in better manner, the Society therefore by a resolution passed in the Special General Body Meeting unanimously resolved to appoint Developers herein for the said purpose and also authorized its managing committee to sign and execute Development Agreement and other incidental documents/papers for the purpose of development. The Society for the said purpose, executed Power of Attorney in favour of the partners of the said Developers to enable them to take necessary steps for the purpose of development as decided and hand over vacant and peaceful possession of the said property to the Developers.

(j) Some where in November 2004, at the instance of the society, the authority was pleased to allot its on Plot No. ND-5 of an area admeasuring 378 square metres, or thereabouts adjoining the said plot of the society and issued offer letter being No. BACO (EM-I)/ 1481/ 2004 in that behalf on 6th November 2004. Upon compliance of the terms of the said offer letter, the authority executed Lease Deed in respect of the said ND Plot No. ND-5 on 1st June 2005 with the society and thereby granted lease of the said plot for the period of 30 years with effect from the date of possession and on the other terms and conditions contained therein. The said Indenture of lease has been duly registered under Sr. No. BDR-3/ 3971/ 2005 on 1st June 2005, with the office of the Sub-registrar, Kurla - I. Thus the society became entitled to the said additional plot and also handed over the vacant and peaceful possession thereof to the Developers.



(k) The Developers have caused necessary permissions for construction of existing building wings, from the MHADA as also from Municipal Corporation of Greater Mumbai in the name of society viz. IOD being No. EB/ CE/ 6061/ BPES/ AM dated 31st May 2006, and Commencement Certificate in pursuance thereof on 19th September 2006. Copy of IOD and CC is annexed as Annexure "A" and Annexure "B" respectively.

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

करल-१		
५३१५	८	६२
२०१५		

- (l) However, though the development terms were settled between the parties the Agreement thereto was not properly stamped and registered. Hence by Development agreement dated 25.10.2007, the society confirmed and conferred upon the Developers, the development rights in respect of the property under reference on the terms and conditions more particularly set out therein. The said Development Agreement subsequently got adjudicated and registered with the Deed of Confirmation with the office of the Sub-registrar, Kurla - 4, under Serial No. BDR-14/ 8463/ 2008 on 20.12.2008. The society by their Resolution dated 10.4.2008, passed at the General Body Meeting resolved to grant Development rights in respect of the said property in favour of the Developers.
- (m) In view of the changed circumstances the society also executed Supplemental agreement to the said Development agreement on 20.12.2008 with the Developers on the terms more particularly set out therein. The said Supplemental Agreement has also been duly registered under Serial No. BDR-14/ 8464/ 2008 on 20.12.2008 with the office of the Sub-registrar, Kurla - 4.
- (n) In view of the amendment in the Development Control Regulations as well as the policy of MHRA, there is possibility of further development by availing the maximum FSI to the extent of 2.5 by utilizing the layout FSI on the said property to the basis, and/or loading TDR on the said property to the maximum extent in accordance with law.
- (o) Pursuant to the offer to the society for granting permission to exploit the possibility of further development to the maximum extent permitted under law, the society has agreed with the Developers for the aforesaid further development and Resolution to that effect is passed by the society at their Extraordinary General Body Meeting of the society held on 1.2.2010.
- (p) In the premises, the Developers are well and sufficiently entitled to construct the building on the said property more particularly set out in the Schedule hereunder written as per the plans and specifications sanctioned by the authorities and have been authorized to sell, transfer and assign the new additional flats i.e. residential/ shops/ units and to receive the sale price and/or consideration and to appropriate the same for themselves and the desired purpose of the scheme, under the said Development agreement.



*[Handwritten signature]*

*[Handwritten signature]*

4394	90	ER
2898		

(d) The Developers have commenced the construction of the building known as "TILAK NAGAR AMRUT CO-OPERATIVE HOUSING SOCIETY LIMITED" on the said land more particularly described in the Schedule hereunder written in accordance with the Plans, designs and specifications, as approved by the concerned local authorities and for that purpose, already shifted the existing occupants to the transit accommodation arranged by themselves and presently work is completed upto the ground and 2 upper floors, which comprised of 3 wings, namely A, B and C wings. A and B wings consist of ground and 8 upper floors for accommodating the existing occupants being the members of the society as well as comprises of shops, offices, premises, on Ground floor, which is for sale to the prospective purchasers and C wing shall be of still and 16 upper floors being sale component. The prospective purchasers has consented for the modification or variation in the development as may be required by the local authority. However such changes, modifications shall not adversely affect the interest of the incoming members/ purchasers.



By mutual arrangement arrived amongst the partners of Shiv Sagar Developer, a subsidiary company known as SHIV SAGAR DEVELOPERS P - 77 is floated for the accounts purpose upon mutually agreed terms between the partners of Shiv Sagar Developers and in consonance with the aforesaid arrangement amongst the partners and in accordance with the arrangement arrived between the partners of SHIV SAGAR DEVELOPERS P - 77, present agreement is executed.

- (e) The Developers have entered into a standard Agreement with Architects M/s. Space Design registered with the Council of Architects and the said Agreement is as per the Agreement prescribed by the Council of Architects;
- (f) The Developers have also appointed a Structural Engineer, Mr. VINAYAK CHOPADEKAR for the purpose of Structural Design and drawings of the said building and developers accept the professional supervision of the Architect and the Structural Engineer till the completion of the said building.
- (g) By virtue of said Development Agreement the Developers are entitled to enter into Agreement with the Purchaser/s incoming Member of said society for the allotment of flat/shop and to receive the consideration in respect thereof.

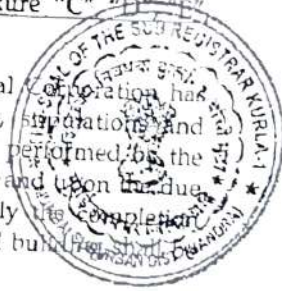
*Insati*  
*Amruti*

करल-१		
५३१५	११	६२
२०१५		

(v) The Purchaser/s incoming Member demanded from the Developers and the Developers have given inspection to the Purchaser/s incoming Member all the documents of title relating to the said land and the said permissions / No objection Certificate issued by Concern Competent Authorities and Development Agreement and the Building specification prepared by the Developer's Architect and such other documents as are specified under the Maharashtra Ownership Flats (Regulations of the Promotion of Construction Sale Management and Transfer) Act, hereinafter referred to the said act and the Rules thereunder.

(w) The copies of certificate of title, DATED 25.2.2009 issued by the Advocates M/s. Nitin Nikam & Associates of the Developers, copies of property card on which the flats/shops are constructed or are to be constructed copy of NOC of MHADA and the copies of the plans and specifications of the flat/shop agreed to be purchased by the flat/shop purchaser/s approved by the Municipal Corporation of Mumbai and amenities to be provided in the flat/shop have been annexed hereto and marked as Annexure "C" "D" "E" "F" & "G" respectively.

(x) While sanctioning the plans the Municipal Corporation has laid down certain terms and conditions, stipulations and restrictions which are to be observed and performed by the Developers while developing the said land and upon the due observance and performance of which only the completion and occupation certificate in respect of said building shall be granted by the concerned Local Authority.



(y) The Developers have commenced construction of the said building in accordance with the said plans.

(z) The flat/shop purchaser/s applied to the Developers for allotment to the flat/shop purchasers flat/Shop No. 1404/8 on 14<sup>th</sup> floor in building No. 77 known as SHIV SAGAR HEIGHTS situated at Tilak Nagar, Chembur, Mumbai - 400 089.

(aa) Relying upon the said application, declaration and agreement, the Developers agreed to sell to the flat/shop/office purchaser/s a flat/shop/office at the price and on the terms and conditions hereinafter appearing.

*Handwritten signature*  
AAceti

*Handwritten signature*

*Handwritten signature*  
AAceti

कार्यालय		
५३३५	१२	६२
२०१५		

*Handwritten signature*  
**AAsati**

(bb) Prior to the execution of these presents the Purchaser/s has/have paid a sum of Rs. 19,90,800/- ( Rupees Nineteen Lacs Ninety thousand eight hundred only) the Developers, as an part payment towards part of his/ her/their contribution of the allotment price to be allotted by the Developers to the Purchaser/s/incoming Member/s ( Payment and receipt whereof the Developers do hereby admit & acknowledge). The purchaser/s incoming Member have agreed to pay the balance consideration the manner hereinafter appearing.

(cc) Under Section 4 of the Maharashtra Flat Ownership Act: the Developers are required to execute a written Agreement: Sale of the said flat/shop with the flat/shop purchasers. In fact these presents and also to register said Agreement under the registration Act



*Handwritten signature*  
**AAsati**

1. The Developers shall construct a Building known as **SHIV SAGAR HEIGHTS** on the said land more particularly described in the First Schedule hereunder written in accordance with the plans design, specification as approved by the concerned Local Authority and which have been accepted by the incoming Member AND incoming Member has permitted Developers to undergo only such variations and modifications as the Developers should consider necessary or as may be required by the Local Authority to be made or any of them, provided however such changes / modifications shall not adversely affect the interests of such incoming Member.

*Handwritten signature*  
**AAsati**

2. The Purchaser/s incoming Member hereby agree to receive / purchases from the Developers and the Developers agree to allot / sell to The Purchaser / incoming Member Flat/Shop No. 1404/c of 837 Sq.ft. Carpet area at floor 14<sup>th</sup> wing in the said building as shown in the Floor Plan hereto annexed and marked as ANNEXURE "H" in the building to be constructed on the said land for the price of Rs 1,20,00,000 /- [Rupees One crore twenty lacs only] which price includes the price for proportionate common area and facilities appurtenant to the said flat/Shop.

3. The purchaser/ incoming members have agreed to pay to the developers total consideration / purchase price of Rs.

*Handwritten signature*

*Handwritten signature*  
**AAsati**

9 करल-9		
4394	93	22
2094		

1,20,00,000/- (Rupees One crore twenty lakhs only) in the following manner:

- (a) Rs. 19,90,800 /- (Rupees Nineteen lakhs Ninety thousand eight hundred only) being of the total price on execution hereof
- (b) Rs.            /- (Rupees            only) being 24 % on casting of the first to fourth slab,
- (c) Rs.            /- (Rupees            only) being 4 % on casting of the fifth slab,
- (d) Rs.            /- (Rupees            only) being 4 % on casting of the sixth slab,
- (e) Rs.            /- (Rupees            only) being 4 % on casting of the seventh slab,
- (f) Rs.            /- (Rupees            only) being 4 % on casting of the eighth slab,
- (g) Rs.            /- (Rupees            only) being 4 % on casting of the ninth slab,
- (h) Rs.            /- (Rupees            only) being 4 % on casting of the tenth slab,
- (i) Rs.            /- (Rupees            only) being 4 % on casting of the eleventh slab,
- (j) Rs.            /- (Rupees            only) being 4% on casting of the twelfth slab,
- (k) Rs.            /- (Rupees            only) being 4% on casting of the thirteenth slab,
- (l) Rs.            /- (Rupees            only) being 4% on casting of the fourteenth slab,
- (m) Rs.            /- (Rupees            only) being 4% on casting of the fifteenth slab,
- (n) Rs.            /- (Rupees            only) being 4% on casting of the sixteenth slab,
- (o) Rs.            /- (Rupees            only) being 4% on casting of the seventeenth slab,
- (p) Rs.            /- (Rupees            only) being 4 % on casting of the on completion of brick wall and plaster,
- (q) Rs. 94,09,200 /- (Rupees Ninety four lakhs Nine thousand two hundred only) being 95% on completion of door, window, sanitation, fixing.
- (r) Rs. 6,00,000 /- (Rupees Six lakhs only) being 5 % of balance consideration at the time of possession,



*Asati*

*Asati*

*[Signature]*

*Asati*

*Asati*



15239-4		
4395	98	22
2094		

It is hereby specifically agreed between the parties hereto that time is the essence of the contract for making payment of instalment referred hereinabove. It is clarified that in the event of purchasers' failure to make payment as per instalment mentioned hereinabove, then upon expiry of the instalments due, the agreement shall stand terminated and the Purchasers will be entitled to refund of the monies paid by them upon tendering of such amount, the Developers shall be entitled to sell assign transfer the said flat to third party without any objection or demur on the part of the Purchasers.

4. The Developers hereby agree to observe, perform and comply with all the terms and conditions stipulations and restrictions, if any, which may have been imposed by the concerned local Authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the residential unit to The Purchaser /s incoming Member, obtain from the respect of the said building,



The Purchaser / incoming Member shall not have any right in respect of floor space index sanctioned by the Local Authority in respect of the said land and any other floor index that may be sanctioned in future and be utilized for the development of the said land, by the Developers/Society.

The Developer/Promoter is constructing the property situated at property described in the Second Schedule hereunder written in accordance with the plans, designs and specifications approved by the MCGM and which have been seen and approved by the Purchasers with only such variations and modifications as the Developer/Promoter, at its discretion, have considered necessary or as may be required by the MCGM / Government to be made in them or any of them.

