

Buyer Name

 भारत सरकार
GOVERNMENT OF INDIA

 स्वरोप हरिश्चन्द्र पोवार
Swaroop Harishchandra Powar
जन्म वर्ष / Year of Birth : 1984
स्त्री / Female




9564 0729 2888

आधार – सामान्य माणसाचा अधिकार

Customer Name


Powar


 भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA


पत्ता : ३, न्यू एक्ता, ५१ टी.पी.एस. रोड,
बामई, बोरीवली, कोरगावली पश्चिम, मुंबई,
महाराष्ट्र, ४०००९१


Address: 3, New Ekta, 51 T.P.S
Road, Babnai, Borivali West,
Borivali H.O., Mumbai,
Maharashtra, 400091

COLOUR XEROX

 1947
1800 180 1947

 help@uidai.gov.in

 www.uidai.gov.in

 P.O. Box No. 1947,
Bengaluru-560 001

Mem. Register No. 8

Certificate No. 8

SHARE CERTIFICATE

OM-ASHIRWAD CO-OP. HSG. SOCIETY LTD.
Plot No. 9, Kastur Park, Shimpoli Road,
Borivali (West), BOMBAY-400 092.

This is to Verify that MR SUBHAS T REBELLO

is/are the Registered Holder/s of OM ASHIRWAD COOP HSG SOC LTD
fully paid-up Shares Numbered 036 to 040
inclusive of Rs. 50/- each in the above named
SOCIETY

Anupam

subject to the Bye-laws thereof.

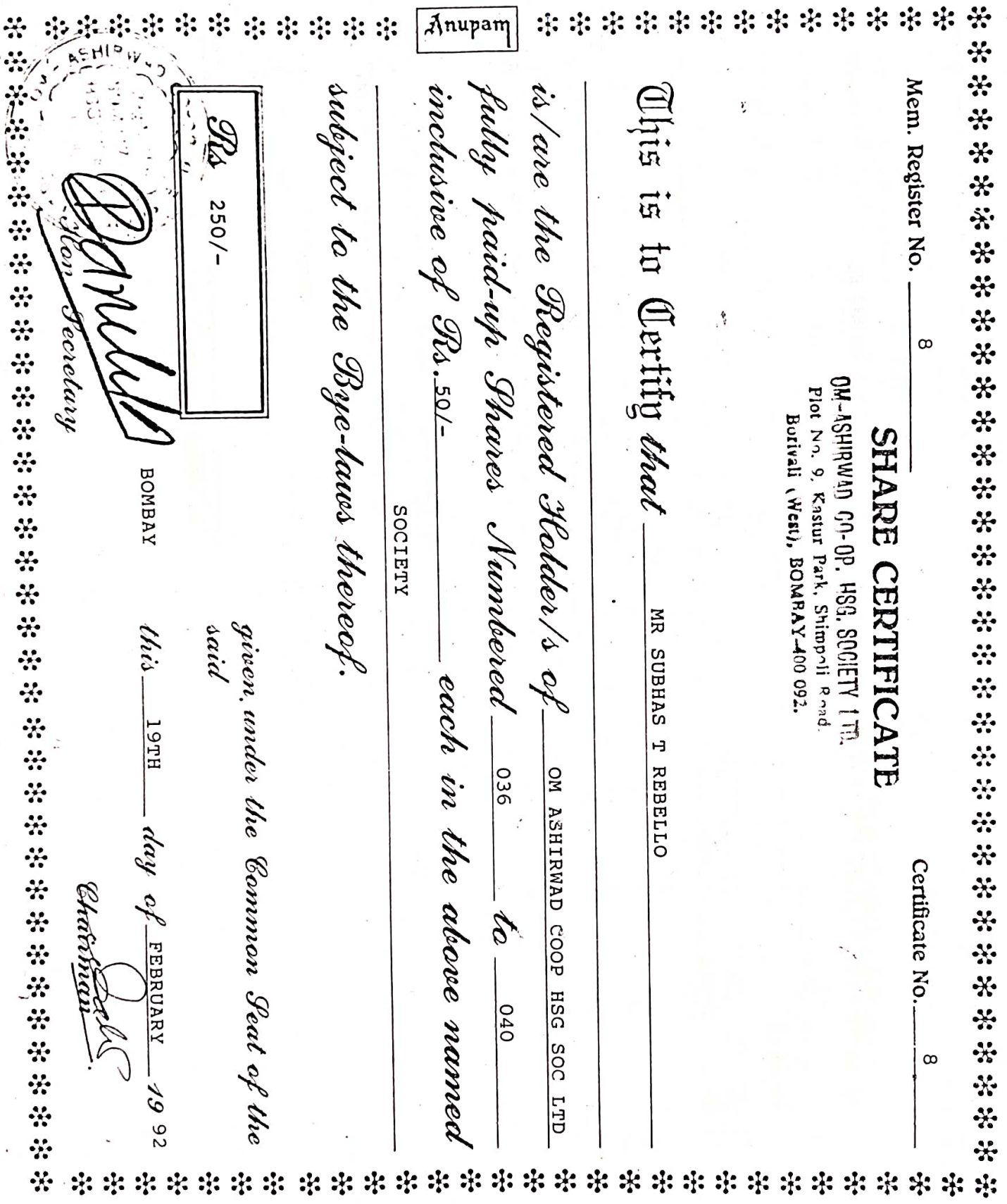
Rs 250/-

given, under the Common Seal of the
said

BOMBAY this 19TH day of FEBRUARY 19 92

[Signature]
Secretary

[Signature]
Chairman



RECEIPT NO. 2232590

Received from :- Assessment and Collection Dept. R/C

Billing Name: S. T. B. **BRIHANMUMBAI MAHANAGAR PALIKA** Date: 06/07/22 12:16:36
 Receipt No: 2022ACR03656249

