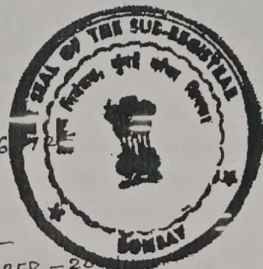


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1 Municipal Ward G. North
2 R. R Ward 17/117
3 C S. No. 3/280
4 DIVISION MAHIM
5 R. R Rate 64 500 + 5% = 6
6 Market Value 45,17,500/-
7 Consideration 29,00,000
8 S. D. PAID 209 625/-
9 Date of Exicution SEPTEMBER - 20



$598 \times 1.2 = 717.6 \div 10.76 = 66.69 \times 67725 = 45,16,580$

(वि. नि. नमुना क्र. १) (Form No. 1)

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सर्वसा. १११ मई.
Gen 113 me.

मूल प्रत [अहस्तांतरणीय]
ORIGINAL COPY [NON TRANSFERABLE] 089889

प्राप्तकर्ता के लिये प्रदाता की पावती
RECEIPT FOR PAYMENT TO GOVERNMENT 21.9.04

स्थान/Place... मुंबई... तिथि/Date... 21/9/04

Received from... Mr. Navin Kumbhar

₹/Rs... 50726 (पैसे/Rupess... Fifty thousand...)
Seven hundred twenty

on account of... Six only

Sale of Stamp

50726=0

देखरेकर्ता या खातापति
Cashier or Accountant

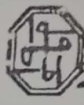
(Signature)
(Signature)

Sub-Registrar & Administrative Officer
Mumbai - 23.

रजिस्ट्रार ऑफिस

Fifty thousand Seven hundred Thirty Six only

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Office of the Administrative Officer (Mumbai)

भारत 73688 SPECIAL ADHESIVE 184683 SEP 22 2004

MAH - CCRA / 0072

R.0050726 RB 1631

INDIA STAMP DUTY MAHARASHTRA

Propor Officer, Sub-Registrar & Administrative Office Mumbai - 23.

(वि. नि. नमुना क्र. १) (Fin. R. Form No. 1)

संख्या १११ मं. Gen 113 me

मूळ प्रत [अट्ठांतरणीय] ORIGINAL COPY [NON TRANSFERABLE]

शासनास केलेल्या प्रदानाची पावती RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place: MUMBAI दिनांक/Date: 09/9/04

Received from: Navaneet N Kubadia

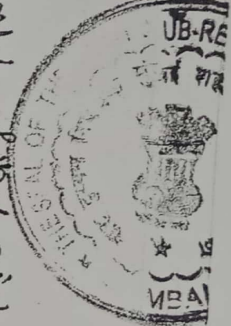
₹. /Rs. 158900/- रुपये/Rupees. 158900/-

on account of: [Handwritten text]

रोखपाल वा लेखापाल Cashier or Accountant

Sub-Registrar & Administrative Office Mumbai - 23.

Rs one lakh fifty eight thousand nine hundred only



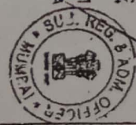
AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Mumbai on this [] day of [] in the Christian Year Two Thousand & Four BETWEEN M/S. BUILDARCH LAND DEVELOPERS PVT. LIMITED, a Company incorporated under the Companies Act, 1956 and having its Registered Office at 7, Shree S. J. Metala Apartment, 146, Lt. Dilip Gupte Marg, Mahim, Mumbai 400 016 and its administrative office at 25, Pearl Center, Sea View, Boat Marg, Mahim, Mumbai (West), Mumbai 400 028, hereinafter referred to as the "SELLERS" and SHRI. NAVANEET NANALAL KUBADIA & SMT. SANDAN NAVANEET KUBADIA an adult Indian Inhabitant of Mumbai residing at Room No.57 Keshav Bhuvan, L. J. Road, Mahim, Mumbai - 400 016 hereinafter referred to as the "PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his/her heirs, executors, administrators and assigns) of the other part

Navaneet N. Kubadia

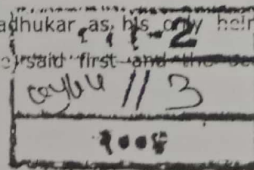
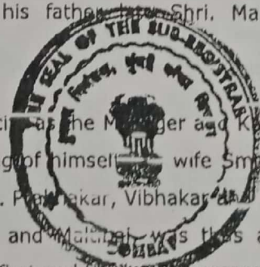
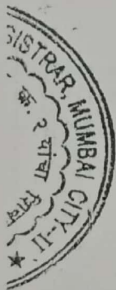
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Office of the Administrative Officer (Mumbai) MAH - CCRA / 0072 R.0158900 RB 1631 1233 SPECIAL ADHESIVE 113685 SEP 09 2004



WHEREAS :

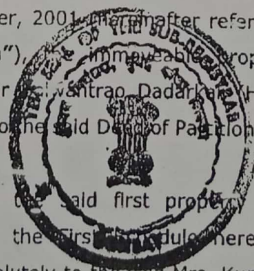
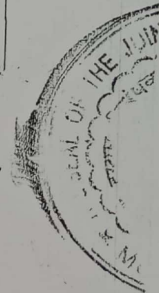
- (a) One Shri Balwantrao Madhusudan Dadarkar (hereinafter referred to as "the said Balwantrao") was seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of immoveable land situate, lying and being at Ganesh Peth Lane, Off N.C. Kelkar Road, Dadar, Mumbai 400 028, bearing "G" Ward No. 4183(3), Street No. 12-A bearing Old Survey No. 273 and New Survey No. 1431, C.S. No.3/280 admeasuring 504 Sq. Yards equivalent to 421.40 Sq.Mtrs. together with a building and structures standing thereon and now forming Final Plot No. 120, TPS IV of Mahim Division and as more particularly described as "FIRSTLY" in the first schedule hereunder written (hereinafter referred to as "the said first property"), which he had purchased from one Ramkrishna Raoji Jawaie under a Deed of Conveyance dated 22nd July, 1917.
- (b) The said Shri Balwantrao was also seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of Mahim Pension and Tax land or ground with the messuage, tenement, dwelling houses standing thereon situate at Ganesh Peth Lane, Off N.C. Kelkar Road, Dadar, Mumbai 400 028 bearing C.S. No. 2/253 of Mahim Division and "G" North Ward Street No. 4192 (3A) and (3B) Street No. 553-AB and AC, admeasuring about 417 Sq. Yards equivalent to 348.66 Sq. Mtrs. or thereabouts and now forming Final Plot No. 121, TPS IV of Mahim Division and as more particularly described as "SECONDLY" in the First Schedule hereunder written (hereinafter referred to as "the said second property"), which was allotted to him absolutely under a registered deed of Family Arrangement dated 3rd December, 1936 as and by way of his share in the properties left behind by his father, Shri. Madhusudan Damodar Dadarkar.
- (c) The said Balwantrao, in his capacity as the Manager and Karta of the Undivided Hindu Family consisting of himself, wife Smt. Putlabai alias Radhabai, his three sons viz. Prabhakar, Vibhakar and Madhukar and two daughters viz. Nirabai and Malabai, was thus absolutely seized and possessed of the said first and the second property.
- (d) The said Balwantrao died intestate on or about 25th May, 1965 leaving behind him his widow Smt. Putlabai alias Radhabai and three sons viz. Prabhakar, Vibhakar and Madhukar, as his only heirs to inherit all his properties including the said first and the second



Chandam. N. Kulkarni²
Chandam

property under provisions of the Hindu Succession Law by which the said Balwantrao was governed at the time of his demise.