7. The Purchaser have seen the building plans and also the particulars of the specifications, in accordance with which the PB is to being constructed. The Developer/Promoter shall be entitled, at its discretion, to make such changes in the building plans as the Developer/Promoter may from time to time determine or as may be required by the MCGM and other concerned authorities and the Purchaser hereby agrees to the same. The Developer/Promoter shall not be required to take further permission of the Purchaser for the same. This shall operate as an irrevocable consent in writing of the

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

करल-१		
५३१५	१५	६२
२०१५		

- Purchaser to the Developer/Promoter carrying out such changes in the building plans.
8. The Purchaser has prior to the execution of this agreement satisfied themselves about the title of said society to the said property and the rights of the Developer/Promoter to develop the said Property and sell the flats / allot the car parking space in the PB and the Purchaser shall not be entitled to further investigate the title of the said Society /Developer/Promoter to the same or to it rights to develop the same and no requisition or objection shall be raised upon it or any matter relating thereto.
9. The Developers agree that before handing over possessions of the flat/Shop to the Purchaser / incoming Member the Developers shall make full and true disclosure of the nature of the encumbrance if any including any right, title, interest or claim of any party in or over the said land and shall ~~practicable ensure~~ that the said land shall remain free from all encumbrance caused & / or deemed to be caused by said Developers and that the society shall retain clear and marketable title to the said land.
10. The Purchaser / incoming Member agreed to pay to the Developers interest at 18 % p.a. on all the amounts which become due and payable by The Purchaser / incoming Member to The Developer /s under the terms of this Agreement from the date of the said amount is payable by The Purchaser / incoming Member to the Developers.
11. On The Purchaser / Incoming Member committing default in payment on due date of any amount payable by The Purchaser / incoming Member to the Developers under this Agreement (including his / her / their proportionate share of taxes levied upon by the concerned Local Authority and other taxes ) / or The Purchaser / incoming Member committing breach of any of the terms and condition herein contained, The Developers shall be entitled, at their option, to terminate this Agreement PROVIDED ALWAYS that the power of termination hereinbefore contained shall not be exercised by The Developers unless and until the Developers shall have given 15 days prior notice in writing of their intention to terminate this Agreement and of the specific breach of or breaches of terms and conditions in respect of which it is intended to terminate the Agreement defaults shall have been made by The Purchaser/s incoming Member in remedying such breach or breaches within a reasonable time after giving



*Insa*  
*Asati*

4394		9E ER
307		

such notice provided further that upon termination of this Agreement as aforesaid the Developers shall refund The Purchaser/s incoming Member the installments of price / consideration of flat/shop which may till then have been paid by The Purchaser/s incoming Member to the Developers, but the Developers shall not be liable to pay The Purchaser/s incoming Member any interest on the amount so refunded and upon the termination of this Developers, the Developers shall be at liberty to dispose & allot the flat/shop to any such person/s & at such prices as the Developers may in their absolute discretion think fit.

12. The Purchasers shall have no claim save and except in respect of the said Flat agreed to be purchased by them. All open spaces, lobbies, terrace areas etc., will remain the property of the society as per terms of said D.R.A. and the Purchasers shall be entitled to use the common areas along with other members of the society.



The Fixture fittings and amenities to be provided by the Developers in the said building and the flat/shop are those that are set out in Annexure "G" Hereto PROVIDED HOWEVER that any special amenities will be provided by the Developers only in the event of the Purchaser /s Incoming Member of flat/Shop and premises by writing inform the Developers to provide such special amenities at extra cost payable by The Purchaser/s Incoming Member to Developers in advance.

*Handwritten signatures:*  
 [Signature]  
 [Signature]

14. The Developers shall give possession to the Purchaser/s Incoming Member of the said flat/shop, on or before Ready possession if Developers fails to give possession of flat/shop as aforesaid on account of reasons beyond their control by the aforesaid of dates, as described in section 8 of the said Act, then in such event the Developers shall be liable, on demand to refund to the Purchasers / Incoming Member the amounts already received by the Developers in respect of flat/shop from the date the Developers receive the same till the date the amounts interest thereon are repaid provided that by mutual consent it is agreed that the dispute whether the stipulations specified in Section 8 have been satisfied or not will be referred to the Competent Authority who will not act as an Arbitrator. Till the entire amount & interest thereon repaid by the Developers to the Purchaser/s Incoming Member they shall subject to prior encumbrance, if any, be a charge on the said land as well as construction of building in which the

*Handwritten signatures:*  
 [Signature]  
 [Signature]

करल-१		
५३१५	१७	३२
२०१५		

flat/shop situated or was to be situated PROVIDED THAT the Developers shall be entitled to reasonable extension of time for giving delivery of flat/shop on account of:

- i. Non- availability of cement, steel, other building material, water or electric supply;
  - ii. War civil connection or act of God;
  - iii. Any notice order rule notification of the Government and / or other public or Competent Authority.
15. The Purchaser /s Incoming Member shall take possession of the flat/shop within 8 days of the Developers giving written notice to The Purchaser/s Incoming Member intimating that the said flat/shop is ready for use and occupation PROVIDED THAT if within a period of 1 years from the date of handing over flat/shop to the Purchaser/s Incoming Member bring/s to the notice of the Developer any defect in the flat/shop or building in which the flat/shop is situated the material used therein and then wherever possible such defects shall be rectified by the Developers at their own cost.
16. The Purchaser /s Incoming Member agrees and undertake to use the said flat/shop in accordance with the Municipal Rules and Regulations and for no other purpose whatsoever.
17. The Purchaser /s Incoming Member shall become a member of the said co-operative society and for said purpose the Purchaser/s Incoming Member Shall, from time to time, sign and execute applications for membership and other papers and documents necessary for becoming a member including the bye - laws of the society duly filed in signed and returned to the Developers with in 7 days of the same being forwarded by the Developers to the Purchaser/s Incoming Member so as to enable the Developers to maintain a register of the organization within the time limit prescribed by rule 8 of the Maharashtra Ownership Flats (Regulations for the construction Sale Management and Transfer) Rules, 1964.
18. No Objection shall be taken by The Purchaser / Incoming Member if any charges or modification are made in the approved bye - laws or the Memorandum and Articles of Association as may be required by the Registrar of Co-operative Societies.
19. Commencing a week after notice in writing is given by the Developers to the Purchaser /s Incoming Member the flat/shop is ready for use and occupation The Purchaser /s Incoming Member shall be liable to bear and pay the proportionate property tax as shall be fixed by concerned authorities in respect of these new flats/shops and shall share

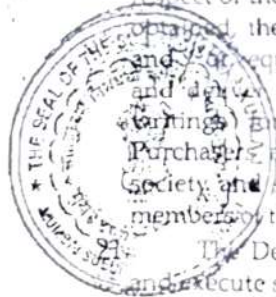


*Fasati*      *Asati*

५३९५		
१८	३२	
२०१५		

(i.e. in proportion to the area of flat/shop ) of other outgoing in respect of the said land & building, namely Local Taxes, Development charges, betterment charges, MHADA charges, water charges, insurance, common light, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said land building/s, to said society, The Purchaser / Incoming Member shall pay to the Society such proportionate share of outgoing as may be determined by said Society.

20. It is agreed that upon full payment having been made by the Purchasers to the Developer/Promoter and the Occupation Certificate of the PB having been received and the Purchasers having been offered possession of the said Flat, the Developer/Promoter shall sign, execute and deliver all necessary applications, papers and writings to be made to the Society for accepting and recognizing the Purchasers as the members of the said society. It is also made clear and understood by the Purchasers that till the full payment is made by the Purchases to the Developer/Promoter and the Occupation Certificate in respect of the Proposed Building, including the said Flat is obtained, the Purchasers shall not be entitled to demand and require the Developer/Promoter to sign, execute and deliver to the Purchasers the application and other writings for membership in the said society. The Purchaser agree to become the members of the SAID Society and sign and execute application form to become members of the said Society.



The Developer/Promoter do hereby agrees to sign and execute such other documents, writings and papers as may be required by the said Society to enable the said society to accept and recognize the Purchasers as a member of the said society. If any transfer fee or any other charges are required to be paid to the said Society, the same is to be paid by the Purchasers alone.

22. It is hereby expressly agreed and provided that as long as it does not in anyway affect or prejudice the rights hereunder granted in favour of the Purchasers in respect of the said flat agreed to be purchased by the Purchasers, the Developer/Promoter shall be at liberty to sell, assign, mortgage, encumber or otherwise deal with or dispose off ITS rights, title or interest in the said Property or in the Proposed Building to be constructed by the

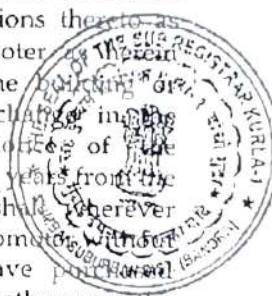
*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

करल-१		
५३१५	१९	९२
२०१५		

- Developer/Promoter in accordance with the said D.R.A. Any mortgage or any other encumbrance created by the Developer/Promoter shall be cleared by the Developer/Promoter on its own prior to the Occupation Certificate being obtained in respect of the said Building.
23. The Developer/Promoter shall be at liberty and are hereby permitted to make variations in the layout/elevation of the property and/or the building including relocating the open spaces/garden spaces as circumstances may require or at the sole discretion of the Developer/Promoter said Society as per terms of D.R.A. The Purchasers expressly consent to such variation.
24. The Proposed Building shall be constructed and completed in accordance with the plans and specifications as approved by the MCGM and consented by the said Society with such modifications there to as may be made by the Developer/Promoter in the above set out and if any defect in the building or materials used or any unauthorised change in the constructions is brought to the notice of the Developer/Promoter within a period of 1 year from the date of the occupation certificate, it shall wherever possible be rectified by the Developer/Promoter without further charge to the persons who have purchased the premises in the Proposed Building and in other cases the Purchasers of flats shall be entitled to receive reasonable compensation for such defect or change from the Developer/Promoter. In case there shall be any dispute as regards any defect in the building or materials used or any unauthorised change in the construction, or as to whether it is reasonably possible for the Developer/Promoter to rectify any such defect or change or regards the amount of reasonable compensation payable in respect of such defect or change which cannot be or is not rectified by the Developer/Promoter the matter shall within the said period of 1 year be referred to the decision of the authority specified in Sub-Section (2) of Section 7 of the Maharashtra Ownership Flats Act 1963.
25. The Purchaser/s shall not use the said Flat for any purpose other than as residences. If the use of any car-park space/s is / are allotted to the Purchasers, the same shall not be used for any purpose other than parking their motor vehicles.



*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

करल-११		
५३९५	२०	६२
२०९५		

26. The Developer/Promoter shall in respect of any amount remaining unpaid by the Purchasers under the terms and conditions of this Agreement have a first lien and charge on the said Flat agreed to be purchased by the Purchasers.

27. Commencing from the date of the Developer/Promoter handing over the possession of the said Flat to the Purchasers and so long as the Flat in the Proposed Building shall not be separately assessed for Municipal property taxes, water rents and outgoings, the Purchasers shall pay to the Developer/Promoter/society towards their shares of Municipal Taxes, water tax other outgoings as mentioned in these presents.

28. The Developers undertake to pay all the taxes / rates / duties in force to any authority / corporation / body in respect of the building above mentioned and the land under and appurtenant thereto for the period of fifteen days from the notice given to the Society for taking the possession of the said Building.



29. The Purchaser/s Incoming Member shall on or before the delivery of possession of the said flat/shop keep deposited with the Developers the following amounts :

- (a) Rs. 53,920 /- for share of taxes and other charges for ONE YEAR from the date of completion.
- (b) Rs. 25,000 /- Deposit towards electric charges & charges towards electric connection special electric transformer for society. ( if prescribed by the Reliance Energy) and water meter charges.
- (c) Rs. 5,000 /- for legal charges.
- (d) Rs. 350 /- for share money, application & entrance fee of the Society.
- (e) Rs. 30,000 /- MHADA for additional membership for Society. TOTAL RS = 1,13,270/-

*Handwritten signature: Anshu*  
*Handwritten signature: Anshu*

30. At the time of registration, The Purchaser /s Incoming Member shall pay to the Developers the stamp duty and registration charges, payable, if any, by the said society or limited company on the conveyance or any document or instrument of transfer in respect of the said land & the building to be executed in favor of the society.

31. The Purchaser/s Incoming Member himself / themselves with intention to bind all persons into whosoever hands the flat/shop may come, both, hereby convenient with the Developers as follows :-

*Handwritten signature*

*Handwritten signature: Anshu*  
*Handwritten signature: Anshu*

करल-१		
५३१५	२१	६२
२०१५		

- i. To maintain the flat/shop at the Purchaser /s Incoming Member's own cost, in good tenantable condition, from the date of acceptance of physical possession of the flat/shop and shall not do or suffered to be done anything in or to the building in which flat/shop is situated, staircase or any passage which may be against the rules, regulations or bye - laws or concerned local or any other authority or charge / after to make addition in or to the building to which the flat/shop is situated and the flat/shop itself or party thereof.
- ii. Not to store in the flat/shop any goods which are of hazardous, combustible or dangerous nature or so heavy as to damage the construction or structure of the building in which the flat/shop is situated or storing of which goods is prohibited by the concerned local or other authority. The Purchaser / Incoming Member shall not carry or cause to be carried any packages to upper floor which may damage or any other structure of the building in which the flat/shop is situated or the building in which the flat/shop is situated or the flat/shop which may cause any damage to the building in which the flat/shop is situated or the flat/shop which may be caused by negligence or default of the flat/shop the Purchaser / Incoming Member in this behalf, the Purchaser/s Incoming Member shall be liable for the consequence of the breach.
- iii. To carry at his/her/ their own costs all internal repairs by the said flat/shop the Purchaser/s incoming Member and maintain the flat/shop in the same condition, state and order in which it was delivered by the Developers to the Purchaser /s Incoming Member and shall do or suffer to be done anything in or to the building in which the flat/shop is situated or the flat/shop which may be given the rules and regulations and bye-laws of the concerned Local Authority or other Public Authority and in the event of The Purchaser/s Incoming Member committing any act in contravention of the above provision, The Purchaser/s Incoming Member shall be responsible and liable for the consequence thereof



*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*



2029		
4394	22	ER
2029	iv	

to the concerned Local Authority & / or other Public Authority.