Assessee's Name: M/S A N MAFATLAL & ORS P O M/S L K BUILDERS WARD Tax: Property

Account No: RC0607280030011

State Code	PAN No.	GST No.	UIN No.	Place of Supply	Registered		
201911BIL15158152	20/05/2022	1406	0+0+0+0+0+0	1406	0	1406	1406
201921BIL15158153	20/05/2022	1406	0+0+0+0+0+0	1406	0	1406	1406
202010BIL12808171	01/01/2021	1403	0+0+360+61+0+0+0	1824	0	1824	1824
202020BIL12808172	01/01/2021	1403	0+0+360+61+0+0+0	1824	0	1824	1824
202110BIL13971703	01/09/2021	1403	0+0+168+28+0+0+0	1599	0	1599	1599
202121BIL14736763	01/03/2022	710	0+0+24+4+0+0+0	738	0	738	738
Total				8797	0	8797	8797

Seq. No.	Instrument type	Date	No.	MCR No.	Bank Status	Amount
						8797

Net Amount	CGST	SGST	UGST	IGST	Gross Value
8797	0	0	0	0	8797

Total In Words: Eight Thousand Seven Hundred Ninety Seven Only

1 Cash 8797

Advance Payment
 Remark : Full Payment
 Type of Collection
 Note :- All amount in Rupees

HSN/SAC NO. : 999111
 MCGM PAN NO. : AAALM0042L
 MCGM GST NO. : 27AAALM0042L3Z4

Created By :RC-VI-CRE-01.CVS
 Printed By :Mrudula Madan
 Printed On :06/07/2022 12:16

Cheque Received Subject to Realisation

बृहन्मुंबई महानगरपालिका

MUNICIPAL CORPORATION OF GREATER BOMBAY

NO. CE | 4648 | BP (WS) | NR

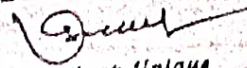
29 OCT 1991

TO:

Shri S.M. Dokhane,
Architect.Sub : Permission to occupy the completed bldg.
on plot No. 9, F.P.No. 324, T.P.S. III, Kastur
Park, Borivali (W).

Ref : Your letter dated 13.9.89

TRUE COPY

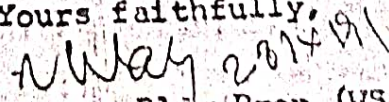

For Arch Unique
Architects & Licenced Surveyors

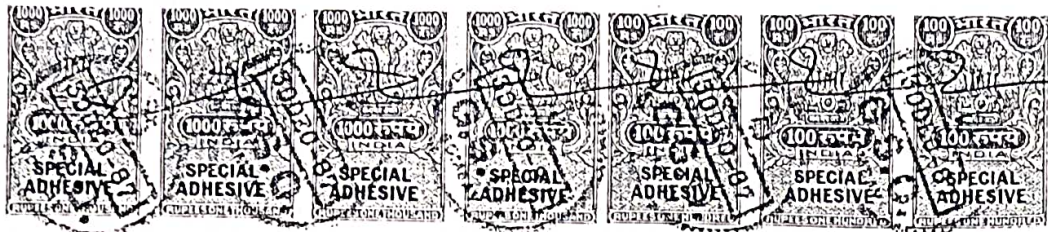
Sir,

By direction, I have to inform you that the permission to occupy the completed portion of Ground + Fourth floor, shown by you in the red colour in the plans submitted by you on 13.6.1989 is hereby granted. Please note that this permission is ~~is~~ without prejudice to action under sec. 353A/471 of B.M.C. Act & subject to the following conditions :-

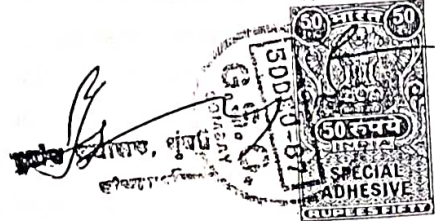
1. That the certificate u/s 270A of B.M.C. Act shall be obtained from A.E.W.W.R. North & a certified copy of the same shall be submitted to this office.
2. That all the terms and conditions of the approved layout/sub-division/amalgamation shall be complied with.
3. That the Co-Op. Hsg. Society shall be formed & registered within three months from the date of issue hereof, or before B.C.C. whichever is earlier.
4. That the balance development of infrastructure of the layout shall be developed before asking B.C.C.
5. That Terms & Conditions of layout under No. CE | 229 | LOR shall be complied with before B.C.C.
6. That the land affected by D.P. Reservation shall be handed over to M.C.G.B. free of cost & free of encumbrances before B.C.C.
7. That the area of plot, if reduced as per award declared by Arbitrator then revised plan shall be submitted & got it approved by paying necessary premium before B.C.C. as per registered undertaking submitted to that effect.