- (e) The said Putlabai alias Radhabai, widow of the said Baiwantrao died intestate on or about 24th June, 1967. The said Prabhakar and Madiukar, sons of the said Balwantrao too died Intestate and as bachelors respectively on 12th April, 1976 and 20th September, 1977. Similarly Nirabai, daughter of the said Balwantrao died intestate as a spinster in the year 1950. Another daughter of the said Balwantrao i.e. Maltibai alias Mrs. Nalini Keshrinath Pathare too died on or about 15th December, 1979 without having any issue.
- (f) Upon demise of the aforesaid heirs and legal representatives of the said Balwantrao, his only surviving son i.e. Vibhakar Balwantrao Dadarkar became the sole and absolute owner of the said first and the second property more particularly described as Firstly and Secondly in the first schedule hereunder written.
- (g) The said Vibhakar Balwantrao Dadarkar, the manager and karta of his Undivided Hindu Family consisting of himself, his wife Mrs. Kumudini and only son Jitendra was thus absolutely seized and possessed of the said first and the second property.
- (h) Under a Deed of Partition dated 1st November, 2001 executed between the said Shri Vibhakar Balwantrao Dadarkar of the first part, the said Shri Jitendra Vibhakar Dadarkar of the second part and the said Mrs. Kumudini Vibhakar Dadarkar of the third part and registered with the Sub-Registrar of Assurances at Mumbai under Sr. No. BBE 7368/2001 on 5th November, 2001 (hereinafter referred to as "the said Deed of Partition"), the immovable properties belonging to the said Shri Vibhakar Balwantrao Dadarkar (H.U.F.) were partitioned among the parties to the said Deed of Partition.
- (i) Under the said Deed of Partition the said first property more particularly described as Firstly in the First Schedule hereunder written was allotted forever and absolutely to the said Mrs. Kumudini Vibhakar Dadarkar and the said second more particularly described as Secondly in the First Schedule hereunder written was allotted forever and absolutely to the said Shri Jitendra Vibhakar Dadarkar.



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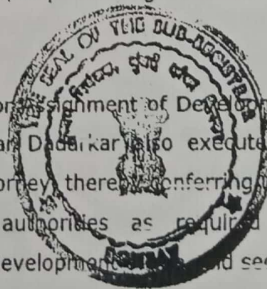
(j) By an under an Agreement for Assignment of Development Rights dated 26th December, 2001 executed between the said Mrs. Kumudini Vibhakar Dadarkar, referred therein as the Owner of the one part and the Promoters herein, referred therein as the Developers of other part, the said Mrs. Kumudini Vibhakar Dadarkar assigned and transferred in favour of the Promoters the rights to develop the said first property more particularly described as Firstly in the First Schedule hereunder written on terms and conditions recorded in the said Agreement for Assignment of Development Rights dated 26th December, 2001.

(k) In pursuance to the said Agreement for Assignment of Development Rights, the said Mrs. Kumudini Vibhakar Dadarkar also executed In favour of the Promoters a Power of Attorney, thereby conferring upon the Promoters such powers and authorities as required for commencing, carrying and continuing development of the said first property.



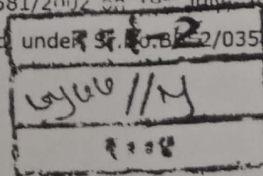
By an under another Agreement for Assignment of Development Rights dated 26th December, 2001 executed between the said Shri. Jitendra Vibhakar Dadarkar, referred therein as the Owner of the one part and the Promoters herein, referred therein as the Developers of other part, the said Shri. Jitendra Vibhakar Dadarkar assigned and transferred in favour of the Promoters the rights to develop the said second property more particularly described as Secondly in the First Schedule hereunder written on terms and conditions recorded in the said Agreement for Assignment of Development Rights dated 26th December, 2001.

(m) In pursuance to the said Agreement for Assignment of Development Rights, the said Shri. Jitendra Vibhakar Dadarkar also executed in favour of the Promoters a Power of Attorney, thereby conferring upon the Promoters such powers and authorities as required for commencing, carrying and continuing development of the said second property.



(n) By virtue of the said two Agreements for Assignment of Development Rights both dated 26th December, 2001 and registered with the Sub-Registrar of Assurances at Mumbai under Sr.No. BB2/03582/2002 dated 18th July, 2002 & Sr.No BB2/03581/2002 on 18th July, 2002 and two Power of Attorneys registered under Sr.No. BB2/03560/

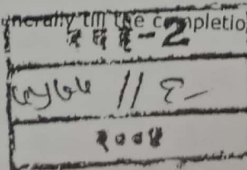
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2002 dated 18th July, 2002 and Sr. No. BBE2 / 03561/2002 dated 18th July, 2002, the Promoters herein are entitled to develop the said first and the second property more particularly described as firstly and secondly in the First Schedule hereunder written either independently or amalgamating the same and have the sole and exclusive right to sell the flats and other premises in the new building to be constructed on the said first and the second property by consuming the balance F.S.I. as aforesaid after allotting respective permanent alternative accommodations to the tenants/occupants in the said new building/s and to enter into agreements with the Purchaser of flats and other premises in their own names and to receive the price/consideration in respect thereof.

- (o) The Promoters have formulated a scheme of joint re-development of the said first and the second property by amalgamating the said two properties for convenience of development (hereinafter referred to as the "**said amalgamated plots**") and accordingly have submitted plans for amalgamation of the said first and second property with the M.C.G.M. which have been duly approved by the concerned authorities of M.C.G.M. issued by under letter No.EB/9258/GN/AL of 2002 dated 12th November, 2002.
- (p) The Promoters have agreed to allot to the tenants and occupants of the said first, and the second property, permanent alternative accommodations in the proposed new buildings to be constructed on the said amalgamated plots on ownership basis free of cost in lieu of old premises in their use and occupation.
- (q) The Promoters have entered into a standard agreement with the Architect Mr.Ajit Redkar, Proprietor of M/s. Redkar & Redkar Architects & Planners registered with the Council of Architects and such agreement is as per the agreement prescribed by the Council of Architects.
- (r) The Promoters have appointed a Structural Engineer Shri. Satish C. Dhupelia for the preparation of the structural design and drawings of the buildings proposed to be constructed on the said amalgamated plots and the Promoters shall entrust the professional supervision of the Architect and the Structural Engineer generally till the completion of the proposed buildings.

Chandram. V. Kumbhar
[Signature]



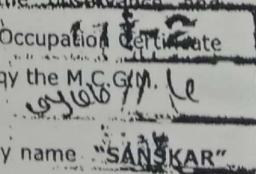
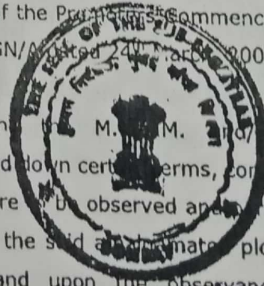
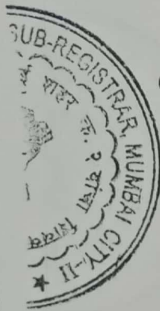
(s) The Promoters have made an application to the Competent Authority appointed under the Urban Land (Ceiling & Regulation) Act, 1976 (hereinafter referred to as the "Ceiling Act") for exemption of the said First and Second Property from ceiling limits. The Competent Authority vide its order bearing No. C/ULC/D-XV/ WX-125/2002 dated 31st December, 2002. (hereinafter referred to as the "said permission") has exempted the said first and the second property from ceiling limits subject to terms and conditions stated therein.