Not to demolish or cause to be demolished the flat/shop or any part thereof or at any time made or cause to be made any addition or alteration or whatsoever nature in or to the flat/shop or any part thereof nor any alteration of whatsoever nature in or to the flat/shop or any part thereof nor any alteration in the elevation and outside colour scheme of the building in which the flat/shop is situated and shall keep the portion, sewers drains, pipes in the flat/shop and appurtenance thereto in good tenantable repair and condition and in particular so as to support shelter and protect the other parts of the building in which the flat/shop is situated and or any other manner damages to columns, beams, walls, slabs or R.C.C. paradise or other structural members in the flat/shop without the prior written permission of the Developers and /or the society or limited company.



Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said land and the building in which the flat/shop is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

- vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said flat/shop premises in the compound or any portion of the said land and the building in which the flat/shop is situated.
- vii. Pay to the Developers within Ten days of demand by the Developer his share of security deposit demanded by concerned Local Authority or Government for giving water, electricity or any other service connection to the building in which the flat/shop is situated.
- viii. The bear and pay increase in Local taxes, water charges insurance and such other levies, if any, which are imposed by the concerned Local Authority and / or Government and / or other Public Authority on account of changes of user of

*[Handwritten signature]*

*[Handwritten signature]*  
*[Handwritten signature]*

करल-५		
५३९५	२३	६२
२०९५		

the flat/shop by The Purchaser/s Incoming Member.

ix. The Purchaser/s Incoming Member shall not let, sublet transfer of assign or part with possession & / or any interests created thro' this agreement in respect of said flat/shop until all the dues payable by the Purchaser/s Incoming Member to the Developers under this agreement are fully paid up and only if The Purchaser/s Incoming Member had not been guilty of breach of or non observances of any of the terms and conditions of this Agreement.

x. The Purchaser/s Incoming Member shall observes and perform at the rules and the regulations which the society may adopt at time to time and the addition all the amendments thereof that may be made from time to time for protection and maintenance of the said building and the flat/shop thereon and for the observance and the performance of the building rules & regulations and bye - laws for the time being of the concerned Local Authority and any Government and other public authorities. The Purchaser/s Incoming Member shall also observe and perform all the stipulations and conditions laid down by the society regarding the occupation and use of the flat/shop in the building and shall pay & contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement.

xi. Till said Development is carried on, The Purchaser/s Incoming Member shall permit the Developers and their surveyors and agents with or without workmen and others, at all reasonable times to enter into and upon the said land and building or any part thereof to inspect and examine the state and condition thereof.

32. The Purchasers shall abide by all bye-laws rules and regulations of the said Society, Government, MCGM Electric Company and any other Authorities and local bodies and shall attend to, answer and be responsible for actions, violations of any of the conditions or rules, or bye-laws and shall observe and perform all the terms and conditions contained in this Agreement.



Josate

Asati

*[Handwritten mark]*

2094		
4394	24	ER

33. The Purchasers hereby agree to pay all the amounts payable under the terms of this Agreement as and when they become due and payable, time in this respect being the essence of the contract. Further, the Developer/Promoter is not bound to give notice requiring such payment and the failure thereof shall not be pleaded as an excuse for non payment of any amount or amounts on the respective due dates.

34. The Purchasers hereby covenant with the Developer/Promoter to pay the amounts liable to be paid by the Purchasers under this Agreement and to observe and perform the covenants and conditions contained in this Agreement and to keep the Developer/Promoter indemnified against the said covenants and conditions except so far as the, same ought to be observed by the Developer/Promoter.

35. The Purchasers hereby agree that in the event of any amount becoming payable by way of premium to the said Society municipality or to the State Government or any amount becoming payable by way of betterment charges or development taxes or service taxes or any other payment of a similar nature in respect of the said Property described in the First Schedule hereunder written and/or the structure/s being constructed/ to be constructed thereon, the same shall be reimbursed by the Purchasers to the society / Developer/Promoter in the proportion in which the area of the said Flat shall bear to the total area of all the premises in the Proposed Building.



36. The Purchasers shall pay to the Developer/Promoter various amounts mentioned inter alia in Clause 29 below. The Developer/Promoter shall be entitled to utilize monies towards payment of Municipal Taxes and other out goings in the event of the Purchasers making any default in the payment thereof regularly as agreed to herein by them.

37. The Purchasers shall not do or permit to be done any act or thing which may render void or voidable any insurance of any premises or any part of the PB or cause any increase premium to be payable in respect thereof or which may or is likely to cause nuisance or annoyance to occupiers of the other premises in the building.

38. The Purchasers hereby agree that in the event of any amount by way of premium or security deposit or fire cess is paid to the corporation or to the State Government or betterment charges or development tax or security deposit for the purpose of giving water connection or any other tax or payment of a similar nature becoming payable by the Developer/Promoter the same shall be reimbursed by the Purchasers to the Developer/Promoter in proportion to the carpet area of the said Flat agreed to be acquired by the Purchasers and in determining such amount, the decision of the Developer/Promoter shall be conclusive and binding upon the Purchasers.

39. The Developers shall maintain a separate account in respect of sums received by the Developers from The Purchaser /s Incoming Member as advance or deposit sums received on account of share capital of said co-op society & / or towards

*[Handwritten signature]*

*[Handwritten signature]*  
*[Handwritten signature]*

करल-१		
५३१५	२५	६२
२०१५		

- other outgoing & charges, etc. and shall utilise the amount only for the purpose or which they have been received.
40. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said flat/shop or of the said plot and building or any part thereof the Purchaser /s Incoming Member shall have no claim save and except in respect of the flat/shop hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircase, terraces, recreation space, etc. will remain with the Society.
41. Any delay tolerated or indulgence shown by the Developer in enforcing the terms of the Agreement or any forbearance or giving of time to The Purchaser /s Incoming Member by the Developers or any breach of non-compliance of any of the terms and conditions of this Agreement by The Purchaser /s Incoming Member nor shall the same in any manner prejudice the right of Developers.
42. The Purchaser /s Incoming Member shall present this Agreement to the proper registration office for registration within the time limit prescribed by the Registrar of the Developers and a office bearer of the said society or any person on their behalf with due authorization will attend such office on being informed by The Purchaser /s Incoming Member and admit the execution thereof. Cost of Stamp duty and Registration shall be born and paid by the Purchaser /s alone.
43. The purchasers shall be entitled to let sublet, transfer assign or part with the purchaser's interest or benefit under this agreement or part with the possession of the said flat/shop and all dues payable by purchasers to Developer/ Promoter under this agreement are fully paid up and only if the purchasers have not been guilty of breach of or non observance of any of the terms or conditions of this agreement and thereafter, purchasers shall intimate the same in writing to the Developer/ Promoter.
44. The Purchasers shall permit the Developer/Promoter and its surveyors and agents with or without workmen and others at all reasonable times to enter upon their premises or any part thereof for the purpose of repairing any part of the building and/or cables, water covers, fittings, wires, structures and other conveniences belonging to or serving or used for the PB and also for the purpose of laying down, maintaining, repairing and testing drainage gas and water pipes and electric wires and/or other similar purposes and also for the purpose of cutting off the water supply to the said Flat or any other premises in the building in respect thereof the Purchasers or the occupiers of such other premises as the case may be shall have committed default in paying their share of water tax and/or other outgoing and the electric charges.
45. After the possession of the said Flat is handed over to the Purchasers if any additions or alterations in or about or relating to the PB is required to be carried out by the Government, Municipality or any other statutory Authority; the same shall, be carried out by the Purchasers of flat in the building at their own costs and the Developer/Promoter shall not be in any manner liable or responsible for the same.

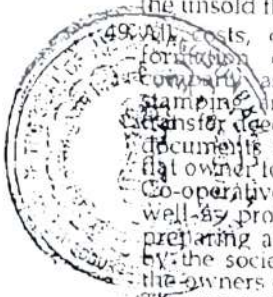


*[Handwritten signature]*

*Fosati*      *Asati*

कर-१	
५३९५	२६.६२
२०१५	

46. The Developer/ Promoter shall utilize the said sums paid by purchaser to the Developer/ Promoter for meeting all legal costs, charges and expenses including professional costs of the attorney at law/ Advocates of the Developer/ Promoter in connection with preparing and engrossing this agreement. In case there shall be deficit in this regard, the Purchasers shall forthwith on demand pay to the Developer/ Promoter the proportionate share to make up such deficit. The said sums shall bear no interest.
47. The flat owner shall have no claim save and except in respect of the particular flat hereby agreed to be acquired i.e. all open spaces, parking places, lobbies, staircases, terraces etc. will remain property of Promoters until whole property is transferred to the proposed Co-operative Housing Society or a Limited company as mentioned, hereinabove but subject to the rights of Promoters as mentioned in these agreement.
48. In the event of society or Limited company being formed and registered before sale and disposal by Promoters of all flats/ garages in the said buildings, powers and authority of the society so formed or of the flat owners and other allottees of the said flats/ garages shall be subject to the overall authority and control of the Promoters in respect of the unsold flats/ garages the construction and completion thereof and all amenities appertaining to the same and in particularly the Promoter shall have absolute authority and control as regards the unsold flats/ garages and the disposal thereof.
49. All costs, charges and expenses in connection with the formation of Co-operative Housing Society or Limited company as well as the costs of preparing, engrossing, stamping and registering all documents, Deed of agreements, transfer deed or deed of conveyance or any other document or documents required to be executed by the Promoters or the flat owner for conveying the said property and building to the Co-operative Housing Society Limited or Limited company as well as professional costs of attorneys of the Promoters in preparing and approving all such documents shall be borne by the society or limited company or proportionately by all the owners or allottees of flats/ garages in the said buildings. The proportionate share of such costs, charges and expenses payable by the flat owner shall be paid by him/ her within 21 days of such demand. He flat owner shall pay on demand by the Promoters his/her proportionate share of stamp duty, registration charges and other out of pocket expenses.
50. All costs, charges and expenses in connection with this agreement and as contemplated by the provisions of the Maharashtra Ownership Flats Act, and cost of preparation, engrossing, stamping and registration of this agreement, stamp duty, and registration charges in respect of such documents in respect of said flat and entire professional costs of the Advocate of the Developer/ Promoter in preparing and approving all such documents shall be borne proportionately by the flat purchasers. The Developer/ Promoter shall not contribute anything towards such expenses. The proportionate shares, costs, charges and expenses payable by the purchasers shall be paid by them immediately on demand.
51. In the event of developers and/or owner permitting formation of any Registered Body or an adhoc committee of purchasers of premises in said building as the Developers and/or owner may desire, in his sole discretion, then such registered Body or Adhoc committee shall not demand or take charge of administration of the said building till the entire



*[Handwritten signature]*

*[Handwritten signature: Anant]*  
*[Handwritten signature: Anant]*

करल-१		
५३१५	२७	२२
२०१५		

development of the said property is duly completed by the Developers by utilization of FSI and any other benefits to its maximum extent. The purchaser further confirms that such Registered Body or adhoc committee shall be subject to the overall control and management of developer which will not affect any of the rights of the Developers.

52. The purchaser hereby also undertake that whatever taxes may be levied by Central Government or State Government from time to time in respect of flat premises being sold by the Developers to the purchaser, shall be paid and borne by the Purchaser alone and the purchaser also hereby undertakes to pay specific service taxes and/or VAT which may be levied by the Central and/or State Government respectively in respect of the said flat / unit and the developers shall not be liable and responsible for the same and purchaser also hereby undertakes that in the event of any uncertainty due to pendency of final adjudication by court of law, or other judicial authority in that event, purchaser hereby undertakes to give the Bank guarantee in favour of the Developers and also undertake to indemnify and keep indemnified the Developers for any such payments to be made to the Government and/or semi-Government authorities by the Developers being the statutory liabilities.
53. The purchaser hereby give irrevocable unconditional consent to the Developers, its nominees, assignees at all times to assign, let, sublet the rights in respect of the common areas, pocket terrace, terrace, parapet wall for the purpose of installation of Neon sign Board, dish antenna, cellular tower, V-SAT and/or any such other arrangement and also entitled to enter into agreement with the service provider's company and/or such other person or persons in respect of the common areas as well as open common terrace, parapet wall and the Developers shall be entitled to such information and/or any profit out of the said arrangement and for that, purchasers and/or his/her/ their nominees shall not nor they shall be entitled for the same till execution of the Deed of conveyance, or Transfer in respect of the said larger property.
54. The Purchasers shall not do or permit to be done any act or thing which may render void or voidable any insurance of any premises or any part of the PB or cause any increase premium to be payable in respect thereof or which may or is likely to cause nuisance or annoyance to occupiers of the other premises in the building.
55. All notices to be served on The Purchaser /s Incoming Member as contemplated by this agreement be agreement be deemed to have been duly served if sent to The Purchaser /s Incoming Member by Regd. A.D. Post / under Certificate of posting at his / her address specified below :-  
1101, Orient regency, NDR-4, opp. Hanuman  
Mandir, Next to Bldg NO-82, Tilak Nagar,  
Mumbai - 89.
56. In the event of any registered Body being formed and registered before sale and disposal of all units in the said building upon the said property, the powers and authority of such registered Body shall be subject to the overall authority and control of Developers in respect of all matters concerning the said building and particularly Developers shall have absolute authority and control in regards the unsold premises



For  
AAsati

For  
AAsati

4394	21 22
201	

and the disposal thereof, the purchaser hereby agrees and confirms that in the event of the Registered Body being formed earlier than the allottees of unsold premises shall be admitted to membership of such Registered Body on being called upon by the Developers without payment of any premium or any additional charges save and except Rs 250/- for the share money and s 10/- as entrance fee and such allottees, purchasers or transferees thereof shall not be discriminated or treated prejudicially by the Registered Body.

