

REGISTRATION

पावती

Original/Duplicate CERTIFIED TRUE COPY

Wednesday, April 23, 2014

नोंदणी क्र.: 39M

3:02 PM

Regn.: 39M

पावती क्र.: 4269 दिनांक: 23/04/2014

गावाचे नाव: फोर्ट

दस्तऐवजाचा अनुक्रमांक: ववई-1-3437-2014

दस्तऐवजाचा प्रकार: पर्यायी जागेचा करार

सादर करणाऱ्याचे नाव: अहमद ईब्राहीम घोसारी

नोंदणी फी रु. 4900.00

दस्त हाताळणी फी रु. 2120.00

डाटा एन्ट्री रु. 20.00

पृष्ठांची संख्या: 106

एकूण: रु. 7040.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे 3:19 PM ह्या वेळेस मिळेल  
दुय्यम निबंधक, मुंबई-1

वाजार मूल्य: रु. 480500/-

भरलेले मुद्रांक शुल्क: रु. 24100/-

मोवदला: रु. 0/-

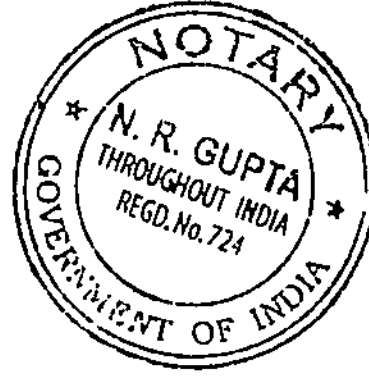
सह दुय्यम निबंधक  
मुंबई शहर क्र. १

1) देयकाचा प्रकार: eChallan रक्कम: रु. 4900/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH000167878201415M दिनांक: 23/04/2014

वैकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु. 2140/-



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इतर  
पावती

Original/Duplicate

Friday, 25 April 2014 2:38  
PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 4311 दिनांक: 25/04/2014

गावाचे नाव: -फोर्ट

दस्तऐवजाचा अनुक्रमांक: बवइ1-3437-2014

दस्तऐवजाचा प्रकार: पर्यायी जागेचा करार

सादर करणाऱ्याचे नाव: अहमद ईब्राहीम बोगारी

वर्णन

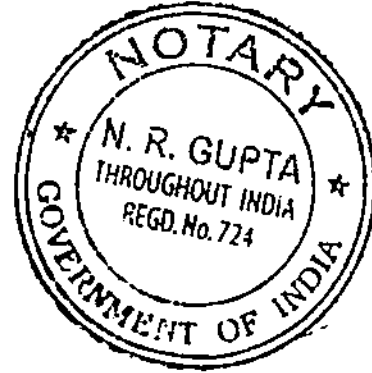
दस्त हाताळणी फी रु. 20.00

पृष्ठांची संख्या: 1

एकूण: रु. 20.00

दुय्यम: निबंधक, मुंबई-1

1): देयकाचा प्रकार: By Cash रक्कम: रु 20/-



शाखाचे नाव : फॉर्ट	
(1) विलेखाचा प्रकार	पर्यायी जागेचा फगत
(2) मोबदला	रु.0/-
(3) बाजारभाव(भाडेपट्ट्याच्या वावनिमपट्टासार आकारणी देतो की पट्टेदार ते नमुद फगतचे)	रु.480,500/-
(4) भू-मापन,पॉट्टिन्मा व परक्रमांक(अमल्याम)	1492, 1/1492, 2/1492, 3/1492 व 4/1492, पालिकेचे नाव: मुंबई मनपा इतर वर्णन : मदतिका नं. 702, माळा नं. 7, इमारतीचे नाव: सी विंग, ब्लॉक नं. , रोड नं. , इतर माहिती: मि एम नं 1492, 1/1492, 2/1492, 3/1492 व 4/1492 फॉर्ट डीव्हिजन विभागामध्ये होणारया नवीन इमारती मध्ये कायमत्वरूपी जागा जुने क्षेत्र 46.50 चौ मि फारपेट नविन क्षेत्र 46.50ची मि फारपेट मासिक भाडे 250/-
(5) क्षेत्रफळ	46.50 NA
(6) आकारणी किंवा जुडी देण्यात अंमल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/विद्दून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाना हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता.	1) नाव:- सनराईस लार्डफ स्टार्टेल्स अअॅन्ड होम्स प्रा ली व ब्युटी लार्डफ स्टार्टेल्स अअॅन्ड होम्स प्रा ली तर्फे मंचालक अब्दुल रश्याक विरॉ तर्फे कु मु रामचंद्र शंकर पवार ;वय: 40; पत्ता :-701, 7, ओव्हल हाऊस, 63 ब्रिटीश हॉटेल लेन , मुंबई, वजर्गते, MAHARASHTRA, MUMBAI. Non-Government. पिन कोड:- 400001 पॅन नंबर: AABCS3987Q
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाना हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता	1)नाव:- अहमद ईब्राहीम घोषारी ; वय:78; पत्ता:-16/17, 3, एल ब्लॉक सिताराम विल्डींग, .. मुंबई, वजर्गते, MAHARASHTRA, MUMBAI. Non-Government.; पिन कोड:- 400001; पॅन नं:- AACPG6866C;  2)नाव:- .. मोहम्मद ईरफान घोषारी ; वय:43; पत्ता:-16/17, 3, एल ब्लॉक सिताराम विल्डींग, .. मुंबई, वजर्गते, MAHARASHTRA, MUMBAI. Non-Government.; पिन कोड:- 400001; पॅन नं:- ADSPG5793M;
(9) दस्तऐवज करून दिल्याचा दिनांक	23/04/2014
(10) दस्त ऐवणी केण्याचा दिनांक.	23/04/2014
(11) अनुक्रमांक,पॅन व पृथ	3437/2014
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	रु.24,100/-
(13) बाजारभावाप्रमाणे, नोंदणी शुल्क	रु.4,900/-
(14) शेर	



मुल्यांकनासाठी विचारून घेतलेला नपशील:-

Null

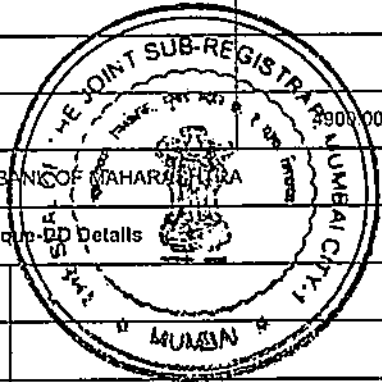
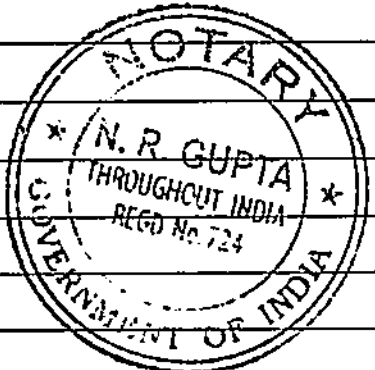
मुद्रांक शुल्क आकारणाना निवडलेला अनुच्छेद :-

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



**CHALLAN**  
MTR Form Number-6

GRN	MH000167878201415M	BARCODE	[Barcode]				Date	11/04/2014-11:25:02	Form ID	25.2	
Department	Inspector General Of Registration			Payer Details							
Type of Payment	Registration Fees			TAX ID (If Any)							
	Ordinary Collections IGR			PAN No. (If Applicable)							
Office Name	BOM1_MUMBAI CITY 1 SUB REGISTRAR			Full Name		beauty lifestyles and homes pv					
Location	MUMBAI					t ltd					
Year	2014-2015 One Time			Flat/Block No.		1492					
Account Head Details		Amount In Rs.		Premises/Building							
0030063301	Amount of Tax		4900.00	Road/Street		fort					
				Area/Locality		mumbai					
				Town/City/District							
				PIN		4	0	0	0	0	1
				Remarks (If Any)							
				PAN2--PN=ahmed ebrahim ghogari and							
				anr-CA=							
				Amount In		Four Thousand Nine Hundred Rupees Only					
Total				9900.00		Words					
Payment Details		BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK							
Cheque/DD Details				Bank CIN	REF No.	02300042014041196990	160541991				
Cheque/DD No				Date		11/04/2014-15:03:21					
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA					
Name of Branch				Scroll No. . Date		Not Verified with Scroll					