(t) The copy of the certificate of title issued by the Attorneys-at-law of the Promoters, copy of the Property Register Cards showing the nature of title of the owners and the Promoters to the said first and the second property more particularly described as firstly and secondly in the First Schedule hereunder written, plan of the building/s to be constructed on the said amalgamated plots and specification of the flat agreed to be purchased by the Purchaser as approved by the M.C.G.M. have been annexed hereto and marked as Annexures "A", "B" and "C" respectively.

(u) The Promoters have got approved from the M.C.G.M. and the other concerned authorities the plans, specifications, elevations, sections and details of the building/s proposed to be constructed on the said amalgamated plots in respect of which the M.C.G.M. has issued I.O.D. No.EB/9259/GN/A dated 16th January, 2003 (hereinafter referred to as the "said plans") on the basis of 2.5 F.S.I. for construction of buildings having Ground plus 7th upper floors. The M.C.G.M. has also issued in favour of the Promoters Commencement Certificate bearing No.EEBPC/9259/GN/A dated 24th March 2003.

(v) while sanctioning the said plans the M.C.G.M. and the Government of Maharashtra have laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters while developing the said amalgamated plots and constructing building/s thereon and upon the observance and performance of which only the Completion and Occupation Certificate in respect of the said building/s will be granted by the M.C.G.M.

(w) The Promoters will be constructing a building by name "SANSKAR" on the said amalgamated plots as per the sanctioned building plans and will be selling flats/shops/offices therein on what is known as "Ownership Basis" with a view ultimately that the owners of all the



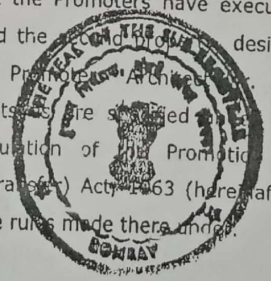
Chandam. N. Kubu 24.
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flats/shops/ offices should form themselves into a Co-operative Society to be registered under the Maharashtra Co-operative Societies Act, 1960 (or ultimately to become a member of such society) or they should incorporate a Limited Company with themselves as shareholders and upon owners of all the flats/shops/ offices in the said buildings paying in full all their respective dues payable to the Promoters and strictly complying with all the terms and conditions of their respective agreements with the Promoters (in a form similar to this agreement) the Promoters shall execute a Deed of Conveyance in favour of the Society or the Limited Company as the case may be.

(x) The Purchaser herein made an application to the Promoters for purchasing and acquiring from the Promoters a residential flat measuring 598 Sq. Ft. (Carpet) i.e. 718 Sq. Ft. (Built-up) equivalent to 66.70 Sq. Mtrs. in the building "SANSKAR" proposed to be constructed on the said amalgamated plots as more particularly described in the Third Schedule hereunder written.

Chandam N. Kubadiya
Ready

(y) The Purchaser demanded from the Promoters and the Promoters have given inspection to the Purchaser of all the documents of title relating to the said first and the second property, the said permission, diverse agreements that the Promoters have executed with the owners of the said first and the second property, designs and specifications prepared by the Promoters, Architect. Ajit Redkar and of such other documents as are specified in the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management & Transfer) Act, 1963 (hereinafter referred to as "the said Act") and the rules made there under.



(z) Prior to making application as aforesaid, as required by the provisions of the Maharashtra Co-operative Societies' Act, 1960 (Maharashtra Act No. XXIV of 1961) and the Ceiling Act, the Purchaser have made a declaration to the effect that neither the Purchaser nor the members of the family (family as defined under the Ceiling Act) of the Purchaser own a tenement/house or building within the limits of the M.C.C.M.

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(aa) Under provisions of the said Act the Promoters are required to execute a written agreement for sale of said flat to the Purchaser

Chandam N. Kubadiya
Ready

being in fact these presents and also to register the said Agreement under the Registration Act.

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

1. RIGHT TO CONSTRUCT BUILDINGS :

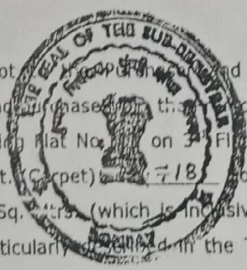
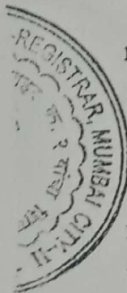
1.1 The Promoters shall construct a building by name "SANSKAR" having a stilt/ground and Seventh upper floors on the said amalgamated plots which have been described as Firstly and Secondly in the First Schedule hereunder written in accordance with plans, designs and specifications approved by the M.C.G.M. which have been seen and approved by the Purchaser.

1.2 The Promoters shall be entitled to do such verifications and modifications in the plans, designs and specifications as the Promoters may consider necessary or as may be required by the M.C.G.M. and/or any other concerned authority and/or the Government.

1.3 The Promoters shall have to obtain prior consent in writing of the Purchaser in respect of such variations or modifications, which may adversely, affect the area of the flat agreed to be allotted to the Purchaser.

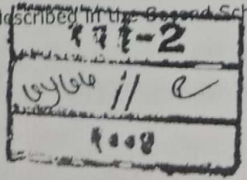
2. ALLOTTMENT OF FLAT :

(aa) The Promoters hereby agree to allot and the Purchaser hereby agrees to acquire and purchase from the Promoters residential/commercial premises bearing flat No. 118 on 3rd Floor of "B" Wing admeasuring 598 Sq. Ft. (Carpet) 718 Sq. Ft. (Built-up) equivalent to 66.70 Sq. Mtrs. (which is inclusive of the areas of balconies) as more particularly described in the Third Schedule hereunder written as shown in the floor plan thereof hereto annexed and marked Annexure "D" in the building "SANSKAR" (hereinafter referred to as the "said premises") to be constructed by the Promoters on the said amalgamated plots, at or for lump sum consideration of Rs. 29,00,000/- (Rupees Twenty Nine lakhs Only), which is inclusive of the proportionate price for the common areas and facilities appurtenant thereto which are more particularly described in the Second Schedule hereunder written.



Chandam. N. Kubadiya
26/12

Chandam. N. Kubadiya
Sharma



3. **CONSIDERATION :**

3.1 The Purchaser hereby agrees to pay to the Promoters the said purchase price of Rs. 29,00,000/- (Rupees Twenty Nine Lakhs Only Only) in the following manner :-

- (a) Rs. 3,00,000/- : On or before execution of these presents being the part payment of the sale price as advance payment or deposit (payment and receipt whereof the Promoters do hereby admit and acknowledge).
- (b) Rs. 19,00,000/- : ~~on lying on Plinth Work~~ On or before 21.8.04
- (c) Rs. ~~_____/-~~ : on lying of First slab.
- (d) Rs. ~~_____/-~~ : on lying of Third slab.
- (e) Rs. ~~_____/-~~ : on lying of Fifth slab
- (f) Rs. ~~_____/-~~ : on lying of Seventh slab
- (g) Rs. ~~_____/-~~ : on lying of Eighth slab
- (h) Rs. ~~_____/-~~ : on completion of External Masonry Work
- (i) Rs. ~~_____/-~~ : on completion of Internal Plaster
- (j) Rs. ~~_____/-~~ : on completion of External Plaster
- (k) Rs. ~~_____/-~~ : on completion of Plumbing
- (l) Rs. ~~_____/-~~ : on completion of Flooring Work.
- (m) Rs. 2,00,000/- : at the time of possession of the said premises.

Chandun. N. Kubajia
Proprietor

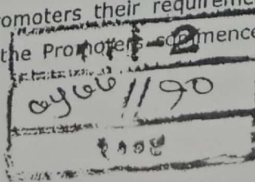
3.2 The Purchaser shall make payment of the installments mentioned hereinabove punctually on or before their respective maturity, time being the essence of contract.