57. The Agreement shall always be subject to the provisions of the Maharashtra Ownership Flats Act & The Maharashtra Co-operative Societies Act, and the Rules made thereunder

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of land admeasuring 1219.50 Sq.mtrs. or thereabouts bearing Survey No.14 City Survey No.508 together with the structure standing thereon bearing No. 77 alongwith adjoining NDR Plot No. 5 admeasuring 378 Sq.mtr. and situate at Tilak Nagar, Chembur, Mumbai - 400 089 in the Registration District of Mumbai City and Mumbai Suburban.



IN WITNESS WHEREOF the Parties hereto have set and subscribed their respective hands and seals on the day and year first hereinafter written.

SIGNED, SEALED AND DELIVERED by the withnamed

M/S. SHIV SAGAR DEVELOPERS P-77 through its partner Mr. FRAVIN P. PATEL in the presence of

) For Shiv Sagar Developers



SIGNED, SEALED AND DELIVERED

By the withnamed Purchaser/s Shri/Smt./M/s. ASHISH KUMAR ASATI & RUPALI ASATI

in the presence of

Asati



Asati



करल-१		
५३९५	२९	६२
२०१५		

Bombay, dated 18<sup>th</sup> day of April 2015

**RECEIPT**

RECEIVED a sum of Rs. 19,90,800 /- (Rupees one lakh ninety thousand eight hundred only) from the within named Purchaser/s ASHISH KUMAR ASATI & RUPALI ASATI Shri/Smt./M/s. as and by way of earned money as mentioned in this presents towards purchase price of flat/s/Shop No. 1404 on 14<sup>th</sup> floor in building Wing C of 77 situated at Shiv Sagar Heights, Building No. 77, Tilak Nagar, Chembur, Mumbai - 89.

WE SAY RECEIVED

(M/S. SHIV SAGAR DEVELOPERS P 77)

WITNESS:

1. Sl
2. Sl





THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012

M/S. SHIV SAGAR  
DEVELOPERS P - 77  
...DEVELOPERS

AND

SHRI/SMT./M/S

...PURCHASER/S

## AGREEMENT

M/S. NITIN NIKAM &  
ASSOCIATES  
Advocates High Court, Bombay  
Bldg. No. 20/A-5, Ground Floor,  
Kaveri Co-Op. Hsg. Society Ltd.,  
Tilak Nagar, Chembur,  
Mumbai - 400 089

करल-१		
५३९५	३०	६२
२०१५ ANNEXURE: G		

## LIST OF AMENITIES

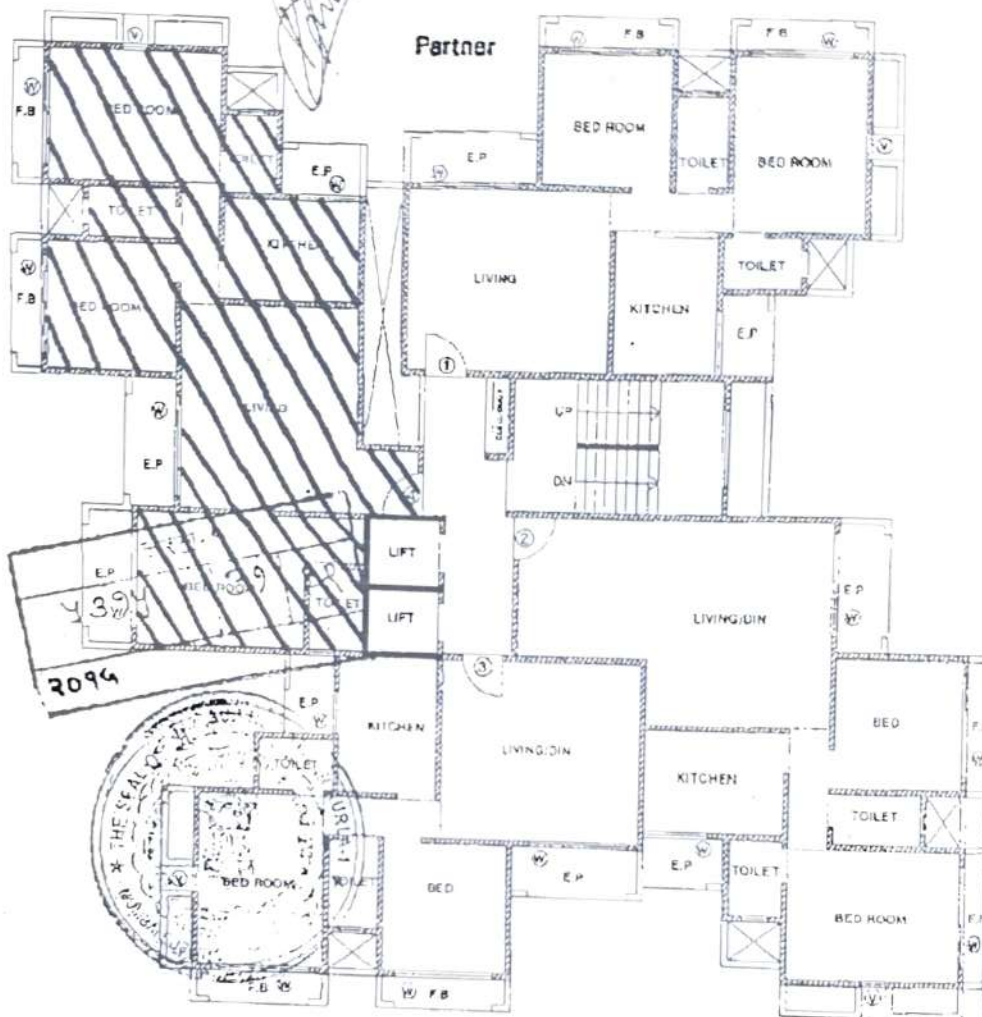
- 1) FLOORING : High quality flooring tiles in living room bedroom & Kitchen.
- 2) TOILET : Designer Glazed Tiles upto Beam Bottom.
- 3) KITCHEN : Designer Glaze Titles upto Beam Bottom Above Platform.
- 4) Aluminium Powder Coated Window.
- 5) Concealed Plumbing In Toilet Bathroom with High Quality Fitting & Fixtures.
- 6) Granite Kitchen Platform With Stainless Steel Sink
- 7) Concealed Copper Wiring With Good Quality Modular Switches (ISI Approved).
- 8) Well Decorative Entrance Lobby.
- 9) External Wall Sand Face Plaster with Weather Coat Paint.
- 10) M.S Grill in All Rooms.
- 11) Attractive Compound Wall with Decorative Plants.
- 12) Decorative Lift Lobby For all Floors.
- 13) Good Quality (ISI Approved) Lift.
- 14) Intercom Facility In all Flats.



*Handwritten signature*

FLAT NO 1404 of wing C  
Carpet area of 837.39 sq. ft.

For Shiv Sagar Developers (P-77)



TYPICAL FLOOR PLAN (WING 'C' "SHIV SAGAR HEIGHT")  
SCALE: 1 : 100

*Handwritten signatures and initials*  
A.R.E.  
A.A. Sati

PROPOSED RE DEVELOPEMENT OF BLDG NO - 77 KNOWN AS  
TILAK NAGAR AMRUT CO-OP HSG SOC LTD AT TILAK NAGAR

46  
88

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

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

करल-१		
५३९५	३२	६२
31 MAY 2006		

CE/ 8081 #BPES/AM

31 MAY 2006

No. E.B./CE/

BS/A

of 200 - 200

MEMORANDUM

Municipal Office,

M/s. Tilak Nagar Amrut Co. Op. Hsg. Soc. Ltd.

Mumbai .....200

3171

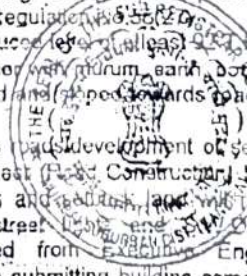
3.4.2006

With reference to your Notice, letter No. .... dated ..... 200 and delivered on

Prop. re-~~construction~~ <sup>2006</sup> ~~of existing~~ <sup>of</sup> ~~disapproved~~ <sup>of</sup> ~~Plot No. 77~~ <sup>along with</sup> particulars and details of your ~~NDA~~ <sup>NDA</sup> on land bearing CTS No. 14 (Pt) of village Chemour and CTS No. 59 (Pt) of village Kiroli, Tilak Nagar, WHDA Colony, ~~Chembur~~ <sup>Chembur</sup> level of the building or work proposed to be erected or executed; and I 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 Sec. 45/69(1)(a) of the M.R. & ~~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 road widening line with foundation below the bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C. Regulation No. 56 (2) D.
3. That the low lying plot will not be filled up to reduced level (all gas) 9" D or 6" above adjoining road level whichever is higher with minimum earth, boulders, etc. and will not be leveled, rolled, consolidated and sloped towards road side before starting the work.
4. That the specification for layout/D.P./or access ~~and development~~ <sup>of setback</sup> land will not be obtained from Executive Engineer (Public Construction) before starting the construction work and the access and ~~road~~ <sup>road</sup> will not be developed accordingly including providing street ~~lights~~ <sup>lights</sup> and the completion certificate will not be obtained from Executive Engineer (R.C.)/Executive Engineer (S.W.D.) E.S. before submitting building completion certificate.
5. That the Licensed Structural Engineer will not be appointed, supervision memo as per appendix XI Regulation 5(3)(IX) will not be submitted by him.
6. That the structural design and calculations for the proposed work considering seismic forces as per I.S. Code Nos. 456-2000, 13920 - 1993, 4326 and 1893 - 2002 as per circular u.no. CE/PD/11945/1 dated 2.2.2006 for existing building showing adequacy thereof to take up additional load will not be submitted by him.



( ) That proper gutters and down pipes are not intended to be put to prevent water dropping from the level 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 otherwise you will be at liberty to proceed with the said building or work at anytime before the day of 30 MAY 2007, 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 in force.

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

*D. K. Desai*  
for  
Executive Engineer, Building Proposals,  
Zone, E/3/4 Words.

करल-१		
५३९५	३३	६२

### SPECIAL INSTRUCTIONS

THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.

(2) Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for 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 Byelaw, No. 8 of 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 a 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 2 feet (60 cms.) 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 under the Act is provided 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) Your attention is further drawn to the provision of Section 353-A about the necessary 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) (a) of the Bombay Municipal Corporation Act.

(7) One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.

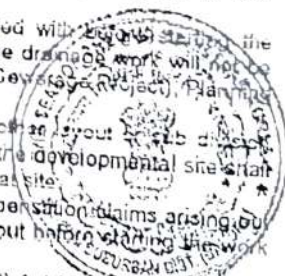
(8) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the site that may be fixed by the Collector, under the Land Revenue Code and Rules thereunder.

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

Brihanmumbai Mahanagarपालिका  
CE/ 6061 /BPES/AM 31 MAY 2006

1. That the agreement with existing tenants along with the plans for demolition of their tenements for acceptance of alternate accommodation will not be submitted before C.C.
2. That the consent letter from existing tenants for proposed additional ~~structures~~ <sup>additions</sup> in their tenement will not be submitted before C.C.
3. That the Indemnity Bond indemnifying the Corporation for ~~damages~~ <sup>any</sup> risks ~~to~~ <sup>to</sup> adjacent etc. and to the adjoining occupiers and an undertaking regarding no nuisance will not be submitted before C.C./starting the work
4. That the qualified registered site supervisor through ~~an~~ <sup>an</sup> structural engineer will not be appointed before applying for C.C. & his name and licence No. duly revalidated will not be submitted.
5. That the extra water and sewerage charges will not be paid to Asst. Engineer, Water Works, before C.C.
6. That the true copy of sanctioned layout sub-division /amalgamation approved under No CE/25/BPES/LOM alongwith the terms and conditions will not be submitted before C.C. and compliance thereof will not be done before submission of B.C.C.
7. That adequate care in planning, designing and carrying out construction will not be taken in the proposed building to provide for the consequence of settlement of floors and plinth filling etc.
8. That adequate care will not be taken to safeguard the trees existing on the plot while carrying out construction work & remarks from S.G. shall not be submitted.
9. That the notice under Sec.347 (1)(a) of the Mumbai Municipal Corporation Act will not be sent for intimating the date of commencement of the work
10. That this office will not be intimated in prescribed proforma for checking the opens spaces and building dimensions as soon as the work up to plinth is completed
11. That the clearance certificate from assessment Department regarding up to date payment of Municipal taxes etc. will not be submitted.
12. That the requirement of bye law 40 will not be complied with ~~the~~ <sup>the</sup> drainage work and in case Municipal sewer is not laid, the drainage work will not be carried on as per the requirement of Executive Engineer (Sewerage & Drainage), Planning & completion certificate from him will not be submitted.
13. That the copy of Intimation of Disapproval conditions ~~of~~ <sup>of</sup> the developmental site shall not be given to the would be purchaser and also displayed at site
14. That a Janata Insurance Policy or policy to cover the compensation claims arising out of Workmen's Compensation Act 1923 will not be taken out before starting the work and will not be renewed during the construction.
15. That the development charges as per M.R.T.P. (amendment) Act 1992 will not be paid.
16. That the carriage entrance shall not be provided before starting the work.
17. That the adequate & decent temporary sanitary accommodation will not be provided for construction workers on before starting the work.
18. That separate P.R.Cards for each sub-divided plots, road etc. will not be submitted.
19. That the debris will not be removed before submitting the building completion certificate and requisite deposit will not be paid before starting the work towards faithful compliance thereof.
20. That the No Objection Certificate from Hydraulic Engineer for the proposed development will not be obtained and his requirements will not be complied with
21. That the registered undertaking agreeing to form Co-op. Housing society will not be submitted before starting the work.