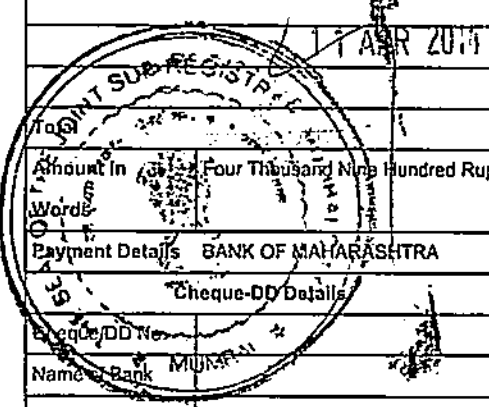
Mobile No. : 9870818132

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**CHALLAN**  
MTR Form Number-6

GRN	MH000 167878 201415M	BARCODE	[Barcode]				Date	11/04/2014-11:25:02	Form ID	25.2
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Registration Fees			TAX ID (If Any)						
				PAN No.(If Applicable)						
Office Name	BOM1_MUMBAI CITY 1 SUB REGISTRAR			Full Name	beauty lifestyles and homes pvt ltd					
Location	MUMBAI			Flat/Block no,	1492					
Year	2014-2015 One Time			Premises/Bldg						
Account Head Details		Amount in Rs.		Road/Street	fort					
0030063301	Amount of Tax		4900.00	Area/Locality	mumbai					
				Town/City/District						
				PIN	4	0	0	0	0	1
				REMARKS	PAN2=-PN=ahmed ebrahim ghogari and anr-CA=					
				(If Any)						
				Make payment at any of the listed branches * of BANK OF MAHARASHTRA handling Government of Maharashtra Business Before 18/04/2014						
Amount In Words		Four Thousand Nine Hundred Rupees Only								
Payment Details		BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK					
Cheque/DD Details		Bank CIN	REF No.							
Cheque/DD No.		Date								
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA							
Name of Branch		Scroll No. ,Date								

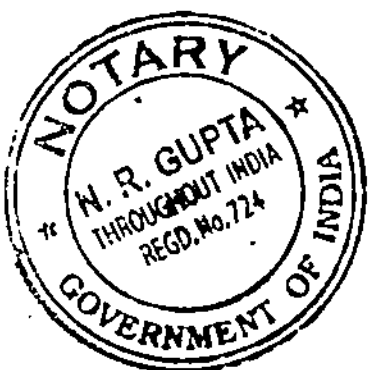


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Mobile No. : 9870818132



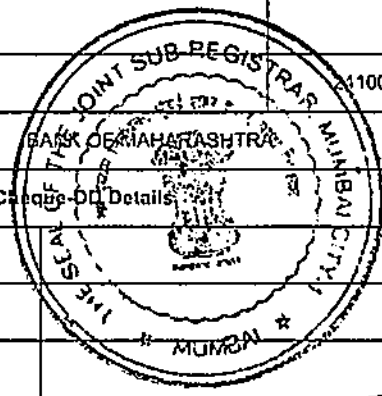
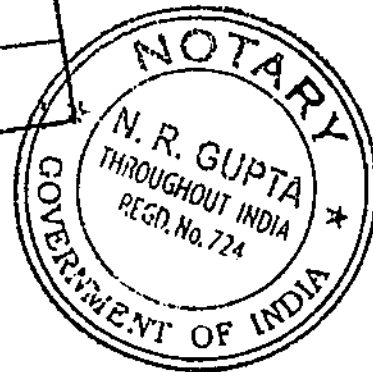
**CHALLAN**  
MTR Form Number-6

GRN	MH000167751201415M	BARCODE	[Barcode]				Date	11/04/2014-11:21:20	Form ID	25.2
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Non-Judicial Customer-Direct Payment			TAX ID (If Any)						
	Sale of Non Judicial Stamps SoS Mumbai only			PAN No. (If Applicable)						
Office Name	BOM1_MUMBAI CITY 1 SUB REGISTRAR			Full Name		beauty lifestyles and homes pv				
Location	MUMBAI					t ltd				
Year	2014-2015 One Time			Flat/Block No.		1492				
Account Head Details			Amount In Rs.	Premises/Building						
0030045501 Sale of NonJudicial Stamp			24100.00	Road/Street		fort				
				Area/Locality		mumbai				
				Town/City/District						
				PIN		4	0	0	0	1
				Remarks (If Any)						
				PAN2=-PN=ahmed ebrahim ghogari and						
				anr-CA=						
				Amount In	Twenty Four Thousand One Hundred Rupees Only					
Total	1100.00			Words						
Payment Details			FOR USE IN RECEIVING BANK							
Cheque/DD Details			Bank CIN	REF No.	02300042014041197012		160542861			
Cheque/DD No			Date		11/04/2014-15:05:38					
Name of Bank			Bank-Branch		BANK OF MAHARASHTRA					
Name of Branch			Scroll No. Date		Not Verified with Scroll					

Mobile No. : 9870818132

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**CHALLAN**  
MTR Form Number-6

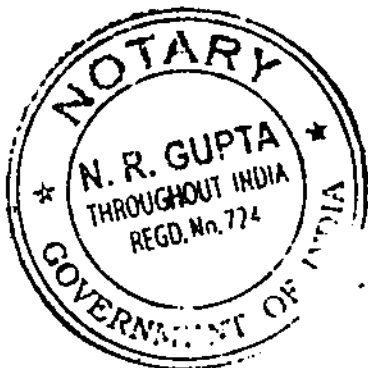
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Department	Inspector General Of Registration			Payer Details						
Type of Payment	Non-Judicial Customer-Direct Payment			TAX ID (If Any)						
Office Name	BOM1_MUMBAI CITY 1 SUB REGISTRAR			PAN No. (If Applicable)						
Location	MUMBAI			Full Name	beauty lifestyles and homes pvt ltd					
Year	2014-2015 One Time			Flat/Block no.	1492					
Account Head Details		Amount in Rs.		Premises/Bldg						
0030045501 Sale of NonJudicial Stamp		24100.00		Road/Street	fort					
				Area/Locality	mumbai					
				Town/City/District						
				PIN	4 0 0 0 0 1					
				REMARKS	PAN2--PN=ahmed ebrahim ghogari and anr-CA=					
				(If Any)						
				Make payment at any of the listed branches * of						
				BANK OF MAHARASHTRA						
				handling Government of Maharashtra Business						
				Before 18/04/2014						
Total	24100.00									
Amount in Words	Twenty Four Thousand One Hundred Rupees Only									
Payment Details	BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK						
Cheque/DD Details		Bank CIN	REF No.							
Cheque/DD No.	Date									
Name of Bank	Bank-Branch		BANK OF MAHARASHTRA							
Name of Branch	Scroll No. ,Date									

Mobile No. : 9870818132

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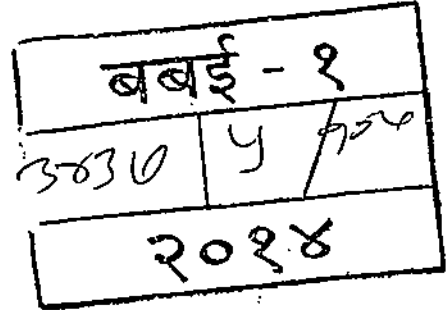
**२०१४**