4. **AMENITIES :**

4.1 The fixtures, fittings and amenities to be provided by the Promoters in the said premises and the new building are as set out in Annexure "E" hereto.

4.2 If the Purchaser intends to have any additional amenities in the said premises, other than those set out in Annexure "E" hereto, the same shall be provided at the additional costs to be borne and paid by the Purchaser.

4.3 The Purchaser shall furnish to the Promoters their requirement of additional amenities in writing before the Promoters commence the internal work of the said premises.



Chandun. N. Kubajia
Proprietor

4.4 If the Purchaser intends to commence the work of interior decoration of the said premises before delivery of possession, he/she will be required to obtain written permission from the Promoters, which will be given against the Purchaser paying the Promoters deposit of Rs.1,00,000/-.

4.5 The Purchaser shall carry on the work of interior decoration without in any manner obstructing the on going work in the said premises and complete the same within maximum period of 3 months from the date of permission.

5. **RIGHT TO RAISE LOAN :**

5.1 The Purchaser shall have liberty to avail housing loan for purchasing the said premises from their employer or any financial institution by creating equitable mortgage.

5.2 The Purchaser shall from time to time to get done from the Promoters any commitments and/or undertakings etc. required to be given by the Promoters in connection with procurement of loan.

5.3 The Purchaser shall furnish to the incorporated body of the Purchasers to be formed as hereinafter set out all necessary details of any loan obtained and any mortgage, charge or lien created in respect of the said premises and also caused to be obtained in the name of the employer or financing institution, as the case may be, in the share certificate or any other document to be obtained by the Purchaser in respect of the said premises from the incorporated body of the Purchasers to be formed.

6. **RIGHT TO TAKE CONSTRUCTION LOAN :**

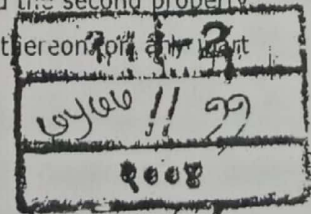
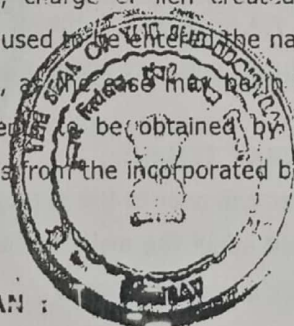
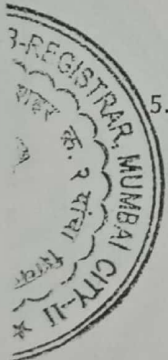
The Promoters shall be entitled to avail construction loan from any person or party including financial institutions and for that purpose to create any mortgage or lien on the said first and the second property and/or the entire construction work put up thereon or any part thereof.

7. **OBSERVANCE OF RULES & REGULATIONS :**

7.1 The Promoters shall observe, perform and comply with all the terms, conditions, and restrictions if any, which may have been imposed by the M.C.G.M. at the time of sanctioning the said plans or thereafter while carrying on construction work on the said amalgamated plots.

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Shardha A. Kumbhar
[Signature]



7.2 The Promoters shall before handing over possession of the said premises to the Purchaser obtain from the M.C.G.M. the Occupation and/or Completion Certificates in respect of the said premises.

8. **DECLARATION OF F.S.I. :**

8.1 The Promoters hereby declare that the Floor Space approved and availed in respect of the said first and the second property is 770.07 Sq. Meters equivalent to 921 Sq. yards or thereabouts only and that no part of the said Floor Space has been utilized by the Promoters elsewhere for any purpose whatsoever.

8.2 If the said Floor Space Index of the said first and the second property found to be utilized by the Promoters elsewhere then the Promoters shall furnish to the Purchaser all the detailed particulars in respect of such utilization of the said Floor Space Index.

8.3 In case while developing the said first and the second property the Promoters utilize any Floor Space Index of any other land or property by way of Floating Floor Space Index then the particulars of such Floor Space Index shall be disclosed to the Promoters to the Purchaser.

8.4 The residual F.A.R. (F.S.I.) in the said first and the second property or the layout not consumed will be available to the Promoter only.

9. **ACCEPTANCE OF TITLE :**

9.1 The Purchaser has prior to the execution of this agreement satisfied himself/herself about the marketability of the Promoters' title to the said first and the second property.

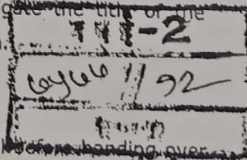
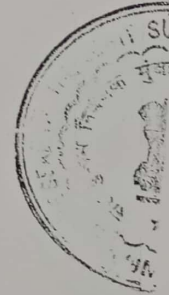
9.2 The Purchaser shall not be entitled to investigate the title of the Promoters and/or make any requisitions thereon.

10. **TITLE CLEARANCE :**

10.1 Without prejudice to above, the Promoters shall before handing over possession of the said premises to the Purchaser and in any event before execution of conveyance of the said first and the second property in favour of a Co-operative Housing Society or Limited company or any other Corporate body to be formed by the purchasers of flats/ shops/ offices in the buildings to be constructed

11

Chandun. N. Kumbhar.
[Signature]



thereon (hereinafter referred to as the "Society/Limited Company") make full and true disclosure of the nature of their title to the said first and the second property as well as encumbrances, if any, including any right, title, interest or claim of any party in or over the same.

10.2 The Promoters shall, before execution of conveyance as stated in clause 10.1 above, as far as practicable ensure that the said property is free from all encumbrances and that the original owners/Promoters have absolute, clear and marketable title to the said first and the second property so as to enable them to convey to the said society/Limited Company an absolute, clear and marketable title on the execution of conveyance thereof by Promoters in favour of the said society/limited Company.

11. **LEGAL CHARGES & OTHER EXPENSES :**

11.1 The Purchaser shall on or before execution of this agreement pay to the Promoters the following amounts:-

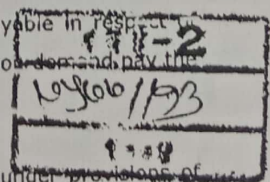
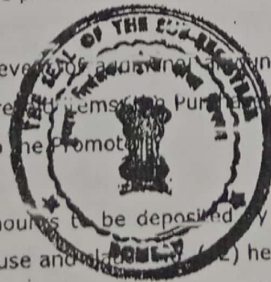
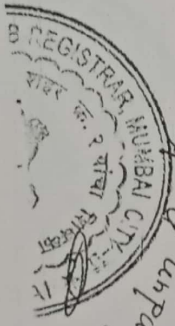
- (i) Rs.5,000/- : for legal charges.
- (ii) Rs. 350/- : for share money, application entrance fee of the Society or Limited Company.
- (iii) Rs.5,000/- : for formation and registration of the Society or Limited Company.
- (iv) Rs. 25,000/- : Deposit towards proportionate share of taxes and other charges.

=====
Rs.35,350/- : TOTAL

11.2 The Purchaser shall make the above payments in addition to the purchase price mentioned herein.

11.3 In the event of any and all amounts becoming payable in respect of the above items, the Purchaser shall forthwith on demand pay the same to the Promoters.

11.4 The amounts to be deposited by the Purchaser under provisions of this clause and sub-clause (2) herein below contained shall not carry any interest nor shall the Promoters be required to give any account of the amount mentioned in item (i) & (iii) hereinabove.



Shandun V. Kumbhar
11/12

49. **REGISTRATION OF AGREEMENT :**

49.1 The Stamp Duty and Registration Charges of and incidental to this Agreement shall be borne and paid by the Purchaser.