Yours faithfully,


Executive Engineer Bldg. Prop. (WS) 'R'



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AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Bombay on the 22nd day of February One Thousand Nine Hundred and Eighty Eight BETWEEN MESSRS. L.K. BUILDERS A Partnership firm carrying on business at 8, All Chambers, Meadows Street, Fort, Bombay hereinafter called the "BUILDERS" (which expression shall unless it be repugnant to the context or meaning thereof mean and include the partners for the time being constituting the said firm the Survivors or Survivor of their heirs, executors, administrators and assigns of such survivor their or his assign) of the One Part and Mr. Subhas T. Rebello

residing at Sh. Ward House, 205 Dr. Ambedkar Rd., Dadar, Bombay W.

hereinafter called the "PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof mean and include the Survivors or Survivor of them heirs, executors, administrators and assigns of such survivor their or his assign) of the Other Part; WHEREAS the BUILDERS are entitled to a Plot of land situate at Shimpoli Road, Borivli (W) in Greater Bombay being sub-Plot No. 4510 of the final Plot No.624/324 of the Town Planning Scheme No.III (Borivli) admeasuring 234 sq. sq. yards, equivalent to 6.2 sq. metres or thereabouts and in the Registration District of Bombay City and Bombay Suburban more particularly described in the Schedule hereunder written (which plot land for the sake of brevity is hereinafter referred to as the 'said Plot' AND WHEREAS by an Order dated the 1st February, 1980 signed by the Additional Collector and Competent Authority (U.L.C.) Greater Bombay Builders as such owners are allowed to develop the said plot for weaker section of the Society on the terms and conditions mentioned in the said order AND WHEREAS the BUILDERS are constructing on the said plot of land a building to be known as "Dist. ..." in accordance with the plans, designs and specifications approved by the Bombay Municipal Corporation

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of Greater Bombay and WHEREAS the Purchasers have taken inspection of the documents relating to the said plot of land and have satisfied themselves as to the marketable title of the said plot AND WHEREAS the Certificate of Title issued by the BUILDERS' Solicitors Messrs. Jeshtaram & Co. has been inspected by the purchasers a copy whereof is annexed hereto and marked Exhibit 'A' and copies of 7/12 Extracts are annexed hereto and marked Exhibit 'B' AND WHEREAS the Purchasers have agreed to carry out all the terms and conditions of the said Order including that the Purchaser shall not transfer, re-sell the said unit for a period of 5 (five) years from the date of completion of the said Unit and he further declares that he or any member of his family does not own any dwelling unit in the same Urban Agglomeration area and that he shall make an affidavit to this effect on or before the possession of the said Unit is being offered to and/or taken by the Purchaser, AND WHEREAS the Purchaser have agreed to purchase from the BUILDERS and the Builders have agreed to sell to the Purchasers one flat No. E. 10001 of carpet area admeasuring 410 sq. feet (which is inclusive of the area of balconies) on Second floor as shown in the Floor plan thereof thereto annexed and marked Annexure 'D' in the D. S. W. B. Building (hereinafter referred to as "The Flat") for the price of Rs. 43,200/- including Rs. 5000/- being the proportionate price of the common areas and facilities appurtenant to the premises, in the manner and on the terms and conditions hereafter appearing :

NOW THIS AGREEMENT WITNESSETH THAT IT HAS BEEN AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :

1. The Builders shall construct a Building of residential flats to be called "D. S. W. B." on the said plot of land situated at Shimpoli Road, Borivli (West), District - Bombay Suburban, now in Greater Bombay, bearing Sub. Plot No. 7 of Final Plot No. 624/324 of Town Planning Scheme No. III, Borivli admeasuring 734.40 sq. yards equivalent to 612 sq. meters or thereabout and in the Registration District of Bombay City and Bombay Suburban and more particularly described in the Schedule of the said land hereunder written, in accordance with the plans, designs and specifications seen and approved by the Purchaser, with such variations and modifications as the Builders may consider necessary or may be required by any public body or authority to be made in them or any of them.

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2. The Purchasers hereby agree to purchase from the Builders and the Builders hereby agree to sell to the Purchasers one Flat No. Eleven of carpet area admeasuring 410' sq. feet (which is inclusive of the area of balconies) on second floor as shown in the Floor plan thereof thereto annexed and marked Annexure 'D' in the Delaware Building (hereinafter referred to as "The Flat") for the price of Rs. 43,500/- including Rs. 5000/- being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common/limited common areas and facilities/limited common areas and facilities which are more particularly described in the Second Schedule hereunder written. The Purchasers hereby agree to pay to the Builders the purchase price of Rs. 43,500/- (Rupees Fourty three thousand Five Hundred Eight Only.) as under :

- a. A sum of Rs. 10,000/- as Earnest Money on or before the execution of these presents;
- b. the balance of the purchase price by instalments as follows :
 1. Rs. 4000/- on completion of the Plinth work.
 2. Rs. 4000/- on casting of the first & second slab.
 3. Rs. 4000/- on casting of the third & fourth floor slab.
 4. Rs. 3000/- on completion of walls.
 5. Rs. 3000/- on Fixing of Doors & Windows.
 6. Rs. 3000/- on completion of flooring.
 7. Rs. 3000/- on completion of Plaster (Internal and External).
 8. Rs. 3000/- on completion of Sanitary Fittings and Plumbing.
 9. Rs. 6000/- remaining at time of occupation.