C. S. No. 1492 of Fort Division

Developer : Beauty Lifestyles & Homes Pvt. Ltd.  
Tenant : Ahmed Ebrahim Ghogari & Anr.  
Room No. 16/17, Sitaram Building.  
Room Premises : 46.50 Sq. Mtr. (Carpet)  
Area provided by Developer: 46.50 Sq. Mtr. (Carpet)  
 : .250/-  
 : 19,200/-

Area of the Premises

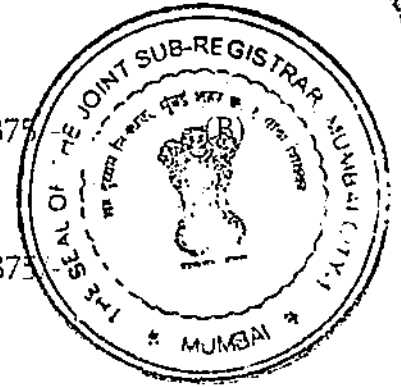


250 = 30,000/- (A)

(ion Cost)

200 X 1.05 = 4,50,375

375 = 4,80,375

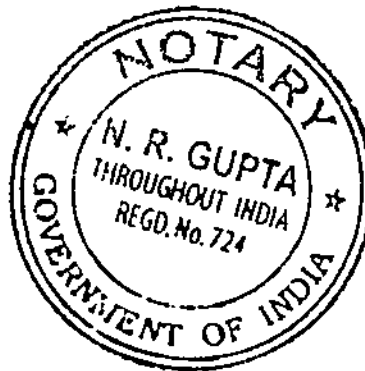


00/-

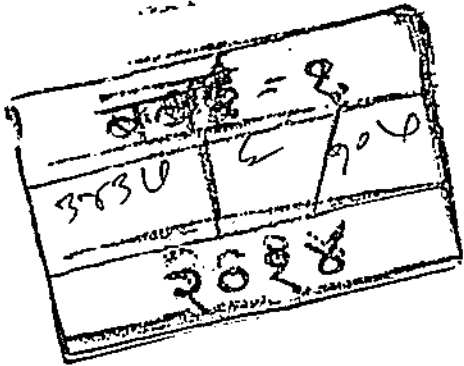
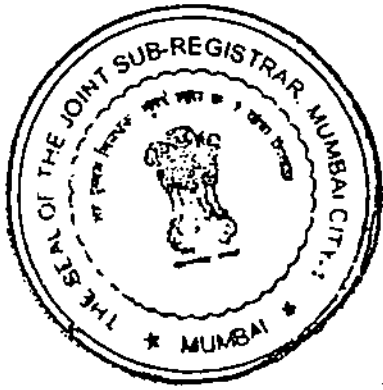
S.A. 1958

Rs. 24,100/-

Rs. 4,900/-







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# AGREEMENT

## PERMANENT ALTERNATE ACCOMODATION

This Agreement ("Agreement") is made at Mumbai on this 23<sup>rd</sup> day of April, 2014, by and between:

**SUNRISE LIFESTYLES AND HOMES PRIVATE LIMITED**, a company duly incorporated under the Companies Act, 1956 and having its registered office at 701, Oval House, 63, British Hotel Lane, Fort, Mumbai 400001 hereinafter referred to as "Sunrise" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors in business and assigns) of the FIRST PART;

AND

**BEAUTY LIFESTYLES AND HOMES PRIVATE LIMITED**, a company duly incorporated under the Companies Act, 1956 and having its registered office at 701, Oval House, 63, British Hotel Lane, Fort, Mumbai 400001 hereinafter referred to as "BLH" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors in business and assigns) of the SECOND PART;

AND

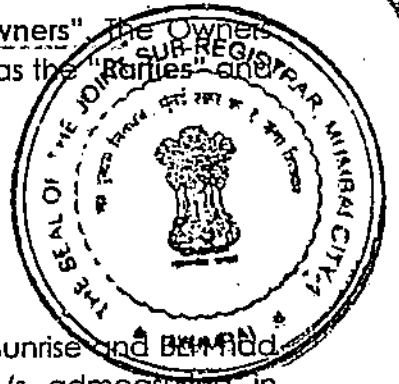
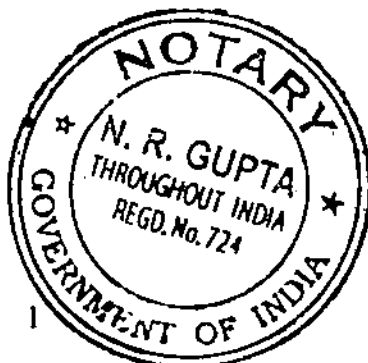
**MR. AHMED EBRAHIM GHOGARI & MOHAMMED IRFAN GHOGARI** being Indian Inhabitants, residing at Room No.16/17, Third Floor "L" Block, Sitaram Building, Mumbai 400001, hereinafter referred to as the "Tenants/Occupants", (which expression shall unless it be repugnant to the context or mean thereof be deemed to mean, include their respective heirs, executors/administrators and assigns) of the THIRD PART.

Sunrise and BLH are hereinafter collectively referred to as the "Owners" and the Tenants/Occupants are hereinafter collectively referred to as the "Parties" and individually as the "Party".

### WHEREAS:-

1. By and under diverse duly registered Deeds of Assignment, Sunrise and BLH had acquired lease hold rights in respect of various portion/s admeasuring in aggregate 6377.09 square meters constituting of lands bearing Cadastral Survey Nos. 1492, 1/1492, 2/1492, 3/1492 and 4/1492 of Fort Division (hereinafter referred as the "Land") along with Building Blocks 'A', 'B', 'C', 'D', 'E', 'F', 'G', 'H', 'I', 'J', 'K', 'L', 'M' and 'N' and known as 'Sitaram Building' standing thereon for the

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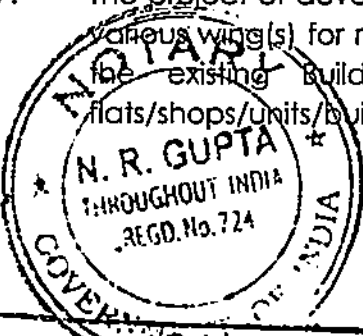
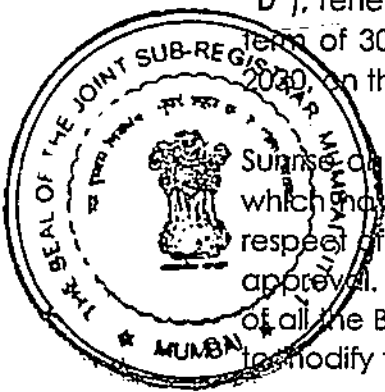


consideration and on the terms and conditions as contained therein. The Land is more particularly described in the Schedule hereunder and is shown delineated in red colour boundary lines on the plan annexed as Annexure "A" hereto.