That the consent letter from existing tenants for proposed additional <del>structures</del> <sup>additions</sup> in their tenement will not be submitted before C.C.	38	52
That the Indemnity Bond indemnifying the Corporation for <del>damages</del> <sup>any</sup> risks <del>to</del> <sup>to</sup> adjacent etc. and to the adjoining occupiers and an undertaking regarding no nuisance will not be submitted before C.C./starting the work	38	52
That the qualified registered site supervisor through <del>an</del> <sup>an</sup> structural engineer will not be appointed before applying for C.C. & his name and licence No. duly revalidated will not be submitted.	38	52



f. Phealkar  
Executive Engineer Building Propn  
(Eastern Suburbs.)

Brihanmumbai Mahanagarpalika

CE/6061/BPES/AM

31 MAY 2006

28. That the report from Geologist shall not be submitted.
29. That the proposal will contravene the section 251 (A)(A) of the Mumbai Municipal Corporation Act
30. That the remarks from Asst. Engineer, Water Works regarding location, size capacity of the suction tank, overhead storage tank for proposed and existing work will not be submitted before starting the work and his requirements will not be complied with.
31. That the capacity of overhead tank will not be provided as per 'P' form issued by department of Hydraulic Engineer and structural design to that effect admitted before requesting to grant commencement certificate.
32. That the phase programme for infrastructure development will not be submitted and not approved and will not be developed as per phase programme.
33. That the undertaking for paying additional premium due to increase in land rate as and when demanded shall not be submitted.
34. That the N.O.C. from Insecticide Officer shall not be obtained.
35. That the board mentioning the name of Architect/Owner shall not be displayed on site.
36. That the demarcation for plot boundaries and area certificate from Executive Engineer, MHADA will not be submitted.
37. That the societies General Body resolution authorizing Chairman / Secretary to sign and submit the proposal documents will not be submitted.
38. That the requirements as per circular no. CE/PD/12387 of 17.3.2005 shall not be complied with during the execution of work.
39. That the NOC from Dy.C.E (S.P.)P&D for sewer line shall not be submitted.
40. That the undertaking regarding Kitchen platform will not be constructed in Revamp projection shall not be submitted.

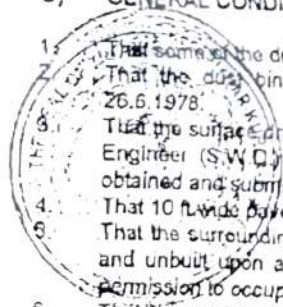
4339  
2094

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

1. That the N.O.C. from Civil Aviation Department will not be obtained for the proposed height of the building.

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

1. That some of the drains will not be laid internally with C.I. pipes.
2. That the dust bin will not be provided as per C.E.'s circular No. CE/9296/11 of 26.6.1978.
3. That the surface drainage arrangement will not be made in consultation with Executive Engineer (S.W.D.) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate.
4. That 10 ft wide paved pathway up to staircase will not be provided.
5. That the surrounding open spaces, parking spaces and terrace will not be kept open and unbuilt upon and will not be leveled and developed before requesting to grant permission to occupy the building or submitting the B.C.C. whichever is earlier.
6. That the name plate/board showing plot No. name of the building etc. will not be displayed at a prominent place before O.C.C./B.C.C.
7. That the parking spaces shall not be provided as per D.C. Regulation No.36.
8. That B.C.C. will not be obtained and I.O.D. and debris deposit etc. will not be claimed for refund within a period of 6 years from the date of its payment.
9. That the provision will not be made for making available water for flushing and other non-potable purposes through a system of borewell and pumping that water through separate overhead tank which will be connected to the drainage system and will not have any chances of mixing with the normal water supply of the Corporation



for  
Executive Engineer Building Projects  
(Eastern Division)

Brihanmumbai Mahanagarpalika  
CE/6061/BPES/AM 3 1 MAY 2006

1. That the certificate to the effect that the licensed surveyor has effectively supervised the work and has carried out tests for checking leakages through sanitary blocks, terraces, fixtures, joints in drainage pipes etc. and that the workmanship is found very satisfactory shall not be submitted.
  2. That one set of plans mounted on canvas will not be submitted.
  3. That the certificate from Lift Inspector regarding satisfactory installation and operation of lift will not be submitted.
  4. That the federation of flat owners of the sub-division/layout for construction and maintenance of the infrastructure will not be formed.
  5. That post mail boxes at ground floor for residence/occupation at upper floors shall not be provided.
  6. That the every part of the building construction and more particularly, overhead tank will not be provided with a proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder etc.
  7. That the final NOC from S.G. shall not be submitted.
  8. That the requisitions of clause No.45 & 46 of D.C.R.91 shall not be compiled with.
  9. That the infrastructural works such as; construction of handholes/manholes, ducts for underground cables, concealed wiring inside the flats/rooms, rooms/space for telecom installations etc. required for providing telecom services shall not be provided.
  10. That the provision for rain water harvesting as per design prepared by approved consultant in the field shall not be made to the satisfaction of Municipal Commissioner.
  11. 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 MCGM, shall not be provided to the satisfaction of Municipal Commissioner.
  12. That the conditions of MHADA N.O.C. under No.CO/B/ARCH/NOC/F-587/1730/26 dt.12.4.06 shall not be compiled with.
  13. That the MHADA N.O.C. will not be submitted before occupation.
  14. That the separate P.R. Card duly signed by S.L.R. for sub-division as per approved layout / sub-division will not be obtained before occupation.
  15. That the N.O.C. from Executive Engineer (W.W.)P&R for occupation shall not be obtained and submitted.
  16. That the notarised undertaking on Rs.100/- stamp paper shall not be submitted stating that the owner / developer / society is aware that the water supply for the development made available after upgrading / replacement, layout / construction of water supply by MHADA.
  17. That owner / developer / society is aware that no humanitarian concession shall be granted by M.C.G.M. even if occupation permission is released.
- D) CONDITIONS TO BE COMPILED WITH BEFORE B.C.C.**
- i. That certificate under section 270-A of the Bombay Municipal Corporation Act will not be obtained from H.E.'s department regarding adequacy of water supply.

3207-9	
4394	3E ER
2094	



*(Signature)*  
for Executive Engineer  
(Building Proposals)(Eastern Suburbs)



No. #BICE/ 6061

#B BPE

1A/11/0

NOTES

31 MAY 2006

- (1) The work should not be started unless objections 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 flusing 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 carriage entrance, over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer or his representative in Wards 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 utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presume that 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 work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks, metal, sand, precast debris, etc. should not be deposited over footpaths or public street by the owner without their consent, without obtaining prior permission from the Ward Officer of the area.
- (8) No work should 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) If the work above plainly 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 & dimension.
- (11) The street connections, if necessary, should be made simultaneously with commencement of the work. The Municipal Corporation will require time to consider alternative site to avoid the excavation of the road as a result.
- (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 purposes unless road is constructed to the satisfaction of the Municipal Commissioner as per the provisions of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- (14) Recreational and 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 broke glass pieces at the rate of 125 cubic meters per 10 sq. meters 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 structures proposed to be demolished are demolished



of Disapproval is given exclusively for the purpose of enabling you to proceed further with the... of obtaining No Objection Certificate from the Housing Commissioner under Section 13 (H) of the... Act and in the event of your proceeding with the work either without an intimation about commencing work under Section 347 (1) (aa) or your starting the work without removing the structures proposed to be demolished and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, (12 of the Town Planning Act), will be withdrawn.

If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following:-

- (i) Specific plans in respect of evicting or rehusing the existing tenants on hour stating their number and the area in occupation of each.
- (ii) Specifically signed agreement between you and the existing tenants that they are willing to avail of the alternative accommodation in the proposed structure at standard rent.
- (iii) Plans showing the phased programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development Control Rules regarding open spaces, light and ventilation of existing structure.

करल-१	
सुप्रसन्न	रुद्र
रुद्र	

- (22) In case of extension to existing building, blocking of existing windows or sides should be done first before starting the work.
- (23) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.
- (24) the bottom of the over hand storage work above the finished level of the terrace shall not be more than 1 metre.
- (25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.
- (26) It is to be understood that the foundations must be excavated down to hard soil.
- (27) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- (28) The water arrangement must be carried out in strict accordance with the Municipal requirements.
- (29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.
- (30) All gully traps and open channel drains shall be provided with right fitting mosquito proof hinged cast iron cup over in one piece, with locking arrangement provided with... on highly serving the purpose of a lock and the warning pipes of the ribbet... with... or... pieces (like a garden marri rose) with copper pipes with perforations each... the cistern shall be made easily, safely and permanently a ceasible by providing... the upper ends of the ladder should be earmarked and extended 40 cms. above... the lower ends in cement concrete blocks.
- (31) No broken bottles should be fixed over boundary walls. This prohibition refers to the use of plane glass for coping over compound wall.
- (32) (a) Louvres should be provided as required by Bye-law No. 5 (b).
- (b) Lintels or Arches should be provided over Door and Window opening.
- (c) The drains should be laid as require under Section 234-1 (a).
- (d) The inspection chamber should be plastered inside and outside.
- (33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so at your own risk.



for Pranavkar  
Executive Engineer, Building Proposals  
Zones Flcub Wards

Gen. 135 - 2000 (1) VALID UPTO 18 SEP 2007

MUNICIPAL CORPORATION OF GREATER MUMBAI  
FORM 'A'  
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966  
No. CB 6061 IBPES/M(W) 19 SEP 2006  
COMMENCEMENT CERTIFICATE

239 Ms. Inak Nagar Amrut  
Co-operative Housing Society  
Ltd.

Sir,

With reference to your application No. 7702 dt. 13/4/2006  
for Development Permission and grant of Commencement Certificate under Section 45 and 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 in Building No. 77  
on plot No. \_\_\_\_\_ C.T.S. No. 14 C/4 Durr Village / Town Chik  
Planning Scheme No. \_\_\_\_\_ situated at Road / Street 508 village Kholi - Chembur  
the Commencement Certificate / Building permit is granted on the following  
conditions :-

- 1) The land vacated on consequence of the endorsement of the set back 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 occupation permission has been granted.
- 3) This 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 be 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 for 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 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.



Conditions of this certificate shall be binding not only on the applicant but on his heirs, assigns, administrators and successors and every person deriving title through or under him. Municipal Commissioner has appointed Shri V.D. Ingawale Executive Engineer to exercise his powers and functions of the planning Authority under Section 45 of the said Act. C.C. is valid upto 18 SEP 2007

करल-१		
4374	४०	२२
For and on behalf of Local Authority The Municipal Corporation of Greater Mumbai		

→ stilt slab as per approved plans dt. 31/3/2007

5061/BPESIAM/w - 9 APR 2007

[Signature] 19/9/2008

upto stilt slab as per approved plans dt. 9/3/2007  
Executive Engineer [Building Proposal]  
Eastern Subs  
KEX

[Signature] 9/3/2007  
Executive Engineer Building Proposal  
(Eastern Suburbs.)

CE/6061/BPESIAM/W - 1 DEC 2009



Full C.C. as per amended plans approved  
Executive Engineer Building Proposal  
(Eastern Suburbs.) - I

CE/6061/BPESIAM/W 30 APR 2010

Full C.C. as per approved amended plans dt. 26.4.2010

[Signature] 1/10  
Executive Engineer Building Proposal  
(Eastern Suburbs.) - I

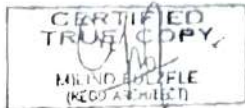
CE/6061/BPESIAM/W 28 JAN 2011

Full C.C. as per amended plans approved on 17/1/11

[Signature]  
Executive Engineer Building Proposal  
(Eastern Suburbs.)

CE/ 6061/BPESIAM/W 08 JAN 2014

C.C. as per approved amended plans  
dt. 28/05/2013



[Signature] 20/1/14  
Executive Engineer Building Proposal  
(Eastern Suburbs.) - I

# NITIN NIKAM & ASSOCIATES

## ADVOCATES HIGH COURT

Bldg. No 20, A-Wing, Room No. 005, Ground Floor, Tilak Nagar, Chembur, Mumbai-400 089.  
Tel: 022-6521 2833 • Fax: 022-2520 4232 • Email: nitinikam5@yahoo.co.in

Ref: \_\_\_\_\_

Date: \_\_\_\_\_

सुराहता-१		
५३९५	४९	६२
२०९५		Re

### TITLE CERTIFICATE

Property bearing Survey No.14, City Survey No. 508 (Kirol) containing by admeasurement 1219.50 Sq.mtrs. and ND Plot No.5 admeasuring area about 378 Sq.mtrs. situate lying and being at Village Chembur, in the Registration District of Mumbai City and Mumbai Suburban and building No.77 constructed thereon belonging to Tilak Nagar Amrut Co-op. Hsg. Society Ltd.

This is to certify that we have perused documents/papers and have investigated title in respect of the above property. We have also inspected the revenue records pertaining thereto and have caused necessary searches taken in the respective records of the Sub-Registrar for last 30 years for the said purpose.