3. The fixtures, fittings, and amenities to be provided in the said Building and in the said flat and the material to be used in the construction of the said flat and the material to be used in the construction of the said Building and the specifications of the said Building shall be those as set out in Annexure - II, hereto.

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4a. The Purchaser hereby agrees to pay all the amounts payable under the terms of this agreement as and when they become payable and in any case within one week from the receipt of an intimation from the Builders that the amount has become due, such intimation to be sent by ordinary post at the address of the purchaser or to be left at the said address by hand delivery. On the purchasers committing default in payment on due date of any amount due and payable by the Purchasers to the Builders under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Purchasers committing breach of any of the terms and conditions herein contained, the Builders shall be entitled at his own option to terminate this agreement;

Provided always that the power of termination herein before contained shall not be exercised by the Builders unless and until the firm shall have given to the Purchasers FIFTEEN DAYS PRIOR NOTICE in writing of his intention to terminate this agreement and of the specific breach or breaches terms and conditions in respect of which it is intended to terminate the agreement and default shall have been made by the purchasers in remedying such breach or breaches within a reasonable time after the giving of such notice;

Provided further that upon termination of this agreement as aforesaid, the Builders shall refund to the Purchasers the instalments of sale price of the Flat which may till then have been paid by the Purchasers to the Builders. But the Builders shall not be liable to pay to the Purchasers any interest on the amount so refunded and upon termination of this agreement and refund of aforesaid amount by the Builders the Builders shall be at liberty to dispose of and sell the Flat to such person and at such price as the builders may in his absolute discretion think fit.

4b. The Purchasers agree to pay to the Builders interest at 9 percent per annum on all the amounts which become due and payable by the purchasers to the Builders under the terms of this agreement from the date the said amount is payable by the Purchasers to the Builders.

5. The Builders shall give possession of the Flat to the purchasers on or before 30th day of December 1988. If the Builders fail

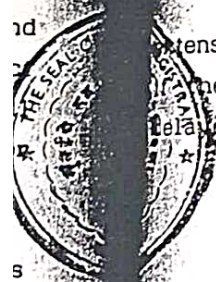
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neglect to give possession of the Flat to the Builders on account
able reasons beyond his control and of his agents as per the provisions
able section 8 of Maharashtra Ownership Flats Act, by the Aforesaid
tion or the date or dates prescribed in section 8 of the said Act,
on when the Builders shall be liable on demand to refund to the Purchasers
to the amounts already received by him in respect of the Flat with simple
ers interest at nine per cent per annum from the date the firm received
and the sum till the date the amounts and interest thereon is repaid,
ent provided that by mutual consent it is agreed that dispute whether
ted the stipulations specified in section 8 have been satisfied or not will
ing be referred to the competent Authority who will act as an Arbitrator.
ers till the entire amount and interest thereon is refunded by the Builders
to the Purchasers they shall subject to prior encumbrances if any,
be a charge on the said land as well as the construction or building
re in which the Flats are situated or were to be situated;

Provided that the Builders shall be entitled to reasonable
extension of time for giving delivery of Flat on the aforesaid date,
if the completion of building in which the Flat is to be situated is
delayed on account of :-



- (i) non-availability of Steel, Cement, other building material, water or electric supply;
- (ii) War, Civil, commotion or act of God;
- (iii) any notice order, rule, notification of the Government and/or other public or competent Authority.

Note :- The Provisions of this proviso are not mandatory but negotiable.

6. The Purchasers shall take possession of the Flat within fifteen days of the Builders giving written notice to the Purchasers intimating that the said flats are ready for use and occupation. :-

Provided that if within a period of three years from the date of handing over the Flat to the purchasers, the purchasers being to the notice of the Builders any defect in the Flat or the building in which the Flat is situated or the material used therein or any unauthorised change in the construction of the said building, then

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wherever possible such defects or unauthorised changes shall be rectified by the Builders at his own cost and in case it is not possible to rectify such defects or unauthorised changes, then the Purchasers shall be entitled to receive from the Builders reasonable compensation for such defector change.

7. Upon possession of the said flat being delivered to the Purchaser he/she shall be entitled to the use and occupation of the said flat and upon taking such possession he/she shall not have any claim against the Builders in respect of any item or work in the said flat.

8. IT IS ALSO UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES hereto that the terrace space in front of or adjacent to the terrace flats in the said building, if any, shall belong exclusively to the respective purchasers of the terrace flat and such terrace spaces are intended for exclusive use of the respective terrace purchaser. The said terrace shall not be enclosed by the purchasers till the permission in writing is obtained from the concerned local authority and the firm or the Society, or as the case may be the Limited Company.