2. Sunrise and BLH, being companies under common control, applied for amalgamation of the Land, which has already been approved by MCGM vide its letter dated 07/10/2013 bearing No. EB/6923/A/A copy whereof is annexed hereto and marked as Annexure "B".
3. The Owners are in the process of developing / re-developing the Land as one consolidated and composite layout comprising of re-development of the Building Blocks in a phase wise manner such that a contiguous building comprising of various wings (including a Hotel Wing) will be constructed by demolishing the dilapidated Building Blocks. The plan of the proposed layout is annexed herewith and marked Annexure "C" Collectively.
4. As all the other Building Blocks on the Land are in a dilapidated condition, Sunrise and BLH have already commenced re-development / rehabilitation of some of the Building Blocks which had fallen in state of disrepair, Sunrise and BLH are desirous of re-development of all the Building Blocks on the Land under the aegis of Regulation 33(7) of DCR as a consolidated and composite re-development, other than Building Block 'D' on a portion of the Land admeasuring 413.2 square meters. In this regard, Sunrise and BLH have already approached the tenants/occupants of Building Blocks 'B' (existing Hotel Block), 'C', 'H', 'K' and 'L', who have agreed to participate in the consolidated and composite re-development as contemplated by Sunrise and BLH. Sunrise and BLH are in the process of approaching the tenants of the other Building Blocks for the purposes of the consolidated and composite re-development.
5. As the lease in respect of the Land had expired by efflux of time, Sunrise and BLH applied for renewal of lease. Pursuant to such application by Sunrise and BLH, the Municipal Commissioner / MCGM by its letter dated 03/07/2010 bearing no. AC/ESTATE/5572/LBIII (copy whereof is annexed hereto and marked as Annexure "D"), renewed the lease in the joint names of Sunrise and BLH for an extended term of 30 (thirty) years commencing from July 5, 2000 and expiring on July 4, 2030 on the terms and conditions as contained therein.

Sunrise and BLH had applied for and obtained IOD Nos. 5634/A/A and 741/A/A which have subsequently merged into a single IOD No. 5634/A/A/741/A/A in respect of the some of the Building Blocks based on the plans then submitted for approval. However, in view of the composite and consolidated redevelopment of all the Building Blocks comprised on the Land, Sunrise and BLH shall be entitled to modify the sanctioned plans and obtain revised approvals for the same.

7. The project of development / re-development of the Land involves constructing various wing(s) for rehabilitating / re-housing the various occupants / tenants of the existing Building Blocks standing on the Land and constructing flats/shops/units/building(s) available for free sale to the Owners.



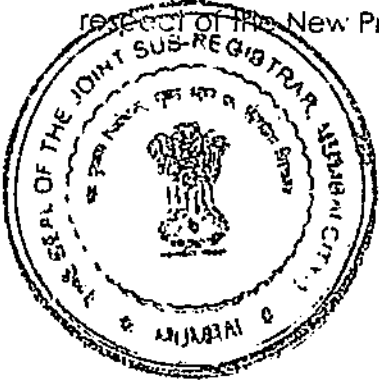
2013-14	
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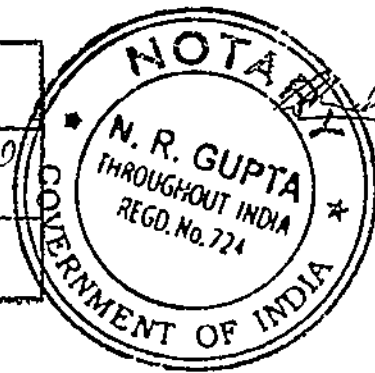
- 8. Pursuant to discussions and negotiations between the Owners and the Tenants / Occupants and after verifying all the permissions / sanctions applied for and obtained by the Owners including the lease renewal letter and the terms thereof, the Tenants / Occupants have agreed to participate in the composite redevelopment scheme being undertaken by the Owners.
- 9. As agreed between the Parties, the Tenants/Occupants have agreed to vacate Room No.16/17, Third Floor, Sitaram Building, Mumbai 400001, in the building known as Block "L" (hereinafter referred to as the "Old Premises") to enable the Owners to demolish the said building known as Block "L" with a view to undertake development of the composite and consolidated Building comprising of several wing(s), which shall be available to the Owners for free sale without any restriction or claim from the Tenants/Occupants.
- 10. In consideration of the Tenants/Occupants vacating the Old Premises, the Owners hereby agree to give to the Tenants/Occupants on what is commonly known as on "Ownership Basis" a unit/flat admeasuring approximately 46.58 square meters i.e.501.38 square feet (carpet area) on the Seventh floor of Wing "C" which is being constructed on the Land and shown shaded in colour green on the plan annexed hereto and marked Annexure "E" (hereinafter referred to as the "New Premises") by way of permanent alternate accommodation.
- 11. The parties are desirous of recording the terms and conditions of the permanent alternate accommodation as set out herein below.

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

- 1. Recitals stated herein above shall form an integral and operative part of this Agreement as if the same are incorporated herein.
- 2. The Parties agree that the Tenants/Occupants have vacated and handed over quiet, peaceful and vacant possession of the Old Premises to the Owners in the manner set out herein in consideration whereof the Tenants/Occupants shall be allotted on what is commonly known as on "Ownership Basis" a unit/flat bearing No.702 admeasuring approximately 46.58 square meters i.e. 501.38 square feet (carpet area) on the Seventh floor of Wing "C" in the composite and consolidated Building, which is being constructed on the Land and shown shaded in colour green on the plan annexed hereto and marked Annexure "E" (hereinafter referred to as the "New Premises") by way of permanent alternate accommodation. It is clarified that the carpet area of the New Premises includes any area allocated towards dry balcony and flower beds. The Owners shall, if so required by the Tenants/Occupants, provide them with copies of the sanctioned plans duly amended from time to time. It is clarified that this is only an enabling provision and shall not be construed so as to mean that any prior consent or approval of the Tenants/Occupants will be required for amending the plans. The Owners further confirm that they shall ensure that the final sanctioned plan in respect of the New Premises so provided by the concerned authority at the time



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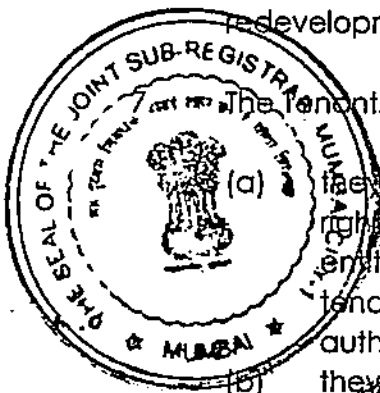


of granting occupation certificate shall bear the name of the Tenants/Occupants and indicate the area of the New Premises.

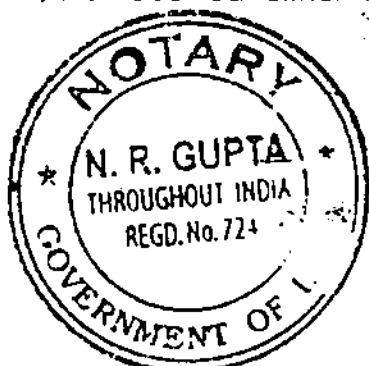
3. The Owners shall within 42 months from the receipt of commencement certificate of the relevant wing, that is, Wing "C", from the concerned authorities construct such relevant wing, in which the Tenants / Occupants are being provided the New Premises, in accordance with the plans, designs, specifications approved by the concerned local authority. The Owners shall have the right to amend and/or modify the plans of the composite and consolidated Building for smooth and better development of the Land without any reference to the Tenants/Occupants provided that it shall not affect the rights of the Tenants/Occupants to obtain the permanent alternate accommodation as agreed herein.
4. The Tenants/Occupants has vacated and handed over quiet, peaceful and vacant possession of the Old Premises to the Owners so as to enable the Owners to demolish the building in which the Old Premises are situated.
5. Upon the completion of construction of the relevant wing, that is, Wing "C" in which the Tenants/Occupants are being provided the New Premises, and the New Premises constructed thereon is fit and ready for occupation, the owners shall inform the Tenants/Occupants of the same and call upon the Tenants/Occupants to take possession thereof within 30 days from the receipt of such notice.
6. As an amenity to the New Premises, the Owners shall provide to the Tenants/Occupants one still parking space in the basement / parking floor of the composite and consolidated Building, free of cost .It is clarified that as the project is being undertaken as composite and consolidated scheme of redevelopment in a phase wise manner, the still parking space, though: allotted hereunder, shall be provided only after substantial completion of the entire consolidated scheme. Provided however, the Owner shall endeavor to provide such car parking space at the earliest subject to the constraints of redevelopment of a composite and consolidated scheme