49.2 It shall be the responsibility, obligation and liability of the Purchaser to lodge this Agreement for registration and the Promoters will attend the Sub-Registry and admit execution thereof, after the Purchaser informs them the number under which it is lodged.

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

THE FIRST SCHEDULE ABOVE REFERRED TO FIRSTLY

ALL THAT piece or parcel of land situate, lying and being at Ganesh Peth Lane, Off N.C. Kelkar Road, Dadar, Mumbai 400 028 bearing "G" Ward No. 4183(3), Street No. 12-A, bearing Old Survey No. 273 and New Survey No. 1431, C.S. No.3/280 admeasuring 504 Sq. Yards equivalent to 421.40 Sq. Mtrs. together with a building and other structures standing thereon and now forming Final Plot No. 120, T.P.S. IV of Mahim Division

SECONDLY

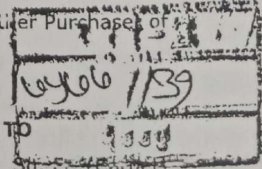
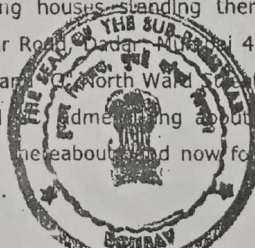
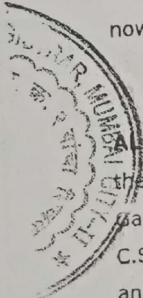
ALL THAT piece and parcel of Mahim Pension and Tax land or ground with the messuage, tenement, dwelling houses standing thereon situate at Ganesh Peth Lane, Off N.C. Kelkar Road, Dadar, Mumbai 400 028 bearing C.S. No. 2/263 of Mahim Division and "G" Ward No. 4192 (3A) and (3B) Street No. 553-AB and admeasuring about 417 Sq. Yards equivalent to 348.66 Sq. Mtrs. or thereabouts and now forming Final Plot No. 121, TPS IV of Mahim Division.

THE SECOND SCHEDULE ABOVE REFERRED TO

PROPORTIONATE EQUAL RIGHT TO THE immediate area abutting the main entrance door of the said premises with prorata right in common area and facility of staircase, entrance lobby along with all the other Purchaser's premises in the building "SANSKAR".

THE THIRD SCHEDULE ABOVE REFERRED TO

Fiat No.301 on 3rd Floor of "B" Wing admeasuring 598 Sq. Ft. (Carpet) i.e. 718 Sq. Ft. (Built-up) equivalent to 66.70 Sq. Mtrs. building by name "SANSKAR" situated at F. P. No. 120 & 121, C.S. No.3/280, TPS-IV



Chandam N. Kumbhar

Chandam N. Kumbhar

of Mahim Division, Ganesh Peth Lane, Off N.C. Kelkar Road, Dadar (W),
Mumbai 400 028 consisting Stilt + 7 upper Floors.

SIGNED SEALED AND DELIVERED

by the within named "Promoters"

)
) For Buildarch Land Developers Pvt. Ltd.

M/S BUILDARCH LAND DEVELOPERS

PVT. LTD. by the hand of its 'Director'

SHRI. MONISH LAXMIKANT THAKOOR

in the presence of

[Handwritten Signature]

Director

1. *[Handwritten Signature]*

2.

SIGNED SEALED AND DELIVERED

by the within named "Purchaser"

SHRI. NAVANEET NANALAL KUBADIA &

SMT. CHANDAN NAVANEET KUBADIA

in the presence of

X *[Handwritten Signature]*
X *[Handwritten Signature]*

1.

2.

RECEIVED the day and the year of this

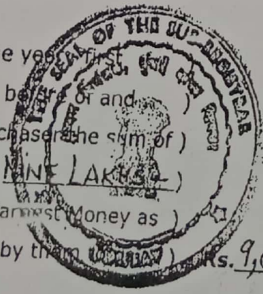
hereinabove written on or before and

from the within named Purchaser the sum of

Rs. 9,00,000/- (Rupees NINE LAKHS)

ONLY Only being Earnest Money as

within expressed to be paid by them



Rs. 9,00,000/-



WITNESSES

1. *[Handwritten Signature]*

2.

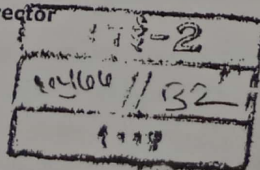
WE SAY RECEIVED

For M/s. Buildarch Land Developers Pvt. Ltd.

[Handwritten Signature]

(Monish L. Thakoor)

Director



SUBHASH PRADHAN & CO.

ADVOCATES & SOLICITORS

3rd Floor, Yusuf Building, Veer Nariman Road,
Mumbai - 400 023.

Telephone :
Office : 204 5043
288 1728
Res. : 444 9049

SUBHASH S. PRADHAN
B.Com. LL.B. Solicitor

Ref. No. :

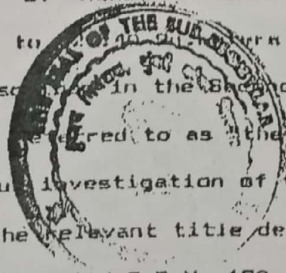
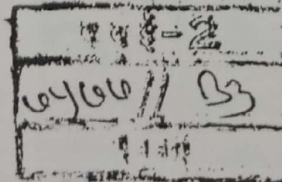
Date :

REPORT ON TITLE TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY that we have investigated the title of SHRI JITENDRA VIBHAKAR DADARKAR to all that piece or parcel of land situate at Dadar in Greater Mumbai bearing Final Plot No.121, Town Planning Scheme IV of Mahim Division admeasuring 417 Sq.yards equivalent to 348.66 Sq.meters or thereabouts and more particularly described in the First Schedule hereunder written (hereinafter referred to as "the said F.P. No.121") and the title of MRS.KUMUDINI VIBHAKAR DADARKAR to all that piece or parcel of land situate at Dadar in Greater Mumbai bearing Final Plot No.120, Town Planning Scheme IV of Mahim Division admeasuring 504 Sq.yards equivalent to 427.66 Sq.meters or thereabouts and more particularly described in the Second Schedule hereunder written (hereinafter referred to as "the said F.P. No.120"). For the purpose of our investigation of title we had before us zerox copies of the relevant title deeds relating to the said F.P.No.121 and the said F.P.No.120 and Search Notes of the searches taken in the Offices of Sub-Registrar of Assurances at Bombay and Bandra from the year 1936 to 2002.

We now first set out our observations in respect of the title of the said Jitendra Vibhakar Dadarkar to the said F.P.No.121.

Pradham. S. Pradhan
R. Kalie



346

Form 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.

No. BB/9259/GN/A. 21/11/03
No. E.B./CE/ BS/A of 200 - 200

MEMORANDUM

Municipal Office,

Mumbai200

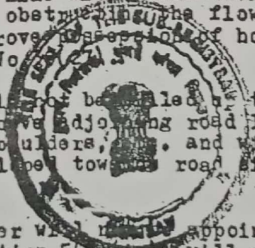
To,
Mr. Monish L. Thakoor,
M/s. Buildaroh Land Developers P.Ltd.,
25, Pearl Centre, Senapati B. Marg,
Dadar(W), Mumbai-400 028.