9. The Purchaser along with other purchasers of flats in the said building 'Do his work' shall form and join a Co-operative Housing Society to be known as the 'Do his work' Co-operative Housing Society Limited. After formation of the said Co-operative Housing Society and after completion of the Building and receipt by the Builders of the full price of all the flats the Builders shall cause to be executed the necessary Conveyance of the said plot of land in favour of such Co-operative Housing Society. Such Conveyance as also the Rules, Co-operative Housing Society may adopt at its inception and the Regulations and Bye/laws of the proposed Co-operative Housing Society shall be prepared and/or approved by the Advocates of the Builders. All costs and expenses including professional costs of the Advocates of the Builders in connection with the formation of a Co-operative Housing Society and of preparing its Rules, engrossing or printing, stamping and registering this Agreement and the said Conveyance of the properties shall be borne by all the flat owners and/or members of such Co-operative Housing Society.

10. The Stamp charges incidental to this Agreement including Advocate's cost shall be borne and paid by the Purchaser. The

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Purchaser will lodge this Agreement for Registration and the Builders will attend the Sub-Register's office and admit execution thereof after the Purchaser has informed them the number under which it is lodged.

11a. The Purchaser hereby agrees to pay on demand his/her share of stamp duty payable at the time of Conveyance on any document or instrument of transfer in respect of the property to be executed in favour of the Co-operative Housing Society.

11b. The Purchaser shall pay to the Builders on demand the following sums :

Rs.500/- towards legal costs charges and expenses as contemplated in the foregoing clause 9 non-refundable.

Rs.251/- towards share money or application or entrance fees for membership of the Co-operative Housing Society.

The aforesaid amount of share moneys shall not carry interest and will remain with the Builders until the Conveyance is executed in favour of the Co-operative Housing Society as aforesaid and an account of the said deposits shall then be submitted by the Builders to the Co-operative Housing Society with the balance after deducting therefrom the actual expenses incurred.

12. Commencing a week after notice is given by the Builders to the purchaser that the said flat is ready for use and occupation, the Purchaser shall be liable to bear and binds himself/herself to pay his/her proportionate share of outgoings in respect of the property namely, municipal taxes, water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the property. The Purchaser shall on or before delivery of possession of the said flat, keep and maintain with the Builders without any interest a deposit of Rs.3,500/- as security for the due payment of outgoings as aforesaid. The said deposit shall be transferred by the Builders to the Co-operative Housing Society to be formed as herein agreed subject, however, to the deduction of any amount due by the Purchaser to the Builders.

13. Until a Co-operative Housing Society of the Purchaser of the flats is formed and the property conveyed to it the Purchaser agrees and binds himself/herself to pay such proportionate share of his/her

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outgoings as may be determined by the Builders. The Purchaser further agrees that till his/her share is so determined he/she shall pay to the Builders provisional monthly contribution of Rs.100/- per month towards the outgoings. The purchaser undertakes to pay such provisional monthly contribution and such proportionate share of outgoings regularly every month in advance and shall not withhold the same for any reason whatsoever.

14. The Purchaser has prior to the execution of this agreement satisfied himself/herself about the marketable title of the said plot of land and he/she shall not be entitled to dispute the same and no objection shall be raised on any matter relating thereto.

15. It is agreed that if the floor space index or density is not consumed in the Building to be put up or if before transfer of the property to a Co-operative Society further construction on the land is allowed, the Builders would be entitled to put up additional or other construction without any let or hindrance by the Purchaser provided that any payment that may have to be made to the Bombay Municipal Corporation shall be paid by the Builders alone.

16. The Purchaser shall from the date of possession maintain the said flat at his/her own cost in good tenable repair and condition and shall not do or suffer to be done anything in or to the said building or the said flat staircase and common passages, which may be against the rules, regulations or bye-laws of the Bombay Municipal Corporation or any other authority nor shall the Purchasers change, alter or make additions in or to the said flat or Building or any part thereof. The Purchasers shall be responsible for any breach of this provision.

17. The Purchaser shall not store in the said Building any good which are hazardous, combustible, dangerous or so heavy as to damage the construction or structure of the Building or are objected to by the local or other authorities and shall not carry or cause to be carried heavy packages to the upper floors which are likely to damage the staircases, common passages, or any other structure of the Building including his/her flat and shall not keep or cause to be kept any dust bin and/or packages or articles, etc. in front of his/her entrance of the flat and/or common spaces and passages and staircases of the

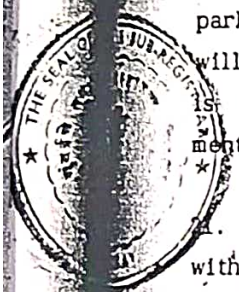
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Building and the purchaser shall be liable for the consequences of breach of this clause.

18. The Builders shall have a first lien and charge on the said flat to be acquired by the Purchaser in respect of any amount not paid up by the Purchaser under the terms and conditions of this Agreement.