The Tenants/Occupants hereby agree, declare and covenant that:

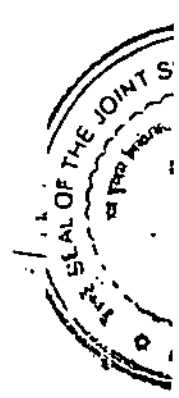
- (a) they alone are fully and effectually entitled to the tenancy/occupancy rights of the Old Premises and that they are alone authorised and entitled to, right, title and interest of whatsoever nature and kind in the tenancy/occupancy rights of the Old Premises and they have absolute authority to enter into this Agreement;
- (b) they have not created any third party rights in respect of the Old Premises or any part thereof and that they are in actual use, occupation and possession of the same;
- (c) no permission / consent is required to be obtained by them from any third party (whomsoever) to enter into this Agreement or undertake the activities contemplated herein;
- (d) no notice/s is/are received either from local authorities or from the



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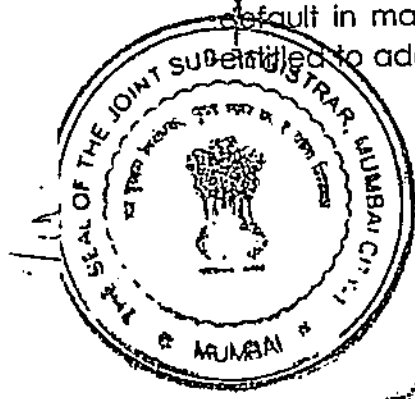
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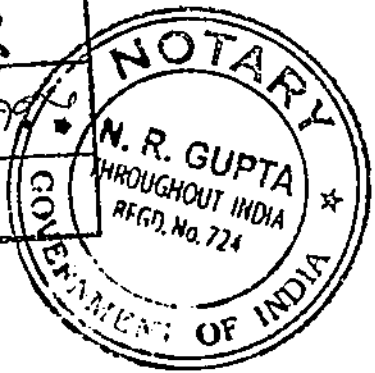
- Government or otherwise for requisition and/or acquisition of the Old Premises or any part thereof;
- (e) they have not delegated any power and/or authority pertaining to the Old Premises in favour of any third party or any other person whomsoever;
  - (f) they are competent to enter into this Agreement and is not prohibited by any attachment order, judgment and/or decree for entering into this Agreement;
  - (g) There are no income tax, wealth tax, sales tax or other taxation proceedings whether for recovery or otherwise initiated by any taxation authorities or local authorities pending whereby the Old Premises or any part thereof is in any way affected and/or jeopardized;
  - (h) they shall under no circumstances part with the possession of the Old Premises or any part thereof to any third party or person;
  - (i) there is no mortgage, lien, charge, right or any other encumbrances or impediment on the Old Premises or any part thereof;
  - (j) they have paid all the rents, taxes, charges and other payments due and payable in respect of the Old Premises and there are no arrears in respect of the same;
  - (k) They also declare and confirm that in the event of any adverse claim, demand, action, objection being made/raised/instituted as the case may be by any person claiming through or under them or either of them upon the Old Premises and/or the New Premises to be allotted in lieu of Old Premises, they shall indemnify and keep indemnified the Owners against every such claim, action, objection, demand if and as and when made;
  - (l) upon the Owners giving an intimation in writing that the New Premises being ready for occupation, they shall within 30 days take possession of the New Premises; and
  - (m) till the Owners calling upon them to vacate the Old Premises, they shall be liable to pay the rent in respect of the Old Premises to the Owners.

8. The Tenants/Occupants are aware that whilst the lease for the said land has been renewed, the policy for fixation of the lease rent is still under deliberation and the same has not been finalized by the concerned authorities. Accordingly, since the expiration of the original term, the Owner has been paying lease rent on the basis of the old lease rent and correspondingly recovering ground rent from the Tenants/Occupants and other tenants on that basis. The Tenants/Occupants are further aware that upon the policy for fixation of the lease rent being finalized by the concerned authorities, there is a possibility of there being incremental lease rent that may be payable by the Owner and accordingly the ground rent recoverable by the Owners from the existing tenants / occupants, including the Tenants/Occupants shall also stand increased, thereby resulting in the existing tenants / occupants, including the Tenants/Occupants, being required to pay to the Owners the arrears on account any such increase, including interest, if any, thereon. The Tenants/Occupants hereby undertake to make such payments as and when the same falls due along with all arrears, if any, along with interest thereon and any default in making such payment, in such an eventuality, the owners shall be

entitled to adopt appropriate legal recovery proceedings. It is agreed between



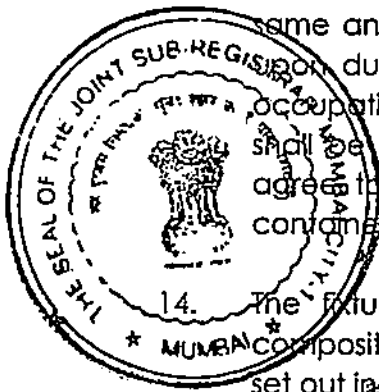
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the Parties that pending the finalization of the policy for fixation of the lease rent, the Tenants/Occupants shall keep deposited with the Owners an adhoc amount of Rs.67,500/- (Rupees Sixty Seven Thousand Five Hundred Only) towards their contribution towards the lease / ground rent (including arrears, if any).

9. The Tenants/Occupants hereby covenant and undertake that from the date of possession of the New Premises being handed over to the Tenants/Occupants, the Tenants/Occupants shall, along with the other tenants and occupants, be required to reimburse to the Owners the ongoing lease rent to the extent of their share on a regular basis, until the execution of the lease deed/s in favour of the Condominium / Private Company / Society / Apex Society that may be formed as set out below along with any other entity which may have any entitlement in respect of any portion/s of the Land, including the entities owning the Hotel Wing, D Block, etc. ("Entity").
10. The Parties agree that all costs, charges and expenses including for reasons related to transfer charges, estate charges, lease rent (including arrears), interest, penalties due to any breach etc. shall be borne and paid by the Tenants/Occupants proportionately along with the other occupants of the premises in the composite and consolidated Building, as may be applicable.
11. The Owners shall redevelop the Land in accordance with the plans sanctioned and/or to be re-sanctioned by the Municipal Corporation of Greater Mumbai at their own cost without any contribution from the Tenants/Occupants.
12. The Property Register Cards with respect to the Land on which the composite and consolidated Building is to be constructed have been annexed hereto marked Annexure "F-1", "F-2", "F-3", "F-4" and "F-5" and their city survey plan is annexed hereto and marked as Annexure "F-6".
13. While sanctioning the said plans, the concerned local authority and/or government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Owners while developing the same and constructing the composite and consolidated Building thereon and occupation certificates in respect of the composite and consolidated Building shall be granted by the concerned authority. The Tenants/Occupants hereby agree to comply with all such terms, conditions, stipulations and restrictions contained in any such approvals / sanctions / permissions.
14. The fixtures, fittings and amenities to be provided by the Owners in the composite and consolidated Building and the New Premises are those that are set out in the Annexure "G" hereto annexed.
15. The Owners will give possession of the New Premises to the Tenants/Occupants on or before 42 months from the receipt of the commencement certificate from the concerned authority. The Tenants/Occupants hereby agree that if the possession is delayed due to:-



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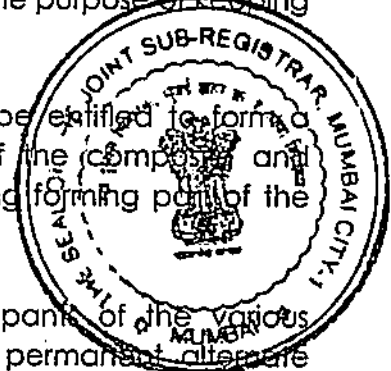


- (a) reasons beyond the control of the Owners; and/or
- (b) non-availability of steel and/or cement or any such building material or by reason of war, civil commotion or any act of God or any prohibitory order of any court against development of property; and/or
- (c) delay in receipts of documents/approvals/sanctions from competent authorities and /or
- (d) any notice, order, rules, notification of the Courts /Judicial/Quasi Judicial/Government and/or other public or competent authority; and/or
- (e) changes in any rules, regulation, bye-laws of various statutory bodies and authorities affecting the development and the project; and/or
- (f) delay in grant of any NOC/permission/license/connection for installation of any services, such as lifts, electricity and water connections and meters to the project/flat/road or completion/occupation certificate from appropriate authority; and/or
- (g) change in DCR and /or
- (h) By Force Majeure and /or
- (i) Any hindrance caused by any Tenant/Occupant of the existing/new building then, the period of possession i.e. 42 months shall automatically stand extended accordingly.