Chandun. V. Kubudia
21/11/03

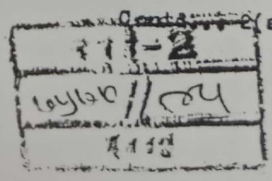
With reference to your Notice, letter No. 1541 dated 9-9-2002 and delivered on 9-9-2002 and the plans, Sections Specifications and Description and further particulars and detail of your building at F.P.No. 120 & 121 of T.P.S. IV, Mahim, Mumbai furnished to me under your letter, dated 200. I have to inform you that I cannot approve of the building proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Mumbai Municipal Corporation Act as amended upto-date; my disapproval by thereof reasons:-

THE FOLLOWING CONDITIONS TO BE COMPLIED WITH BEFORE COMMENCEMENT OF THE WORK UPTO PLINTH LEVEL :

1. That the Commencement certificate under Section 44/69(1)(a) of the M.R. & T.P. Act will not be obtained before starting the proposed work.
2. That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding starting the work as per D.C.Regn. No. 100/1974.
3. That the low lying plot will not be filled up to a reduced level of at least 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders, and will not be leveled, rolled, consolidated and slope towards road side, before starting the work.
4. That the Structural Engineer will not be appointed. Supervision memo as per Appendix-XI (Regulation 5) will not be submitted by him.
5. That the Structural design and calculations for the proposed work accounting for seismic analysis as per relevant I.S.Code and for existing building showing adequacy thereof to take up additional load will not be submitted before C.C.
6. That the sanitary arrangement shall not be carried out as per Municipal specifications & drainage layout will not be submitted before C.C.



Chandun. V. Kubudia
Rbadi



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

NO. EEBPC/19259 /GN/IA of 24/8/2003

COMMENCEMENT CERTIFICATE

To,

Mr. Monish L. Thakoor

M/s. Buldarch Land Developers P. Ltd.

25, Pearl Centre, Senapati B. Marg,

Dadar (W), Mumbai - 400028.

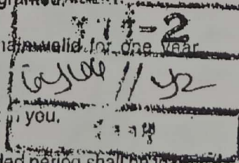
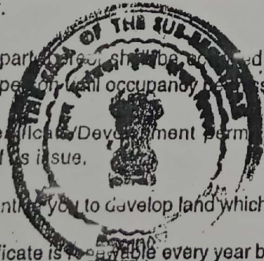
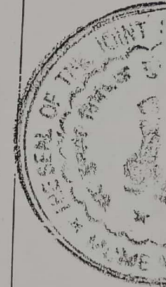
Sir,

With reference to your application No. 194, Mun. dated 9/9/2002 for Development Permission and grant of Commencement Certificate under Section 44 and 69 of the Maharashtra Regional and Town planning Act, 1966, to carry out development for Proposed redevelopment on plot bearing F.P. 1204/121 TPS-IV, Mahim Division, Ganesh Peth Lane, Dadar (W) and building permission under section 346 of the Bombay Municipal Corporation Act, 1888, to erect a building in Building No. _____ on Plot No./C.S.No./C.T.S. No. FP No. 1204/121, Mahim Division/ Village/Town Planning Scheme No. IV Situated at Road / Street Ganesh Peth Lane, Dadar (W), Ward 6/A/2 the Commencement Certificate/ Building permit is granted on the following conditions:-

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

P.T.O.

Chandun. V. Kumbhar
Signature

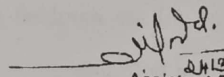


7) The conditions of this Certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successor and every person deriving title through or under him.

8) The Municipal Commissioner has appointed Shri. Y.R. PAUWAL Assistant Engineer, to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This Commencement Certificate is valid upto 23-03-2004
This plan C.C. is issued up to silt top slab level only.

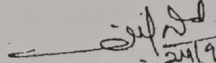
For and behalf of Local Authority
The Municipal Corporation of Greater Mumbai.

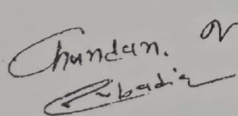

Assistant Engineer
Building Proposals (City)/(R&R)

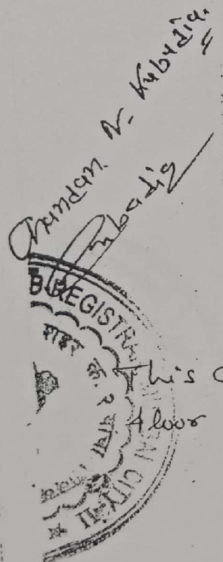
For MUNICIPAL COMMISSIONER FOR GREATER MUMBAI.

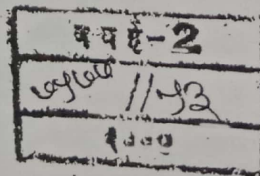
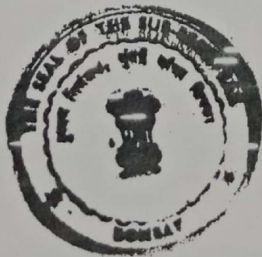
EB/9259/GN/A of 24-9-03

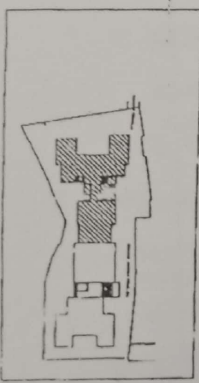
This C.C. is further extended up to silt + 6 upper floors + 7 (PE) floor i.e. full C.C. as per amended plan dt. 18/9/2003


Municipal Commissioner
AT BPC-VII

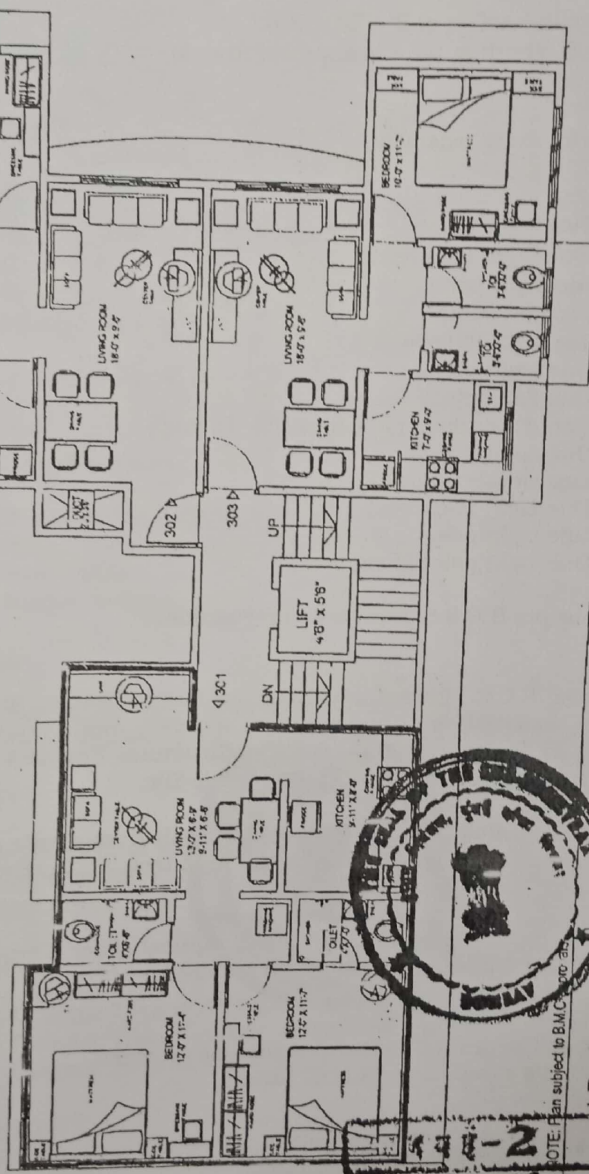

Chandan N. Kubadia


REGISTRAR
MUMBAI





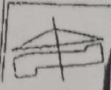
Keyplan



Handwritten notes and stamps: '444-2', '1008', and a signature.