19. The Builders shall be at liberty to sell, assign, transfer or otherwise deal with the right, title and interest in the said plot and in the Building to be constructed thereon subject to the rights of the Purchaser in respect of the said flat.

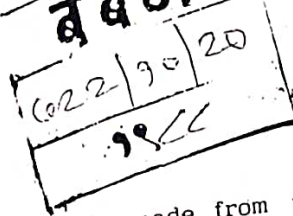
20. Nothing contained in these presents is intended to be nor shall be construed as a grant, demise or assignment in law of the said flat or of the said land hereditaments and premises or any part thereof. The Purchaser shall have no claim save and except in respect of the particular flat hereby agreed to be acquired that is all open spaces, parking spaces, lobbies, staircases, terraces, recreation spaces, etc. will remain the property of the Builders until the whole property is transferred to the Co-operative Housing Society as hereinbefore mentioned.



21. The Purchaser shall not let, sub-let, transfer assign or part with the possession of the said flat until all the dues payable by him to the Builders under this Agreement are fully paid up.

22. The Purchasers and the persons to whom the said flat is let, sub-let, transferred, assigned or given possession of shall from time to time sign all applications, papers and documents and do all such acts, deeds and things as the Builders and/or the Co-operative Housing Society may require for safeguarding the interest of the Builders and/or the Co-operative Housing Society may require for safeguarding the interest of the Builders and/or the Purchaser and the Other Purchasers in the said buildings.

23. It is agreed that the Purchaser or the persons to whom the said flat, is let, sub-let, transferred, assigned or given possession of shall observe and perform all the rules and regulations which the Co-operative Housing Society may adopt at its inception and the additions,



alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the flats therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the Bombay Municipal Corporation and the other local authorities and of the Government and the other public bodies. The Purchaser and the persons to whom the said flat is let, sub-let, transferred, assigned or given possession of shall also observe and perform all the stipulations and conditions laid down by such Co-operative Housing Society regarding the occupation and use of the flat in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement.

24. The Purchaser shall carry out all internal repairs of his/her flat agreed to be acquired by him/her at his/her cost and maintain it in the same condition, stage and order in which it is delivered to him/her at his/her own cost and that he/she shall not do or suffer to be done anything in or to the said Building or the said flat which may be against the Rules & Regulations and Bye-laws of the Bombay Municipal Corporation and/or other public authorities and he/she shall be responsible to the Bombay Municipal Corporation and/or other public authorities for anything so done in connection with the said Building and/or the said flat and shall be liable for the consequences thereof.

25. The Purchaser shall not at any time demolish or cause to be demolished the said flat or any part thereof agreed to be taken by him nor shall be at any time make or cause to be made any addition or alteration of whatever nature to the said flat or any part thereof, nor any alteration in the elevation and outside colour scheme of the said flat to be acquired by him. The Purchaser hereby covenants to keep the partition walls, sewers, drains, pipes and appurtenances thereto in good tenable repair and condition and in particular so as to support shelter and protect the parts of the said building other than his flat. The Purchaser further covenants not to chisel or in any other manner damage the columns, beams, walls, slabs or R.C.C. parrdis or other structural members without the prior written permission of the Builders.

26. In case any security deposit is demanded by the Bombay Municipal Corporation or the Government for the purpose of giving

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water connection to the said building such deposit shall be payable by all the Purchasers of the flat in the said building. The Purchaser agrees to pay to the Builders within seven days of demand his/her share of such deposit.

27. It is expressly agreed and understood that the Co-operative Society to be formed of the various Purchasers of flats in the Building along with the owners of the various sub-plots of Final Plots Nos. 624, 324 and 625 of Town Plan Scheme No.III, Borivli will maintain the roads shown as 60 feet, Road on the Development Plain of the said Final Plot Nos. 624, 324 and 625 of the said scheme. Further such Co-operative Society along with the owners of the other sub-plots of Final Plot No.324 of the said Scheme will also maintain the road shown as 30 feet Roads and will also maintain and develop the recreation ground within the said Final Plot No.324 of the said Scheme. It is expressly agreed that they would also maintain the storm water drains and Internal street lights.

28. The Purchaser will deposit a sum of Rs.1,000/- with the Builders for the maintenance of the roads, gardens street lights, etc. and the Purchasers society would become the member of the association of the various plots owners to maintain the same. The above deposits would be utilised by the builder's for the maintenance of the Infrastructure of the layout.

29. The development and/or betterment charges or other levy by the Municipal Corporation of Greater Bombay, Government and/or any other public authority in respect of the said land and/or building shall be borne and paid by all the purchaser of flats in the building in proportion to the respective floor area of their respective flats. The Purchaser will deposit a sum of Rs.1,500/- towards betterment charges with the builders.

30. Any delay tolerated or indulgence shown by the Builders in enforcing the terms of this Agreement or any forbearance or giving of time to the Purchaser by the Builders shall not be construed as a waiver on the part of the Builders of any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser nor shall the same in any manner prejudice the rights of the Builders.



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31. In the event of the Co-operative Housing Society being formed and registered before the sale and disposal by the Builders of all the flats in the said building, the power and the authority of the Co-operative Housing Society of the Purchasers of flats shall be subject to the overall authority and control of the Builders over any or all of the matters concerning the said building, the construction and the completion thereof and all amenities appertaining to the same and in particular the Builders shall have absolute authority and control as regards the unsold flat and the disposal thereof.