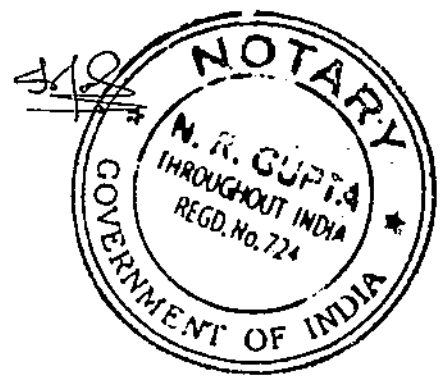
16. The Tenants/Occupants shall use the New Premises or any part thereof or permit the same to be used for the purpose the same have been allotted only and shall use the parking space (if any) allotted to him/her only for the purpose of keeping or parking their own vehicle and not for any other purpose.

17. It is agreed between the Parties that the Owners shall be entitled to form a separate co-operative society of the flat purchasers of the composite and consolidated Building or in respect of each separate wing forming part of the composite and consolidated Building.

18. The Tenants/Occupants along with other tenants/occupants of the various buildings situated on the Land who will be accepting permanent alternate accommodation in the relevant wing of the composite and consolidated Building shall join in forming and registering Condominium / Private Company / society/ies as may be decided by the Owners to be known by such name as the Owners may decide subject to the approval by the Registrar of Companies/Co-operative Societies and for this purpose also from time to time sign and execute the applications for registration and for membership and other papers and documents necessary for the formation and registration of the Condominium / Private Company / society and for becoming a member, including adoption of the bye-laws of the proposed Condominium / Private Company / society and shall duly fill in, sign and return them to the Owners within seven days of the same being forwarded by the Owners to the Tenants/Occupants, so as to enable the Owners to register the said Condominium / Private Company / society as required under the law. No objection shall be taken by the Tenants/Occupants if any changes or modification are made in the draft bye-laws by the Owners as may be required by the Registrar of Companies/ Co-operative Societies or by any other competent authority.



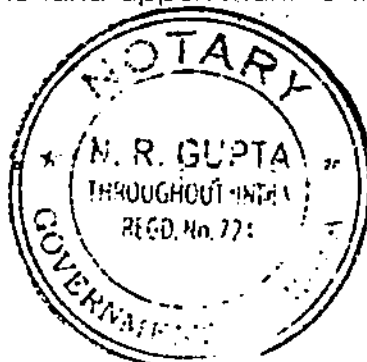
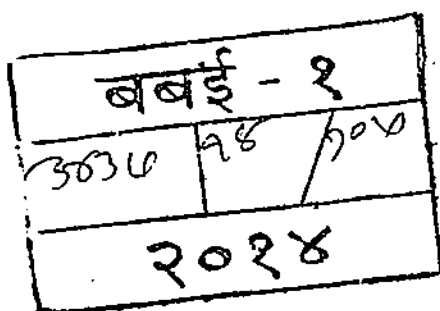
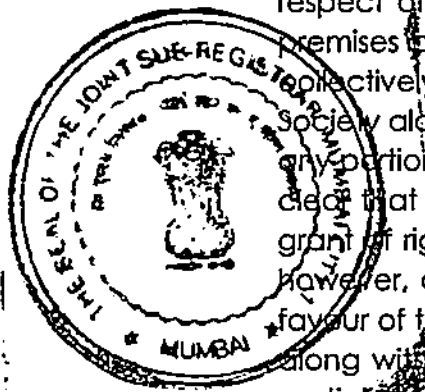
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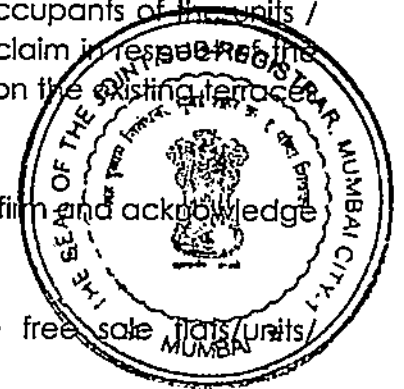
19. Within 72 months after completion of the construction of the composite and consolidated Building on the Land and after all the tenants/occupants/purchasers have taken possession of their respective premises in the relevant wing/s of such composite and consolidated Building, the Owner shall assign to such Condominium / Private Company / Society/ies or Apex Society along with any other Entity which may have any entitlement in respect of any portion/s of the Land, as may be decided by the Owners, all the rights, title and interest of the Owners in such relevant wing/s together with the land appurtenant thereto (after having the same sub-divided, if possible and if permitted by the authorities) on an "as is where is" basis by executing the necessary Deed of Assignment or create a sub-lease (if possible and permitted by the authorities) in respect of the Land by executing a Deed of Sub-lease of the Land. The Deed of Assignment or the Deed of Sub-lease to be executed by the Owners in favour of the Condominium / Private Company / Society/ies or Apex Society along with any other Entity which may have any entitlement in respect of any portion/s of the Land will be drafted by the Advocates of the Owners. Upon the Municipal Corporation of Greater Mumbai (MCGM) executing a fresh lease deed in respect of the Land in favour of the Owners, the Owners shall execute a sub-lease of the Land or any portion thereof (or a deed of assignment upon sub-division, if possible and if permitted by the authorities), in favour of the Condominium / Private Company / Society/ies or the Apex Society along with any other Entity which may have any entitlement in respect of any portion/s of the Land, as may be applicable, or in the alternative cause the MCGM to execute a lease of the Land or any portion thereof in favour of the Condominium / Private Company / Society/ies or the Apex Society along with any other Entity which may have any entitlement in respect of any portion/s of the Land, as may be applicable. It is clarified that in the event, the MCGM renews the lease of the Land in favour of the Owners, any cost and expenses towards executing such lease deed (including any premium thereon) shall be borne and paid by the Owners. However, all costs and expenses towards executing the Deed of Assignment or Deed of Sub-lease or lease directly from MCGM in favour of the Condominium / Private Company / Society/ies or the Apex Society along with any other Entity which may have any entitlement in respect of any portion/s of the Land shall be borne by the occupants of the premises comprised in such wings of the composite and consolidated Building collectively or the Condominium / Private Company / Society/ies or the Apex Society along with any other Entity which may have any entitlement in respect of any portion/s of the Land, representing such occupants. It is hereby made amply clear that the Owners shall be the entity which will ultimately decide about the grant of right of way or open spaces or any access or ingress to the Land. It is, however, clarified that such sub-lease / assignment which may be executed in favour of the Condominium / Private Company / Society/ies or the Apex Society along with any other Entity which may have any entitlement in respect of any portion/s of the Land, as the case may be, shall be subject to such rights, amenities and facilities that may be common for the entire layout.