On going through the documents/papers pertaining to the above property produced before us and searches caused in the respective records, it is observed that Maharashtra Housing Board, a Board constituted under the Maharashtra Housing Board Act, 1948 (BOM.LXIX of 1948) was originally seized, possessed and otherwise well and sufficiently entitled to all that piece and parcel of land being Survey No.14, City Survey No. 508 (Kirol) containing by admeasurement 1219.50 Sq.mtrs. situate lying and being at Tilak Nagar Village Chembur, in the Registration District of Mumbai City and Mumbai Suburban.

In order to provide Housing accommodations to the certain class of people, the Government of India had formulated a Housing scheme for the construction and allotment of tenements on rental basis to industrial workers known as subsidized Industrial Housing Scheme. In pursuance of the said scheme, the said Board constructed buildings in its colonies including building No.77 consists of Ground and two upper floors in all containing 36 tenements, each containing by admeasurement 180 Sq.ft. (carpet) at Tilak Nagar, Chembur on the property under reference in order to provide residential accommodation to the Industrial Workers and Low Income Group People. Thereafter, the said Board allotted tenements therein to the Low Income Group People on rental basis.

In or around 1976, the Maharashtra Housing and Area Development Authority a Statutory Corporation came to be constituted under the Maharashtra Housing and Area Development Act, 1976 (MAH. XXVIII of 1977) (hereinafter referred to as 'the said Authority'). The said Authority being duly constituted with effect from 5<sup>th</sup> December, 1977 under the Government Notification in the Public Works and Housing

Continuation Sheet		
करल-१		
५३११	४२	६२
२०१६		

Development No. ARD-1077 (1) Desk-44, dated 5<sup>th</sup> December 1977, the aforesaid Board established under the Bombay Housing Board Act, 1948 (Bombay LXLX of 1948) stood dissolved by operation of Section 15 of the said Act.

By virtue of the said Act came into in operation in the State of Maharashtra all the properties, rights, liabilities and obligations of the said dissolved Board including those arising under any Agreement or contract became the property rights, liabilities and obligations of the authority. By virtue thereof the property under reference vested in the authority.

Somewhere, in the year 2000-2001 the respective allottees of the tenements in the said building then formed a Co-op. Hsg. Society by name Tilak Nagar Anruti Co-op. Hsg. Society Ltd. which has been duly registered under the Maharashtra Co-op. Hsg. Societies Act, 1960 and Rules made thereunder vide Registration No. MUM/MHADB/WM.HSG/TC/11034/2000-2001 on 26.2.2001 (hereinafter referred to as 'the said Society').

In pursuance of the guidelines laid down by the Government of India for the purpose of sale and transfer of the tenements constructed under the various schemes on ownership basis. The Government Maharashtra was accordingly directed on the terms and conditions as stipulated under the said guidelines to the Authority.

Accordingly, at the request of the Society and as per the aforesaid guidelines an Authority by an Indenture of Lease dated 2<sup>nd</sup> June, 2004 being owner of the said property granted Lease of the said Plot of land underneath and appurtenant to the building No.77 in favour of the Society for the period of 99 years with effect from 16<sup>th</sup> April, 1980 and on the other terms and conditions as contained therein. The said Lease Deed has been duly registered under Sr. No. BDR-3/5025/2004 with the office of the Sub-Registrar, Kurla-1. The Authority by the Sale Deed of even date i.e. 2<sup>nd</sup> June, 2004 has also conveyed the said building No.77 consists of ground and two upper floors with 36 tenements standing on the said plot of land in favour of the Society for the price and on the terms as contained therein. The said Sale Deed has also been duly registered under Sr. No. BDR-3/5024/2004 with the office of the Sub-Registrar, Kurla-1. By virtue of the said Conveyance as aforesaid, the Society became owner of the said building and lessee of the Plot of Land appurtenant thereto by virtue of the said Lease Deed.

It appears that in view of the said building No.77 was in a dilapidated condition, the Society desired to develop the said property by re-constructing new building thereon with the permission of the authority as also from the Bombay Municipal Corporation by availing the benefit of additional utilization of TDR/ Buildable area.

In order to get the said property developed in better manner the Society unanimously agreed to appoint M/s Shiv-Sagar Developers a Partnership firm (hereinafter referred to as 'the Developers') for the said purpose and settled the terms of the development on 10<sup>th</sup> August, 2004 as also authorized its managing committee to sign and execute

Development Agreement and other incidental documents/papers for the purpose of development. The Society has also executed Power of Attorney in favour of the Developers to enable them to take necessary steps for the purpose of development as decided. We are informed that in pursuance of the terms of the said Agreement vacant and peaceful possession of the said property was handedover to the

4394	Developers	82
2096		

It appears that subsequently somewhere in November, 2004, at the instance of the Society the authority was pleased to allot its open Plot No ND-5 of an area admeasuring 378 Sq.mtrs. or thereabouts adjoining to the plot of the Society and issued offer letter being No. DY.CO(EM-1)/1481/2004 in that behalf on 6<sup>th</sup> November, 2004. Upon compliance of the terms of the said Offer letter the authority executed Lease Deed in respect of the said ND Plot No.5 on 1<sup>st</sup> June, 2005 with the Society and thereby granted lease of the said plot for the period of 30 years with effect from the date of possession and on the other terms and conditions as contained therein. The said Indenture Lease has been duly registered under Sr. No. BDR-3/3971/2005 on 2<sup>nd</sup> June, 2005 with the office of the Sub-Registrar, Kurla-1.

The Developers also caused necessary permissions for reconstruction of existing building from the MHADA as also from Municipal Corporation of Greater Mumbai in the name of Society viz. IOD being No. EB/CE/6061/BPES/AM on 31<sup>st</sup> May, 2006 and Commencement Certificate in pursuance thereof on 19<sup>th</sup> September, 2006 have also been obtained by the Society.



However, it appears that on account of some unavoidable circumstances the procedural work with the various authorities was not completed and which was beyond the control of the parties. Moreover, though the development terms were settled in the Agreement thereto was not properly stamped and registered. Hence, by the Developers Agreement dated 25<sup>th</sup> October, 2007 the Society conferred upon the Developers the development rights in respect of the property under reference on the terms and conditions more particularly set out therein. It appears that the said Development Agreement subsequently got adjudicated and registered with the Deed of Copartition with the office of the Sub-Registrar, Kurla-4 under Sr. No. BDR-14/8464/2008 on 20<sup>th</sup> December, 2008.

The Society has also executed Supplemental Agreement to the said Development Agreement on 20<sup>th</sup> December, 2008 with the Developers on the terms more particularly set out therein. The said Supplemental Agreement has been duly registered under Sr. No. BDR-14/8464/2008 on 20<sup>th</sup> December, 2008 with the office of the Sub-Registrar, Kurla-4.

We have also caused necessary searches taken in the respective records of the Sub-Registrar Office for last 30 years. However, we have not come across any registered encumbrances over the said property except as stated above.

In the circumstances, we may state here that the property under reference is not affected by any of the provisions of N.A. Urban Land (Ceiling & Regulation) Act, 1976 and/or by any other law in force.

Continuation Sheet		
करल-१		
५३१५	४४	२२
२०१५		

- 4 -

In the premises, and subject to what is stated above we hereby certify that Tilak Nagar Amrut Co-op. Hsg. Society Ltd. has valid and subsisting lease hold rights in respect of the property under reference which are clear, marketable and free from registered encumbrances. We hereby further certify that in view of necessary permissions granted by MHADA and MCGM and on the basis of the Development Agreement dated 25<sup>th</sup> October, 2007 and Supplemental Agreement thereto as also Irrevocable Power of Attorney executed by the Society in favour of the Developers, the Developers are well and sufficiently entitled to develop the said property on the terms therein and in accordance with the plans and specifications sanctioned by the concerned competent authorities and deal with the same as provided under the terms of the said Agreements.

Dated this 25<sup>th</sup> day of February, 2009.

Yours faithfully,



(NITIN B. NIKAM)

Prop. M/s. Nitin Nikam & Associates.





मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ  
(म्हाडाचा घटक)

MUMBAI HOUSING AND  
AREA DEVELOPMENT BOARD  
(A MHADA UNIT)

म्हाडा  
MHADA



करल-१		
५३९५	६५	६२
To,		

NO.CO/MB/ARCH/NOC/F-587/3428/2009  
Dated 21/08

The Executive Engineer,  
Building Proposal Department (W.S.),  
M.C.G.M. Bldg., Near Raj Legacy,  
Old Paper Mill Compound,  
L.B.S. Marg, Vikhroli (west)  
Mumbai - 400083.

Sub.- Proposed for grant of NOC for Reconstruction of Existing Bldg.No.77 alongwith abutting Plot NDR-5 on land bearing CTS No.508 (Pt) of Village Chembur known as Tilak Nagar AMRUT CHS Ltd. at Tilak Nagar, MHADA Colony, Chembur, Mumbai-400 089.

- Ref.- 1) This office NOC under No CO/MB/ARCH/NOC/F-587/1730/06  
Date :- 12/04/2006  
2) Tilak Nagar AMRUT CHS Ltd's Architect's letter under no nil  
Dt. 29/03/2009

The applicant has completed all formalities for obtaining NOC for reconstruction. There is no objection to his undertaking construction by the M.H & A. D. Board's side regarding proposal of the said society under certain terms and conditions on the Plot admeasuring about 2165.12m<sup>2</sup> (i.e. 1219.50 m<sup>2</sup> as per Lease deed of Bldg.No.77 + 378.00 m<sup>2</sup> as per lease deed of NDR-5 + Additional land in the form of NTBIB admeasuring about 378.62m<sup>2</sup> already allotted to the society + 189.00m<sup>2</sup> 10% Physical Layout R.G. already allotted to the Society as per policy laid down by the MHADA vide A.R.No.5998 dtd.09/01/2004 and amended A.R.No.6041 dtd. 29/07/2004 + 6260 dtd.04/06/2007 + A.R.No.6349 dtd.25/11/2008 and on following terms and conditions:

- 1) The work of reconstruction should be carried out as per plans submitted to this office.
- 2) Necessary Approvals to the plans from M.C.G.M. should be obtained before starting work.
- 3) The work should be carried out under the supervision of the Competent Registered Architect and Licensed Structural Engineer.
- 4) The work should be carried out entirely at applicant's own risk and cost and MHAD Board will not be responsible for any mishap at any time.
- 5) The total Built Up Area will be permitted up to Existing 1089.36 m<sup>2</sup> of Bldg.No.77 (Already allotted to the society as per above referred 1st NOC) + 453.60 m<sup>2</sup> Plot Area of NDR-5 as per 1.20 FSI (i.e. Plot Area 378.00 x 1.20 = 453.60) (Already allotted to the society as per above referred 1st NOC) + 882.00 m<sup>2</sup> Prorata Share of FSI of Bldg No.77 (i.e. 24.50m<sup>2</sup> x 36 T/A = 882.00 m<sup>2</sup> (i.e. 882.00 m<sup>2</sup> For Residential use) Additional Buildable Area out of balance Built up Area of approved layout allotted now thus = 2424.96 m<sup>2</sup> (Two Thousand Four Hundred Twenty Four point Ninety Six

गृहनिर्माण भवन, कलानगर, बान्दे (पूर्व), मुंबई - ४०० ०५९.  
दूरध्वनी ६६४०५०००, २६५९२८७७, २६५९२६२२  
फॅक्स नं. : ०२२-२६५९२०५८ / २६५९०६६० पत्रपेटी क्र. ८९३५

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400  
Phone : 66405000, 26592877, 26592622.  
Fax No. : 022 26592058 / 26590660 Post Box No. 8135

- only) (As per DCR-1991 all benefits are permissible). The Society is permitted to construct **Existing 36 Residential T/s** (retain carpet area upto 45.00 m2 including balcony) are permitted as per 1st NOC + Additional Proposed 20 Residential T/s are allowed now of NDR Plot No 5. Thus total **56 Residential T/s** are permitted.
- 6) No additional F.S.I. should be utilized other than mentioned above.
  - 7) The work should be carried out within the land underneath the land appurtenant to the applicant / society's building or plot leases by the Board / As per approved subdivision.
  - 8) Responsibility of any damage or loss of adjoining properties if any will vest entirely with the applicant and M.H.& A. D. Board will not be responsible in any manner.
  - 9) The user of this construction should be restricted to **RESIDENTIAL** purpose only. Separate permission for other user will have to be obtained.
  - 10) Barbed wire fencing/ chain link Compound wall along boundary line is permitted after getting demarcation fixed from the Executive Engineer Ghatkopar Division/ Mumbai board and Asst. Land Manager/Kurla, Mumbai Board.
  - 11) The Society shall have to construct and maintain separate under ground water tank, pump house and overhead water tank to meet requirement of the proposed and existing development and obtain separate water meter & water connection.
  - 12) The society shall have to obtain approval for amended plans as and when amended else the occupation certificate from M.C.G.M. Will not be granted.
  - 13) One set of plan along with letter should be forwarded to the office of Sr. Architect/MB as token of your approval.
  - 14) The Chief Officer / Mumbai Board reserve the rights to cancel / amend the conditions of NOC without giving any notice.
  - 15) All the terms and conditions mentioned in the letter of M.C.G.M. Layout approval Letter under CE/25/BPES/GOVT/LOM Dt.19/05/2007 are applicable to your society.
  - 16) The redevelopment Proposal should be approved adhering to the Development Plan reservation, Building regulations and any other rules applicable to Building construction by the Building Department in MCGM.
  - 17) It is therefore directed that the proposed work would be carried out strictly adhering to the terms and conditions as mentioned above. In case of any breach to above condition the NOC will stand cancelled.
  - 19) By this letter you are requested not to issue Occupation Certificate consent letter duly signed by Chief Officer / Mumbai Board is not to be issued and submitted to your Department by the applicant..
  - 20) All the dues should be cleared before issued of Occupation Certificate
  - 21) All the conditions which are mentioned in offer letter no.3866 dtd.28/07/2008 will be binding on the applicant society.
  - 22) Society will have to submit Undertaking agreeing for taking their balance FSI permissible as per 2.5 Index.