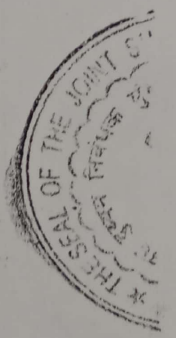
Charman. - M. Kumbhij
[Signature]

Proposed Redevelopment Scheme No 120/121, TPS IV, Mahim divn, ganer peth lane, Dadar, Mumbai-28
BUILDARCH LAND DEVELOPERS PVT LTD
Guler Centre



नोंदणीपूर्व गोपवारा

(1) विलेखाचा प्रकार	करारनामा	सूचना
(2) मोबदला	रु. 2,900,000.00	1) ही माहिती पक्षकारांनी साक्षात्कृत केलेल्या इनपुट फॉर्मवर आधारित आहे.
(3) बाजारभाव (गाडेपट्ट्याच्या राबनीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	रु. 4,517,258.00	2) दस्तावी माहिती संगणकावर घेण्यात आली याचा अर्थ दस्त नोंदणीसाठी स्वीकारला असा नाही. दुय्यम निबंधक दस्त नाकारू शकतात किंवा नियमानुसार योग्य ती अन्य कार्यवाही करू शकतात.
(4) बाजारभावाप्रमाणे मुद्रांक शुल्क	रु. 209630.00	3) बदल/दुरुस्था कराव्यात. लापू नसलेला मजकूर खोडवा
(5) बाजारभावाप्रमाणे नादणी फी	रु. 45172.58	4) क्रमांक 1,2,3,4,5,6 मध्ये बदल करता येणार नाही
(6) दस्त निष्पादित केल्याचा	24/09/2004	
(7) पृष्ठांची संख्या	60	
(8) नू-गापन, पोटहिस्सा व घरक्रमांक (असल्यास)	(1) सिटिएस क्र.: 3/280	
(9) मालमत्तेचे इतर वर्णन	(1) वर्णनां विभागाचे नाव - माहीम, सि.एस. नं. 3/280, फ्लॅट नं. 301, तिसरा मुजला, संस्कार, गणेश पेट लेन, दादर, प. मुं. 28, उपविभागाचे नाव - 17/17 - भुभाग : त्रिकोणाकृती दक्षिणेस सयानी रोड व गोले मार्ग दादर स्टेशन दक्षिणे-पुला पर्यंत; पूर्वेस - दक्षिण पुला पासून टिळक पुलापर्यंत, उत्तरेस टिळक पुला पासून गडवरी ब्रीक, लेडी जमशेटजी रोड व पांडुरंग नाईक मार्ग व परिघेकडे दादर चौपाटी यामधील गुणवत्ता वादर मिळकत सि.टी.एस. नंबर - 3/280 मध्ये आहे.	
(10) क्षेत्रफळ	(1) बांधीय मिळकतीचे क्षेत्रफळ 66.7 चौ.मी. आहे.	
(11) आकारणी किंवा जुडी देण्यात आलेले तेंढा	(1)-	
(12) *दस्ताऐवज करून देण्या-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व पत्ता	(1) मेसर्स बिल्डार्च लॅंड डेव्हलपर्स प्रा लि. तर्फे संचालक मोनिष लक्ष्मीकांत ठाकूर; घर/फ्लॅट नं. 7 ; गल्ली/रस्ता.; ईमारतीचे नाव: श्री शितला; ईमारत नं.; पेठ/वसाहत: दादर; शहर/गाव: मुं; तालुका.; पिन: 28; पॅन नंबर: -	
(13) *दस्ताऐवज करून घेण्या-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व पत्ता	(1) नवनीत नानालाल कुबाडीया; घर/फ्लॅट नं. 57; गल्ली/रस्ता: एल जे रोड ; ईमारतीचे नाव: केशव भुवन; ईमारत नं.; पेठ/वसाहत: दादर प ; शहर/गाव: मुं; तालुका.; पिन: 28; पॅन नंबर: - (2) चंदन नवनात कुबाडीया; घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता.; ईमारतीचे नाव.; ईमारत नं.; पेठ/वसाहत.; शहर/गाव.; तालुका.; पिन: - पॅन नंबर: -	



पूर्व नोंदणी गोपवारा-यामध्ये इनपुट फॉर्म प्रमाणे अशुद्ध डाटा एंट्री करण्यात आली आहे.

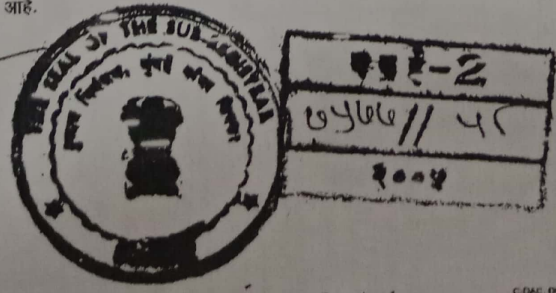
पूर्व नोंदणी गोपवारा तपासून पाहिला तो बरोबर आहे/त्याच्यात नमूद केलेले बदल/दुरुस्था कराव्यात.

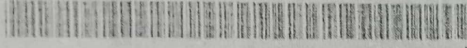
(डाटा एंटर ऑपररेटर ची स्वाक्षरी)

(पक्षकारांनी स्वाक्षरी)

नोंदणीपूर्व गोपवारा इनपुट फॉर्म प्रमाणे आहे व याचा मूळ दस्तावी घेण्यात आला आहे. पक्षकाराने नमूद केलेले बदल/दुरुस्था याचा समावेश करण्यात आला आहे.

(दुय्यम निबंधकाची स्वाक्षरी)





24/09/2004

दुय्यम निबंधकः

10:44:41 am

मुंबई शहर 2 (बरकी)

दस्त गोषवारः भाग-1







ववइ2

दस्त क्र 7577/2004

ya

दस्त क्रमांक : 7577/2004

दस्ताचा प्रकार : करार-नामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	<p>नाम: नयनीत नानालाल कुबाडीया पत्ता: घर/फ्लॅट नं: 57 गल्ली/रस्ता: एल जे रोड ईमारतीचे नाम: केशव भुवन ईमारत नं: पेट/वसाहत: वादर प शहर/गाव: मु तालुका: पिन: 28 पॅन नम्बर: -</p>	<p>लिहून घेणार वय - सही <i>C. M. Kubadiya</i></p>	 22022 - 775	
2	<p>नाम: चंदन नयनीत कुबाडीया पत्ता: घर/फ्लॅट नं: करीलप्रमाणे गल्ली/रस्ता: ईमारतीचे नाम: ईमारत नं: पेट/वसाहत: शहर/गाव: तालुका: पिन: पॅन नम्बर:</p>	<p>लिहून घेणार वय - सही <i>C. M. Kubadiya</i></p>	 22022 - 775	
3	<p>नाम: मेसर्स विल्डार्च लॅंड डेव्हलपर्स प्रा लि. तर्फे संचालक मोनिष लक्ष्मीकांत टाकूर पत्ता: घर/फ्लॅट नं: 7 गल्ली/रस्ता: ईमारतीचे नाम: श्री शिवला ईमारत नं: पेट/वसाहत: वादर शहर/गाव: मु तालुका:</p>	<p>लिहून घेणार वय - सही <i>M. N. ...</i></p>	 22022 - 775	



सद दुय्यम निबंधक
मुंबई शहर क्र. २.