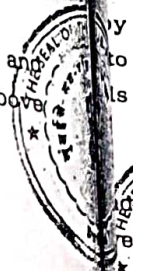
32. The Purchasers shall pay brokerage at the rate of 2% on the purchase price of the flat to on or before the execution of this Agreement.

33. All notices to be served on the Purchaser as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser by pre-paid post under Certificate of Posting at his address specified above.

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

SIGNED AND DELIVERED By the withinnamed) For L.K. BUILDERS
 Builders M/s. L.K. BUILDERS in the) *Ando K.*
 presence of.....) Partner

SIGNED AND DELIVERED By the withinnamed)
 Purchasers)
Mr. Subhas T. Rebello.) *Rebello*
 _____)
 _____)
 in the presence of)



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RECEIVED the day and year first hereinabove)
written of and from the withinnamed Purchaser the)
sum of Rs. 10,000/- (Rupees TEN)
THOUSAND only))
being the amount as earnest moneys within mentioned)
as by him/her paid to us.)

Rs. 10,000/-

Witnesses :

WE SAY RECEIVED
For L.K. BUILDERS,

[Signature]

[Signature]

Partner.



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THE SCHEDULE ABOVE REFERRED TO

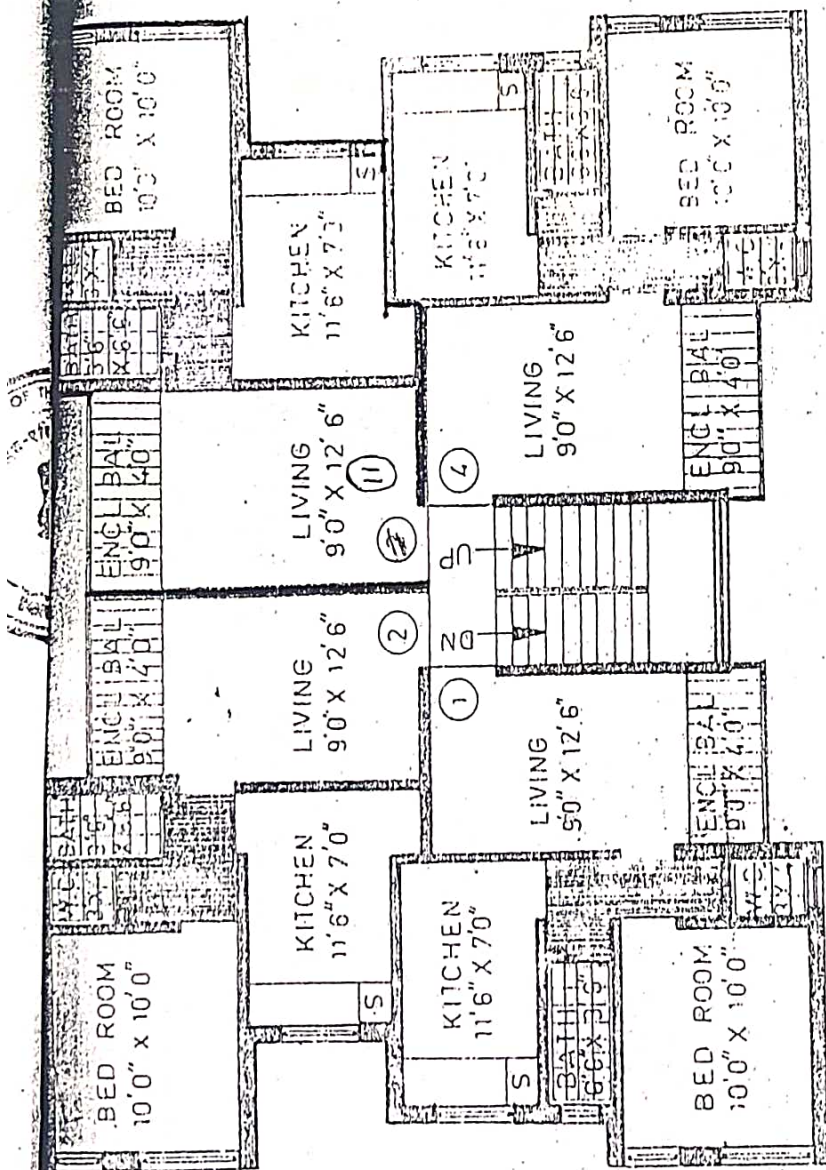
All that piece or parcel of land or ground situate lying and being at Borivli (West) in the Registration of Bombay City and Bombay Suburban District, Bombay Suburban now in Greater Bombay and bearing C.T.S. No. 511/8 containing by admeasurement 734.40 square yards equivalent to 612 square meters or thereabouts and bearing sub-plot No. 5 of Final Plot No. 624/324 of Town Planning Scheme No. III, Borivli and bounded as follows :