करल-१	
2086	ER



*[Signature]*  
 for Chief Officer,  
 M. H. & A. D. Board,  
 Mumbai - 51.

(Draft letter approved by CO/MB)

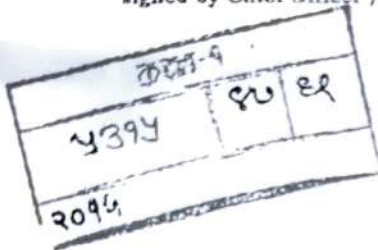
Copy to Secretary:- Tilak Nagar AMRUT CHS Ltd ,Building No.77, Tilak Nagar, Chembur (East), Mumbai:- 400 089. with respect to letter dtd.29/05/2009, Society will have to execute necessary deed in respect of the property before obtaining Consent Letter for Occupation Certificate and also Society will have to submit Undertaking agreeing for taking their balance FSI permissible as per 2.5 Index.

Copy to Architect to M/s Space Design, 106 & 107, Shalimar Bldg. Juhu Nagar, Sector-11, Vashi, Navi Mumbai:- 400 703.

Copy Forwarded to information and necessary action in the matter to the:-

1. Engineer, Housing Ghatkopar/ Maintenance/ Division.
2. Estate Manager (I)/ M. B.
3. Chief Accounts Officer/M.B.
4. Asst. Land Manager / (Kurla) M.B.

Occupation Certificate should not be granted unless consent letter duly signed by Chief Officer /Mumbai Board





मालमत्ता पत्रक

विशेषज्ञता -- विरोध  
 तालुकदार, पु.म.स. -- न.पु.स.पटवर्धन  
 जिल्हा -- पुणे उपनगर जिल्हा  
 महाराष्ट्र राजकीय न्यायपालिका मंत्रालय  
 न्यायिक मंत्रालय, मुंबई (महाराष्ट्र राज्य सरकारचे विभाग)

क्र.सं.	व्यक्ति	कॉट नं.सं.	अधिकार (सं.) गुण (सं.) विरोध (सं.)	शहर/जिल्हा
२३/६/२०००	श्री. विठ्ठल विठ्ठल पुणे - पुणे जिल्हा महाराष्ट्र राज्य सरकार महाराष्ट्र राज्य सरकार महाराष्ट्र राज्य सरकार महाराष्ट्र राज्य सरकार महाराष्ट्र राज्य सरकार		पुणे १ विठ्ठल २ महाराष्ट्र ३ महाराष्ट्र ४ महाराष्ट्र ५	पुणे जिल्हा महाराष्ट्र राज्य सरकार महाराष्ट्र राज्य सरकार महाराष्ट्र राज्य सरकार

५३९  
२०१५

पु. म. स. पटवर्धन  
पुणे उपनगर जिल्हा



१७ एप्रिल २०००/२००१ पासून सादर करण्यात आलेला  
 न्यायिक मंत्रालय, मुंबई येथील न्यायिक मंत्रालय  
 मंत्रालय, मुंबई येथील न्यायिक मंत्रालय  
 मंत्रालय, मुंबई येथील न्यायिक मंत्रालय  
 मंत्रालय, मुंबई येथील न्यायिक मंत्रालय  
 मंत्रालय, मुंबई येथील न्यायिक मंत्रालय  
 मंत्रालय, मुंबई येथील न्यायिक मंत्रालय  
 मंत्रालय, मुंबई येथील न्यायिक मंत्रालय  
 मंत्रालय, मुंबई येथील न्यायिक मंत्रालय



Original  
नॉदणी 39 म.  
Page 39 M

पावती

पावती क्र. 2077

दिनांक 30/03/2010

पत्रांक 100/2010

दस्तावेजांक/अनुक्रमांक वदर 7 - 02371 - 2010

पत्रांक 100/2010 अलखारत-1

**DELIVERED**

महाराष्ट्र राज्य न्याय विभाग मुंबई

नॉदणी फी	300.00
नक्कल (अ. 11(1)), प्रकाशनाधी नक्कल (अ. 11(2)),	120.00
रजवत (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (6)	420.00
<b>एकूण रु.</b>	

करल-9		
4394	40	82
2094		

अ. 13(1) अ. 13(2) अ. 13(3) अ. 13(4) अ. 13(5) अ. 13(6) अ. 13(7) अ. 13(8) अ. 13(9) अ. 13(10) अ. 13(11) अ. 13(12) अ. 13(13) अ. 13(14) अ. 13(15) अ. 13(16) अ. 13(17) अ. 13(18) अ. 13(19) अ. 13(20) अ. 13(21) अ. 13(22) अ. 13(23) अ. 13(24) अ. 13(25) अ. 13(26) अ. 13(27) अ. 13(28) अ. 13(29) अ. 13(30) अ. 13(31) अ. 13(32) अ. 13(33) अ. 13(34) अ. 13(35) अ. 13(36) अ. 13(37) अ. 13(38) अ. 13(39) अ. 13(40) अ. 13(41) अ. 13(42) अ. 13(43) अ. 13(44) अ. 13(45) अ. 13(46) अ. 13(47) अ. 13(48) अ. 13(49) अ. 13(50) अ. 13(51) अ. 13(52) अ. 13(53) अ. 13(54) अ. 13(55) अ. 13(56) अ. 13(57) अ. 13(58) अ. 13(59) अ. 13(60) अ. 13(61) अ. 13(62) अ. 13(63) अ. 13(64) अ. 13(65) अ. 13(66) अ. 13(67) अ. 13(68) अ. 13(69) अ. 13(70) अ. 13(71) अ. 13(72) अ. 13(73) अ. 13(74) अ. 13(75) अ. 13(76) अ. 13(77) अ. 13(78) अ. 13(79) अ. 13(80) अ. 13(81) अ. 13(82) अ. 13(83) अ. 13(84) अ. 13(85) अ. 13(86) अ. 13(87) अ. 13(88) अ. 13(89) अ. 13(90) अ. 13(91) अ. 13(92) अ. 13(93) अ. 13(94) अ. 13(95) अ. 13(96) अ. 13(97) अ. 13(98) अ. 13(99) अ. 13(100)

**DELIVERED**

*[Signature]*

दुय्यम निबंधक  
कुर्ला 2 (बिल्डिंग)

घाजरा मुला 100 रु. मोडदला: 0 रु.  
भरलेले मुद्रांक शुल्क: 100 रु.

सह दुय्यम निबंधक कुर्ला - 2  
मुंबई उपनगर जिल्हा.



237110

1051

मुद्रक शुल्क भरणाऱ्याचे नाव  
 Name of stamp duty paying party  
 पत्ता / Address  
 Pravin P. Patel  
 ना. / No.  
 ना. / No.  
 उद्देशाने घेतलेली सेवा / Purpose of transaction  
 Pravin Atorney  
 खाते / Name of the Drawee Bank



थाने भारत सहकारी बँक लि.  
 Thane Bharat Sahakar Bank Ltd.  
 शाखा / Br. Thane  
 दिनांक / Date 25/3/10  
 रकम / Amount ₹/RS 100/-  
 सेवा शुल्क / Stamp Duty ₹/RS 10/-  
 सेवा शुल्क / Service Charges ₹/RS 10/-  
 न. / No. of Documents 1  
 एकूण / Total ₹/RS 110/-  
 शब्दांमध्ये / Amount in Words One hundred and 10/-

2369	9
2020	



427701

**SPECIAL POWER OF ATTORNEY**

TO ALL TO WHOM THESE PRESENTS SHALL COME:

We MR. PRAVIN PACHABHAI PATEL aged 28 years, MR. MAHESH BHAWANJI PATEL aged 49 years, MR. JIGNESH VALJIBHAI PATEL aged 35 years, MR. ALPESH D. PATEL aged 29 years, AND both adults, inhabitant of Mumbai, partners of M/S. SHIV SAGAR DEVELOPERS (P-77) partnership firm registered under partnership act 1932, having its address at building no .77, Tilak Nagar, Chembur , Mumbai 400 089.



*Pravin P. Patel*  
*Pravin P. Patel*

*Pravin P. Patel*  
*Pravin P. Patel*

4994	53	62
2885		

Thane Bharat Sahakar Bank Ltd.  
 Mumbai Branch, Keshavn Bhawan,  
 B. C. Road, Near Railway Station,  
 Mumbai (M), Mumbai - 400 080  
 P-517PV/C.E. 1005/03/05/724-727

शुल्क 09898  
 115703  
 MAR 25 2010  
 R.0000100-P85246  
 INDIA STAMP DUTY MAHARASHTRA

क्र.सं.:		
५३९५	५२	६२


बदर-७	IV
2309	2
२०१०	

AND WHEREAS due to our day to day work, we will be personally unable to ~~look after or attend~~ or present ourselves whenever required for the completion of certain formalities in respect of stamp duty and Registration Procedure for Flats, Shops & offices at the office of the sub Registrar, We are Desirous of appointing some fit and proper person to act as our attorney in respect of the buildings at Tilak Nagar, Chembur, Mumbai.

Now Know ALL MEN BY THESE PRESENTS, THAT, WE MR. PRAVEEN PACHABHAI PATEL. MR. MAHESH BHAVANJI PATEL. MR. JIGNESH VALJIBHAI PATEL. MR. ALPESH D. PATEL. Do hereby appoint, nominate and constitute MRS. NAMITA N. SHENOY (MANAGER) aged about 46 years, address at Building no.68, Tilak Nagar, Chembur Mumbai 89. to be our true and lawin attorney in our name and on our behalf and to act, perform and execute the following acts, deeds, powers, authorities, matters & things in respect of the buildings of Tilak Nagar Chembur Mumbai - 89 that is to say.

1. To admit our execution of documents executed by us jointly in respect of Tilak Nagar MRUT C.H.S. Ltd. Chembur, Mumbai -89. For A, B & C wing Flats, Shops & Offices.
2. To obtain and/or renew NOC, SSI, consent in our name & on our behalf and get necessary changes effected from concerned authorities, if necessary and for that purpose to sign necessary papers, affidavits, undertakings etc.
3. AND WE HEREBY for ourselves ratify, and confirm and agree to ratify and confirm whatever our said attorney shall do or purport to do by virtue of these presents.



  
Praveen Pachabhai Patel









मदर-७ IV	
23/09	3
२०१०	

करल-१		
५३९५	५३	९२

WITNESS WHEREOF, WE MR. PRAVIN PACHABHAI PATEL, MR. MAHESH BHAWANJI PATEL, MR. ALPESH D. PATEL, MR. JIGNESH VALJIBHAI PATEL have put our hands below to this deed at Mumbai on this 30<sup>th</sup> day of MARCH, 2010.

SIGNED, SEALED AND DELIVERED  
By the withinnamed "EXECUTANTS"

MR. PRAVIN PACHABHAI PATEL

MR. MAHESH BHAWANJI PATEL

MR. JIGNESH VALJIBHAI PATEL

MR. ALPESH D. PATEL

Partners of M/S. SHIV SAGAR DEVELOPERS (P-77)

In the presence of .....

1. Sadanand Patne, *Sadanand Patne*  
C-703, Gaganjini Apartment,  
Bhandrup (w) - 78
2. *[Signature]*

SIGNED, SEALED AND DELIVERED by  
The withinnamed "ATTORNEY"  
MRS. NAMITA N. SHENOY  
In the presence of .....

- 1) Ravindra Patne, *Ravindra Patne*  
43, Sulochana Mhaskar chawl,  
Bhandrup (w), Mumbai-78.



PERMANENT ACCOUNT NUMBER  
**AKEPP9508N**

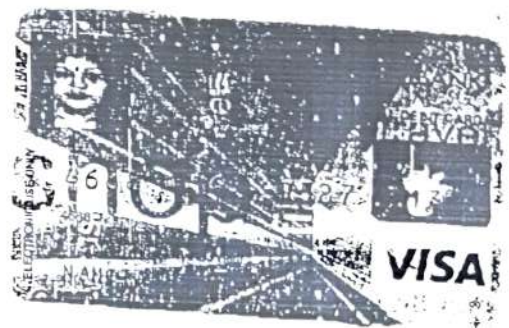
NAME  
**MAHESH BAVANJI PATEL**

FATHER'S NAME  
**DHAVANJI PATEL**

DATE OF BIRTH  
**17-04-1962**

SIGNATURE

आयकर अधिकारी (कंप्यूटर सेक्टर)  
 Commissioner of Income Tax (Computer Operations)



4394

48 | 28

आयकर विभाग  
 INCOME TAX DEPARTMENT

प्रविण पंचाभाई पाटील  
 PRAVIN PANCHABHAIRI PATEL

26/04/1981  
 Permanent Account Number  
**AHHP4055E**

Signature

बदर-७

2809

2090

136

of the following description:

911103

The license is valid for other than transport vehicles.