20. The Tenant is aware that the Owner will prepare a scheme whereby the Land or any part thereof including the land appurtenant to the wing / building will be

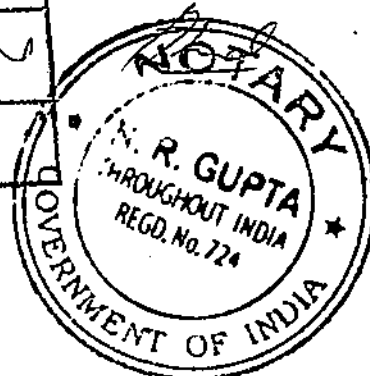


leased / sub leased in favour of such Condominium / Private Company / Society/ies or the Apex Society along with any other Entity which may have any entitlement in respect of any portion/s of the Land and/or the Owner shall cause the lease / sub lease / assignment to be executed by MCGM in respect of the land or any part thereof including the land appurtenant to the wings / building that may be constructed, in favour of the Condominium / Private Company / Society/ies or the Apex Society along with any other Entity which may have any entitlement in respect of any portion/s of the Land, as may be applicable.

21. It is expressly clarified, agreed and understood that the amenities including the swimming pool, club house and fitness center (if provided though the owners are not liable to provide the same) shall at all times including after transfer of the Land ,as specified in clause 19 hereinabove, in favour of the Entity / Apex Body/Society, remain the exclusive, sole and absolute property of and shall remain in the name of the Owners for which the necessary covenants will be mentioned in the Deed of Lease to be executed with the Entity / Apex Society and neither the Tenant herein nor the Entity / Apex Body shall have a right to raise any dispute or objection whatsoever for the same.
22. The Parties agree that all revenue generated from the composite and consolidated Building by way of advertisements, communication tower, etc. shall belong to the members of the composite and consolidated Building or the Society that may be formed, as the case may be. Provided however that should any additional height be permitted, the Owners shall be entitled to put up additional floors on the terraces, which shall be available to the Owners for free sale and the Tenants/Occupants and/or other tenants/occupants of the units / premises in such wing shall not be entitled to make any claim in respect of the such free sale units or against putting up additional floors on the existing terraces of the wing/s.
23. The Tenants/Occupants unconditionally and explicitly confirm and acknowledge that :
  - (i) The Owners shall be exclusively entitled to the free sale flats/units building(s) to be constructed;
  - (ii) The Tenants/Occupants further confirm that the New Premises being allotted to them by the Owners under this Agreement will be for residential/commercial use and they shall use the New Premises for the same.
  - (iii) The proposed society, as the case may be, formed by the flat purchasers and the Tenants/Occupants shall not claim any right title and/or interest of any nature and kind whatsoever into or upon the Land until completion of the composite and consolidated Building;
  - (iv) The Owners shall be entitled to make variations in the lay-out, amenities and specifications, re-locations of parking area, water, power, sewage, entry, exit, telephone and other service and utility connection, facilities and underground water tanks, pumps, recreation areas, clubhouse and their dimension as the Owners deems fit.



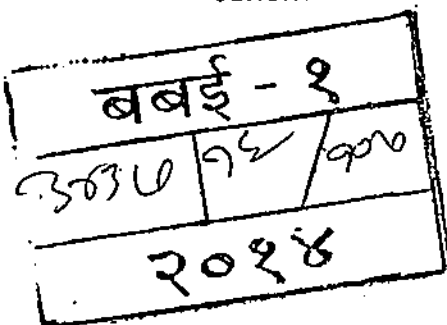
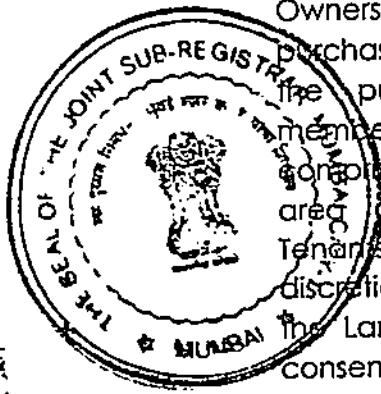
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- (v) The Tenant hereby grants his irrevocable authority, permission and consent to the Owners that the Owners shall have the sole and absolute right and authority and shall be entitled to deal with, sell or allot or otherwise dispose off any part or portion of the composite and consolidated Building constructed on the Land including the terraces, basement, open spaces, garden area and to permit the same to be utilized for any purpose by anyone. The Owners shall have the absolute right to deal with and dispose off any of the areas in the Land and/or the composite and consolidated Building or appurtenant thereto including for any purpose and shall be entitled to obtain change of user thereof at the discretion of the Owners.
- (vi) Until the completion of the construction of the composite and consolidated Building on the Land and all the tenants/occupants/purchasers having taken possession of their respective premises in the relevant wing/s of such composite and consolidated Building, the Owners shall be entitled to appoint such facility management company, as they may decide, to maintain such wings, which may have been completed and in respect of which the Society/ies may have been formed. The Society/ies shall not be entitled to terminate the services of such facility management company for any reasons whatsoever, until the completion of the construction of the composite and consolidated Building on the Land; and
- (vii) The Tenants/Occupants agree to pay such amounts towards maintenance and upkeep of such wing/s along with appurtenant areas, as may be decided by the Owners and/or the facility management company as may be appointed by the Owners.

24. The Parties agree that any FSI additional or otherwise generated now or available in future from the Land by virtue of any other reason whatsoever shall always belong to the Owners and the Owners shall at their sole discretion utilize the same to construct additional floors on the composite and consolidated Building or additional buildings on the Land and in the event it is utilized, the Owners will be entitled to sell such additional constructed area to prospective purchasers in the open market and appropriate the sales proceeds to itself, and the purchasers of such additional premises shall be absorbed as members/shareholders of Condominium / Private Company / Society/ies comprised in the composite and consolidated Building. In any circumstances the area of the New Premises that shall be allotted and given to the Tenants/Occupants shall remain the same. The Owners shall at their sole discretion be permitted to utilize such FSI elsewhere including but not limited to the Land, and as permitted by law. The Tenants/Occupants unconditionally consent to the contents of this clause and shall not be permitted to raise a dispute in respect thereof at a later date.

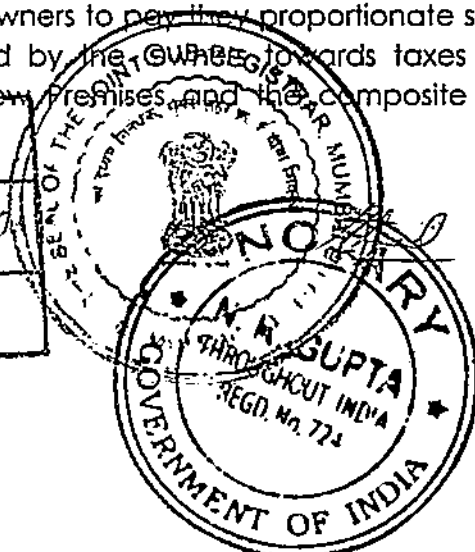
25. The Tenant agrees and gives his irrevocable consent to the Owners for carrying out the amendments, alterations, modifications and/or variations to the entire scheme of development in respect of the Land and/or to the further building/s



plans, if any, in respect of one or more wing or wings and/or building or buildings to be developed and/or constructed (whether envisaged at present or not). The Tenant hereby irrevocably agrees not to obstruct and/or raise any objections whatsoever and/or interfere with the Owners for carrying out amendments, alterations, modifications and/or variations as aforesaid.