दस्त गोधवारा भाग - 2

बदई

दस्त क्रमांक (7577/2004)

१०

दस्त क्र. [बदई-7577-2004] चा गोधवारा
बाजार मुल्य : 4517258 मोबदला 2900000 भरलेले मुद्रांक शुल्क : 209630

पानती क्र.: 7664 दिनांक: 24/09/2004
पणतीचे वर्णन
नांव: नवनीत नानालाल कुयाडीया

दस्त हजर केल्याचा दिनांक : 24/09/2004 10:40 AM
निषादनना दिनांक : 24/09/2004
दस्त हजर केला-याची सही :

[Signature]

30000 : नोंदणी फी
1200 : नक्कल (अ. 11(1)), पृष्ठांकनायी
नक्कल (अ. 11(2)),
रजगात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

31200: एकूण

[Signature]

दु. निबंधकाची सहा, मुंबई शहर 2 (वरळी)

दस्ताचा प्रकार : (25) करारनामा
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 24/09/2004 10:40 AM
शिक्का क्र. 2 ची वेळ : (फी) 24/09/2004 10:43 AM
शिक्का क्र. 3 ची वेळ : (कबुली) 24/09/2004 10:44 AM
शिक्का क्र. 4 ची वेळ : (ओळख) 24/09/2004 10:44 AM

दस्त नोंद केल्याचा दिनांक : 24/09/2004 10:44 AM

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्ताऐवज करून देणा-यांना व्यक्तीस: ओळखतात,
व त्यांची ओळख पटवितात.

1) विनय, फडणीस, घर/प्लॉट नं: 170

गल्ली/रस्ता:

ईमारतीचे नाव: हिंदू कॉलनी

ईमारत नं:

पेठ/वसाहत: दादर

शहर/गाय: मुंबई

तालुका:

पिन: 14

2) अनिल श्रृंगारे, घर/प्लॉट नं:

गल्ली/रस्ता: 8 मीन स्ट्रीट

ईमारतीचे नाव:

ईमारत नं:

पेठ/वसाहत: फोर्ट

शहर/गाय: मुंबई

तालुका:

पिन: 1



दु. निबंधकाची सहा
मुंबई शहर 2 (वरळी)



प्रमाणित करण्यात येते की या
दस्ताचा मूल्य १० लाख रुपये आहे.
दस्ता क्रमांक 7577/2004
दिनांक 24/09/2004
दस्ता
दु. निबंधक, मुंबई.
नवनीत कुयाडीया यांच्या वतीने
निबंधकाचे कार्य बरिष्ठ अधिकारी



खरी प्रत
नक्कल तपासली
नक्कल केली

श्री/श्रीमती रुफि शेख
याना त्यांचे ता. 20/09/20 च्या अर्जानुसार
क. ३३६ नक्कल दिली तारीख 20/09/20

वरिष्ठ प्रिंसीपल

[Signature]
मह. दु. निबंधक मुंबई शहर क्र. २

Share Certificate No. _____

29

Member's Regn. No. _____

MUM 2/07577/2004

Dtd. 24.09.2004

No. of Shares _____

05

Share Certificate

SANSKAR CO-OPERATIVE HOUSING SOCIETY LTD.

(Registered under the Maharashtra Co-operative Societies Act, 1960)

Authorised Share Capital Rs. 100,000-00 Divided into 2,000 Shares of Rs. 50-00 each

Registration No. MUM/W/GN/HSG (TC) 8432 of 2004-05 Dtd. 23-7-2004.

Date _____

This is to certify that Shri/ ~~Smt.~~ / ~~Mrs.~~ NAVANEET NANALAL KUBADIA &

SMT. CHANDAN NAVANEET KUBADIA is the Registered Holder of 05 fully paid up shares

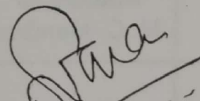
of Rs. FIFTY each numbered from 141 to 145 both inclusive, in

FLAT NO. B/301, SANSKAR CO-OPERATIVE HSG. SOCIETY LTD., DADAR

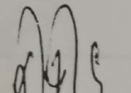
Subject to the Bye-laws of the said Society

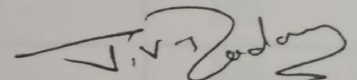
Given under the Common Seal of the said Society at MUMBAI

this 22nd day of JANUARY, 2007.


Authorised

M.C. Member


Secretary


Chairman

P.T.O.



सत्यमेव जयते

नोंदणीचे प्रमाणपत्र :-

नोंदणी क्रमांक : एमयूसएम/डब्ल्यूजीएन/एचएसजी/टीसी-८४३२/२००४-२००५.

या प्रमाणपत्राद्वारे प्रमाणित करण्यांत येत आहे की,

संस्कार को.ऑफ.होसिंग सोसायटी लि. एफ.पी.नं.१२०,

१३१, एन.सी.केडकर रोड, ऑफ. गणेश पेठ लेन, दादर[प]

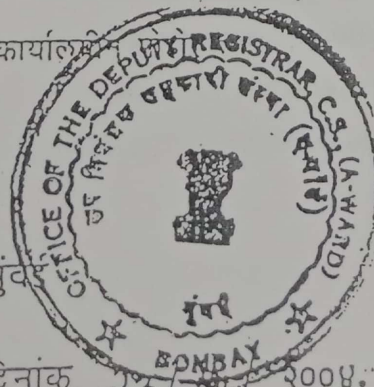
मुंबई. ४०००२८.

ही संस्था महाराष्ट्र सहकारी संस्थाचे अधिनियम १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक-२४) कलम ९ (१) अन्वये नोंदण्यांत आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी संस्थेचे नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण "गृहनिर्माण संस्था"

संस्था असून उपवर्गीकरण "भांडेकर सहभागदारो गृहनिर्माण संस्था" आहे.

कार्यालय



मुंबई

दिनांक २३/८/२००४.

[भुजा मेघनाम.]

सही

सहकारी संस्था, जी/एम विभाग

हुदा

मुंबई.

MUNICIPAL CORPORATION OF GREATER MUMBAI

No. EB/9259/GN/A 4301/06

To
Shri L. M. Thakoor
C. A. to Owner
Sankalp, 1st floor,
S. H. Paralkar Marg,
Shivaji Park, Dadar
Mumbai 400029.

मुंबई महानगर पालिका
कायदा
द्वारा प्रसार (नगर) III कायदा
'B' विभाग कायदा द्वारा
विस्तार मजला, क्षेत्र (क) रवीन मार्ग,
मायबळी, मुंबई-४००००८.

WITHOUT PREJUDICE

Ref. Your Architect's letter dated 18.8.2006

Sub. Part occupation for residential building constructed under modified D.C. Regn. 33(7) on amalgamated plot bearing F.P.No.120 and 121 of T.P.S. IV Mahin Division at Ganesh Peth Lane, Dadar (West), Mumbai

With reference to above letter, this is to inform you that this office has already granted occupation for rehousing existing tenants under even no. dated 7.7.2006. There is no objection to occupy the Bldg. under reference upto 7th floor of wing A and upto 6th floor of wing "B" which is constructed under supervision of Architect Shri Ajit P. Redkar (Regn. No CA/84/8018) and Regd. Structural Engineer Shri Satish C. Dhupelia (Regn.No.STR/4) subject to following conditions :-

- 1) That the single P.R. Card for the amalgamated plot bearing F.P.No.120 and F.P.No.121 of T.P.S. IV Mahin shall be submitted before asking remaining occupation of 7th (Pt.) floor of Wing B.
- 2) That the certificate u/Sec.270A of M.M.C. Act shall be obtained from H.E. Department before asking for B.C.C.

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

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

Yours faithfully,

V. R. Koyrnm
Dy.Chief Engineer
Building Proposals (City).

30/10/2006