15/04/2011

15/04/2011



आयकर विभाग  
 INCOME TAX DEPARTMENT

राविंद्रा शिवराम पाटील  
 RAVINDRA SHIVRAM PATIL

शिवराम शिवराम पाटील  
 SHIVRAM SHIVRAM PATIL

16/03/1997

AHPP2486M

दस्त गोषवारा भाग-1

वदर  
दस्त क्र 2371/2010  
4/

करल-9

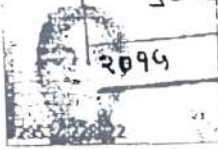
आयाचि 4394  
अंगठ्याच ठरगा 44 82  
2094

पक्षकाराचा प्रकार

लिहून देणार

वय 28

सही



लिहून देणार

वय 49

सही



लिहून देणार

वय 35

सही



लिहून देणार

वय 29

सही



लिहून देणार

वय 46

सही



IV

दस्ता क्र. (बदर-2371-2010) डा. गोपबारा  
गोपबारा क्रमांक 0 गोपबारा 0 बदरले बुद्धक सुद्धक 100

बदली क्र. 2377 दिनांक 30/03/2010  
बदलीचे वर्ग  
नांव. प्रयोग बांधा बदल

दस्ता क्रमांक	2371	30/03/2010 05:38 PM
बदली क्रमांक	4399	30/03/2010
नाम	ये	ER
क्रमांक	2094	

300 नोंदणी फी  
120 नक्कल (अ. 1(11)) इटकाधी रकमत (अ. 1(2))  
रकमत (अ. 12) व टाकविले (अ. 13) व रकमितेची

420 रुकूम

डी. एम. खरटमल  
सह. नियमकाणी सही, कुला 2 (दिकेकी)

दस्ता क्र. 2 चा बांधा (आवृत्तिका) 30/03/2010 03:28 PM  
दस्ता क्र. 3 चा बांधा (आवृत्तिका) 30/03/2010 03:33 PM  
दस्ता क्र. 3 चा बांधा (आवृत्तिका) 30/03/2010 03:33 PM  
दस्ता क्र. 3 चा बांधा (आवृत्तिका) 30/03/2010 03:33 PM

दस्ता क्र. 3 चा बांधा (आवृत्तिका) 30/03/2010 03:33 PM

बांधा  
आवृत्तिका इतम अतो मिटेदीत कायदा को. 11, प्रकरण क्रमांक 2010/30/30/2010 गोपबारा बांधाची ओळखतात  
बांधाची आवृत्तिका प्रदत्तितान  
बांधाची आवृत्तिका - प्रकरण क्रमांक 2010/30/30/2010  
बांधाची आवृत्तिका - प्रकरण क्रमांक 2010/30/30/2010

दस्ता क्र. 3 चा बांधा (आवृत्तिका) 30/03/2010 03:33 PM



डी. एम. खरटमल



प्रमाणित करण्यात येते की या दस्ताबाध  
एकूण 2377 (E) पाने आहेत  
बदर-0/ 2309 /2010  
पुस्तक क्रमांक 30/03/2010  
नोंदला.  
दिनांक 30/03/2010  
डी. एम. खरटमल  
सह दुय्यम निबंधक कुला - 2  
मुंबई उपनगर जिल्हा.



कल. १	
५३१५	५० ए
२०१५	



आयकर विभाग  
INCOME TAX DEPARTMENT

RUPALI ASATI

RAM GOPAL ASATI

07/10/1984

Permanent Account Number

AMNPA6505G

Signature

भारत सरकार  
GOVT. OF INDIA



करल-१		
५३१५	५८	६२
२०१५		

आयकर विभाग  
INCOME TAX DEPARTMENT

ASHISH ASATI

ANIL KUMAR ASATI

05/12/1980

Permanent Account Number

AHGPAT567B

Signature

भारत सरकार  
GOVT. OF INDIA



കരള-9		
4394	4e	8r
2094		





भारत सरकार  
Narayan Shashikant Patil  
जन्म वर्ष / Year of Birth : 1936  
पुरुष / Male



3571 3914 8936

अधिवार - सामान्य माणसाचा अधिकार



भारतीय रिजिस्ट्रार ऑफ इन्फॉर्मेशन प्रौद्योगिकी  
भारतीय रिजिस्ट्रार ऑफ इन्फॉर्मेशन प्रौद्योगिकी

पत्ता: S/O मणिकान्त पाटील, रानी बाग  
बंगला, २५/२१, एम.ए.ए. कॉलोनी, कर्ना  
ठोकणे इन्फो-सी, पुणे, पंजी, महाराष्ट्र.  
400024

Address: S/O Shashikant Patil,  
near Krontinagar, B2/13, M/S/RB/1  
conbat railway colony, Kurla,  
Mumbai, Maharashtra, 400024

1592  
1592 700 1592

करल-१	
५३४५	५६ ६२
२०१५	

आयकर विभाग  
TAX DEPARTMENT  
ROBERT QUADRES  
VICTOR MANVEL QUADRES  
१५/०४/१९६६  
AADPG1687A





y1 (GoshwaraBhag-1)

23 एप्रिल 2015 10:22 म.पू.

दस्त गोश्वारा भाग-1

करल 1

दस्त क्रमांक: 5315/2015

दस्त क्रमांक: करल 1 /5315/2015

वाजार मूल्य: रु. 1,11,52,000/- मोबदला: रु. 1,20,00,000/-

परतले मुद्रांक शुल्क: रु. 6,00,000/-

करल-१		
५३१५	६०	६२
२०१५		

दु. नि. मह. दु. नि. करल 1 यांचे कार्यालयात

अ. क्र. 5315 वर दि. 23-04-2015

रोजी 10:19 म.पू. वा. हजर केला.

पावती: 7194

पावती दिनांक: 23/04/2015

सादरकरणाचे नाव: आशीष कुमार अनाटी

नोंदणी फी रु. 30000.00

दस्ता हागाळणी फी रु. 1240.00

पृष्ठांची संख्या: 62

एकूण: 31240.00

दस्त हजर करणाऱ्याची सही:

दु. निबंधक कुर्ला 1

दु. निबंधक कुर्ला 1

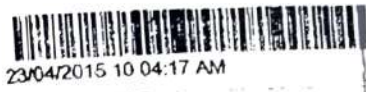
दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीन किंवा म्यालगत असलेल्या कोणत्याही नगर क्षेत्राच्या हद्दीन किंवा उप-खंड (डोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिफ्टा क्र. 1 23 / 04 / 2015 09 : 51 : 39 AM ची वेळ: (मादरीकरण)

शिफ्टा क्र. 2 23 / 04 / 2015 09 : 53 : 36 AM ची वेळ: (पी)





दस्त क्रमांक: करल/5315/2015  
दस्ताचा प्रकार: -नगरतामा

दस्त गोधवारा भाग 2		करल-9	करल-1
5395		९१	९२
2094			

- | अनु क्र. | पत्रकाराचे नाव व पत्ता   | पत्रकाराचा प्रकार                 | ध्यापित्र | अंगठ्याचा ठसा |
|----------|--|-----------------------------------|-----------|---------------|
| 1        | नाव: वेमर्स शिव गागर, देखलपर्म पी-77 घान्मा तर्फे, भागीदार प्रवीण पी. पटेल यांच्या तर्फे कु मु म्हणून नथिता एन. अतिय<br>पत्ता: प्लॉट नं. श्री-102, माळा नं. - इमानीचे नाव: केन्नाप इंडस्ट्रियल कॉम्प्लेक्स, ब्लॉक नं. पार्क मार्गट, रोड नं. विन्कोळी पश्चीम, मुंबई, महाराष्ट्र, मुंबई.<br>पिन नंबर: ABRFS7844R | लिहून देणार<br>वय: 51<br>स्वाधरी: |           |               |
| 2        | नाव: आशीष कुमार अमाटी<br>पत्ता: 1101, - जोरिएंट रीजन्सी, एनडीआर-4, बिल्डींग नं. 82 वा समोर, टिळक नगर, चेंबूर, मुंबई, बेंबूर भाग, MAHARASHTRA, MUMBAI, Non-Government.<br>पिन नंबर: AHGPA7567B  | लिहून देणार<br>वय: 34<br>स्वाधरी: |           |               |
| 3        | नाव: रूपानी - अमाटी<br>पत्ता: प्लॉट नं: 1101, माळा नं: - इमानीचे नाव: जोरिएंट रीजन्सी, ब्लॉक नं: एनडीआर-4, बिल्डींग नं. 82 वा समोर, रोड नं: टिळक नगर, चेंबूर, ...<br>पिन नंबर: AMMPA6505G  | लिहून देणार<br>वय: 30<br>स्वाधरी: |           |               |



करारनामा चा दस्त एवढ करून दिल्याचे कबुल करतात.  
दिनांक: 23/04/2015 09:54:52 AM

- | अनु क्र. | पत्रकाराचे नाव व पत्ता  | ध्यापित्र | अंगठ्याचा ठसा |
|----------|---|-----------|---------------|
| 1        | नाव: नारायण एम. पाव<br>वय: 36<br>पत्ता: टिळक नगर, चेंबूर, मुंबई<br>पिन कोड: 400089            | स्वाधरी   | <br>          |
| 2        | नाव: नारायण एम. पाव<br>वय: 28<br>पत्ता: 604, ओमप्रकाश आर्कड, चेंबूर, मुंबई<br>पिन कोड: 400071 | स्वाधरी   | <br>          |

शिवका क्र. 4 ची वेळ: 23 / 04 / 2015 09 : 55 : 27 AM

Summary-2( दस्त गोषवारा भाग - २ )

सिद्धा नं.5 ची नोंदना 23/04/2015 09:55:46 AM नोंदणी पुस्तक 1 पद्ये

नु. निबंधक कुर्ला 1

EPayment Details.

sr.	Epayment Number	Defacement Number
1	MH000334756201516M	0000291634201516
2	MH000334750201516M	0000291633201516

5315 /2015

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a slide) printed after scanning.
2. Get print and mini-CD of scanned document along with original document, immediately after registration.

For feedback, please write to us at feedback.kurilam@gmail.com



प्रमाणित करण्यात येते कि या दस्तामध्ये  
एकूण २१ (एर) पाने आहेत.  
करल-१/५३१५ /२०१५  
पुरतक क्रमांक १ क्रमांकावर  
नोंदना २३/०४/२०१५  
दिनांक

सह. दुय्यम निबंधक कुर्ला-१  
मुंबई उपनगर जिल्हा

करल-१		
५३१५	ए२	ए२
२०१५		

सूची क्र.2

दुय्यम निबंधक : गह दु.नि. कुर्ता 1  
दस्ता क्रमांक : 5315/2015  
नोंदणी ;  
Regn:63m

गावाचे नाव : 1) किरोळ

नेत्राचा प्रकार	करारनामा
वदना	12000000
पत्रभावाव(भाडेपट्टापाच्या पत्रपट्टाकार आकारणी देतो की नव नमुद करावे)	11152000
समापन पोटहिसा व घरकरमांक	1) पालिकेचे नाव:मुंबई म.न.पा इतर वर्णन :सदगिका नं. 1404,मी विंग, माळा नं. 14 वा मजला, इभारतीचे नाव: बिल्डींग नं 77,टिळक नगर अमृत मीएबएम लीमिटेड, ब्लॉक नं: टिळक नगर, रोड नं: चेंबूर,मुंबई-400089, इतर माहिती: मोजे - किरोळ मीटीएग नं. 508 पार्ट व मोजे चेंबूर,मीटीएम नं.14 पार्ट. ( ( C.T.S. Number : 508(part) ; ) )
इतरकळ	1) 837 चौ.फूट पोटखराब क्षेत्र : 0 NA
कारणी किंवा जुडी देण्यात असेल	

- 1) नाव:-मैमर्स शिव नागर वेल्हलपर्स पी-77 यांच्या तर्फे भागीदार प्रवीण पी पटेल यांच्या तर्फे कु मु म्हणून तमिता एन, शेनाथ बय.-51; पत्ता:-प्लॉट नं: जी-102, माळा नं. - इभारतीचे नाव: फैलाश इंडस्ट्रियल कॉम्प्लेक्स, ब्लॉक नं: पार्क साईट, रोड नं: त्रिकोळी पश्चिम, मुंबई, महाराष्ट्र. मुंबई. पिन कोड:-400083 पॅन नं:-ABRFS7944R
- 1). नाव:-ब्रागीय कुमार अमाटी वय:-34; पत्ता:-1101, - ओरिएट रीजन्सी, एनडीआर-4, बिल्डींग नं.82 चा मधोर, टिळक नगर, चेंबूर, मुंबई, चेंबूर जिल्हा, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400089 पॅन नं:-AHGPA7567B
- 2): नाव:-रूपानी - अमाटी वय:-30; पत्ता:-प्लॉट नं: 1101, माळा नं: - इभारतीचे नाव: ओरिएट रीजन्सी, ब्लॉक नं: एनडीआर-4, बिल्डींग नं.82 चा मधोर, रोड नं: टिळक नगर, चेंबूर, ... पिन कोड:-400089 पॅन नं:-AMMPA6505G

दस्ताऐवज करून दिव्याना दिनांक	18/04/2015
नोंदणी केल्याचा दिनांक	23/04/2015
1)अनुकरमांक, खंड व पृष्ठ	5315/2015
2)राजारभावाप्रमाणे मुद्रांक शुल्क	600000
3)राजाराभावाप्रमाणे नोंदणी शुल्क	30000
4)वेरा	



मह. दुय्यम निबंधक, कुर्ता-१  
मुंबई उपनगर जिल्हा

याकरनामाठी विचारात घ्यावे की ही गावाची मालकी या गावाच्या मालकाच्या मालकीत आहे. (Within the limits of any Municipal Corporation or any Cantonment area annexed to it.)