On or towards the North by Sub Plot No. Garden of Sector 624/324
On or towards the South by Sub Plot No. 30' Road of Sector 624/324
On or towards the East by Sub Plot No. 10' of Sector 624/324
On or towards the West by Sub Plot No. 8' of Sector 624/324

Dr

8





Floor No 11.
Second Floor

11 An cico k.

A1 Obello

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1022/94/20
1988

TYPICAL FLOOR PLAN (1st 2nd & 3rd)

3 019019

arch unique

15, ALL CHAMBERS,

proposed building on plot no. 9 of
plot no 227 of the TIL wastur



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022/98/20

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(३२५) (३७७) (३७८) (३७९)

अथवा (३७८) (३७९)

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- १) सी० नही० आत्मोत्तम
- २) के० ए० मोठ
- ३) ए० वी० भावमोहन
- ४) ए० ए० ए० मोठ
- ५) एस० सी० शिंदे
- ६) ए० ए० मोठ
- ७) ए० भा० जशी
- ८) ए० के० वि० मी० चि
- ९) पारित
- १०) (३७८) (३७९)

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मध्यम तारीख १०-६-८३						

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JESHTARAM & CO. (REGD.)
ADVOCATES & SOLICITORS

KRISHNAHAM JESHTARAM KAPADIA
DHIMANT KRISHNAHAM KAPADIA

Telephones :
Office : 2 7 4 3 4 0
Residence : 6 6 2 2 4 1
Tel. Add. : TITLEDDEEDS

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02.2/96/20

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OFFICE :

19, "ALLI CHAMBERS", 2ND FLOOR,
NAGINDAS MASTER ROAD,
BOMBAY-400 023.

RES. :

"RASH DEE" 9TH ROAD,
DAULAT NAGAR, BORIVALI (E),
BOMBAY-400 066.

16th July 1987.

Ref. No. 512-1/1)

MESSRS L.K. BUILDERS,
BOMBAY.

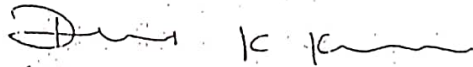
Re: Sub-plot No. 9 of final
Plot No. 324 of T.P.S.III
Borivli.

Dear Sirs,

We have investigated your title to the above Plot and in our opinion the same is marketable and free from encumbrances.

You are entitled to develop the said Plot on the terms and conditions of the Order dated 1st February 1980 passed by the Additional Collector and Competent Authority (U.L.C.) Greater Bombay under Section 21 (1) of the Urban Land (Ceiling & Regulation) Act 1976.

Yours faithfully,
for JESHTARAM & CO.



(DHIMANT K. KAPADIA)

PARTNER.

3 019021

संक्रमण नंबर १९८८/८८

१९८८ व मासिक नोंदणी

८ तारखेस १२

बाजण्याचे कर्म्यात बुध्दम मिशंकर,

यांचे बाबते कार्यालयत वृत्त संस्था.

४
S. S. Bello

प्राणी लिहिल्याप्रमाणे फी घेतली ती—

र. पैसे

नोंदणी फी .. ४००-००

फोटो फी (पाने) .. ३६-००

टपाल .. २४-००

एकूण .. ४६०-००

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बुध्दम/निबंधक, मुंबई

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बुध्दम/निबंधक, मुंबई

बुध्दम
०२२/१९/२०
१९८८

श्री सुभाष. डी. रिवेणकर, ३६-नोडरी
२८ डी-१ ५० एडव्हेंस २०५८/८८ आक्ट
४६६६६६६६

हस्तऐवज कर्म्य संस्था

कर्म्यात सोलिव्हेंस कर्म्य संस्था

कर्म्यात कर्म्य संस्था

४
S. S. Bello

श्री डॉक्टर के. पानवाळ, नोडरी (मुंबई).

है कर्म-रजिस्ट्रार यांच्या मोठ्ठ
श्रीने असून ते बरीस उस्तऐवज
कर्म्य देणाऱ्यांस स्वतः ओळखत
कर्म्यात सांगतात व त्याची
ओळख देतात.

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Hemach

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बुध्दम/निबंधक, मुंबई

श्री. मन्मथ डी. सुखानी वय ३६ नोकरी
 रा. डायपुगा तालुका, दक्षिण मु. ६६
 ने. १७० के निवस
 यांचे मुखत्यार म्हणून, मुखत्यार नामाप्रत (१६/१६)
 या प्रमाणावर दाखल, दस्तऐवज करून देणार)
 साक्षात्कारित सा. १६/२०१८
 दस्तऐवज मे. १७० के निवस
 यांनी करून दिल्याचे कळविले जात.

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 ७२२/२०/२०
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Signature

या आट के पाठवाळा, नोकरी मुंबई.

इ. सर्व-राजस्दार याच्या ओळी-
 वीचे असून ते वरील दस्तऐवज
 करून देणारांस स्वतः ओळखत
 असल्याचे सांगतात व त्यांचे
 ओळख देतात.

Signature
 १२/११/१९
पु. नि. पु. मुंबई

दि १३/११/८८



पुस्तक क्रमांक १ क्रमांक ७२२/८८ वर्ष
 बाँदला.
 तारीख १३/११/८८
 पुण्यम निवसक, मुंबई

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