26. The Tenants/Occupants further agree and accept that from the date of receipt of intimation in writing from the Owners that the New Premises are ready and available for possession, the Tenants/Occupants shall be liable to bear and pay the proportionate share (i.e. in the proportion to the floor area of the New Premises) of all outgoings in respect of the Land and the composite and consolidated Building viz. lease rent, ground rent, local taxes, betterment charges or such other levies including any arrears, that may be demanded by the concerned local authority and/or the Central/State Government and the maintenance charges in respect of the common amenities.
27. The Tenants/Occupants shall upon being put in possession of the New Premises, be entitled to make necessary additions and alternations only inside the New Premises in the composite and consolidated Building after obtaining necessary permission from MCGM and the Owners and that such changes shall not endanger or weaken the composite and consolidated Building constructed on Land, more particularly described in the First Schedule hereunder written. Further under no circumstances the Tenants/Occupants shall be entitled to make any changes in the elevation, façade, signage, window panels and/or outside colour scheme of the composite and consolidated Building in any manner whatsoever.
28. The Tenants/Occupants hereby agree and undertake that during the course of the construction of the redevelopment of the Land, the Tenants/Occupants shall not raise any objection or create hindrance or file vexatious suits, proceedings, litigation with an intention to delay the redevelopment of the Land but shall provide full co-operation to the Owners to redevelop the Land. The Tenants/Occupants hereby agree that even after shifting to the New Premises, they shall have no objection to the Owners storing building materials in the compound till the completion of construction activities of the redevelopment of the Land.
29. Even in the event of the grant of occupation certificate / part occupation certificate for the entire composite and consolidated Building and the Tenants/Occupants being put in possession of the New Premises, the Owners shall be entitled to complete the construction activities on the Land without the interference/objections of Tenants/Occupants in any manner. The Owners shall take necessary measures to ensure that no damage is caused to the composite and consolidated Building during the completion of the construction activities on the Land.
30. The Tenants/Occupants agree with the Owners to pay their proportionate share on ad-hoc basis as may be determined by the Owners towards taxes and outgoings payable in respect of the New Premises and the composite and

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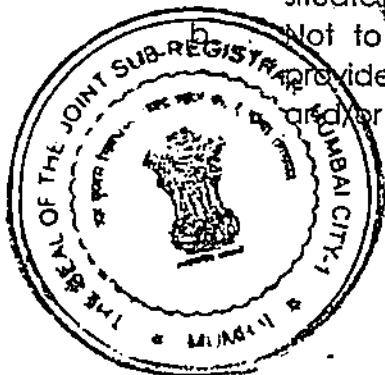
consolidated Building including insurances, taxes, common lift, sanitation, salaries of bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the maintenance and upkeep of the Land and the composite and consolidated Building within 60 days after the possession of the New Premises is offered to him/her. It is specifically agreed that until the final assessment of Municipal taxes in respect of the composite and consolidated Building is made, the Tenants/Occupants shall from the aforesaid date regularly pay proportionate municipal taxes and other incidental outgoings as aforesaid and as may be determined by the Owners every month in advance towards the New Premises from receipt of intimation from the Owners to occupy the New Premises. It is agreed and clarified that Tenants/Occupants shall be responsible and/or liable to pay any additional amounts towards the assessments, ground rent, taxes, such other taxes and other charges towards their share as and when payable.

31. The Tenants/Occupants agree to pay to the Owners a sum of Rs.350/- (Rupees Three Hundred and Fifty only) being the amount payable for the five shares of the said Society of the face value of Rs.50/- (Rupees Fifty only) aggregating to Rs.250/- (Rupees Two Hundred and Fifty only) and the admission fee of Rs.100/- (Rupees One Hundred only) as a member of Society.
32. The Parties agree that the Owners shall at their cost install electric meter of adequate capacity in the name of the Tenants/Occupants for use in the New Premises and the consumption charges/expenses including the deposit required to be paid to BEST or any other concerned authority in that respect shall be borne and paid by Tenants/Occupants only. It is further agreed by and between the Parties hereto that the Owners shall at their cost provide a water meter for the composite and consolidated Building and all deposits, maintenance charges, consumption charges required in that respect shall be proportionally borne and paid by the Tenants/Occupants only and the Owners are not liable for the same.
33. The Tenants/Occupants themselves with an intention to bind themselves and all persons into whomsoever hands the New Premises come and his/her/theirs successors-in-title doth hereby covenant with Owners as follows:

a. To maintain the New Premises at their cost in good and tenantable repair and condition from the date of possession of the New Premises being taken by them and shall not do or allow or suffer to be done anything in and or to the staircase or any passage or compound wall of the composite and consolidated Building or any part of the composite and consolidated Building in which the New Premises are situated which may be against the rules, regulations, or bye-laws of the concerned local or any other authority or change, alter or make addition in and or to the composite and consolidated Buildings in which the New Premises are situated;

b. Not to (i) change and/or make any alterations to the external grills provided by the Owner in the New Premises; (ii) paint and/or colour and/or change the appearance and look of the external walls of the New

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Premises; (iii) keep flower pots on the windows of the New Premises; (iv) install and fix air conditioners at such places other than the places designated for the same by the Owner in the New Premises; and (v) do or cause to do any act which shall change the look, façade and/or aesthetics of the building in which the New Premises is situated;

c. Not to store in the New Premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the composite and consolidated Building in which the New Premises are situated or storing of which goods is objected by the concerned local or other authority; and (iii) shall not carry or cause to be carried heavy packages to upper floors which may damage or are likely to damage the staircase, common passage or lift or any other structure of the composite and consolidated Building in which the New Premises are situate including entrances of the composite and consolidated Building and in case of any damage caused to the composite and consolidated Building on account of willful negligence or default of the Tenants/Occupants in this behalf, the Tenants/Occupants shall be liable to pay or make good the damage incurred or caused due to the default of the Tenants/Occupants whatsoever;

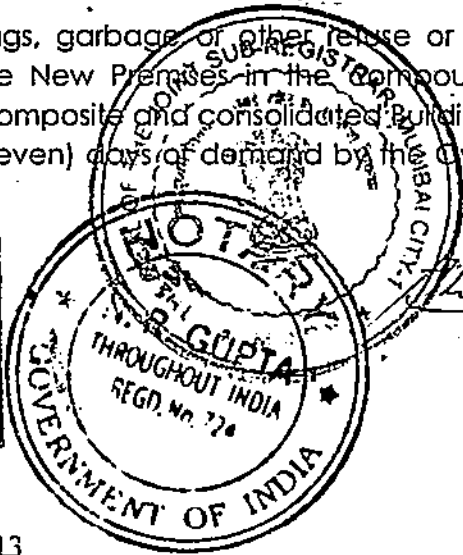
d. To carry out at their own cost, all internal repairs to the New Premises and maintain the same in the same condition, state and order in which they were delivered by the Owners and in tenantable repair subject to wear and tear in normal course of it and shall not do or allow or suffer to be done anything in the New Premises or to the composite and consolidated Building, or carry out the repairs and changes in the New Premises which may be forbidden by the rules and regulations and byelaws of the concerned local authority or other public authority which may endanger the premises above or below the New Premises. In the event of the Tenants/Occupants committing any act in contravention of the above provision he/she shall be solely responsible and liable for the consequences thereof to the concerned local authority and/or public authority;

e. Not to demolish or cause to be demolished the New Premises or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the New Premises or any part thereof nor any alteration in the elevation, and outside colour scheme of the composite and consolidated Building and shall keep the New Premises, sewers, drains, pipes in the New Premises and the composite and consolidated Building and appurtenances thereto in good and tenantable repair and conditions so as to support, shelter and protect other parts of the composite and consolidated Building and shall not chisel or in any other manner damages columns, beams, walls, slabs or RCC pardis or other structural members in the New Premises without prior written permission of the Owners and/or society or the local authority as the case may be;

f. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the New Premises in the compound or any portion of the Land and the composite and consolidated Building;

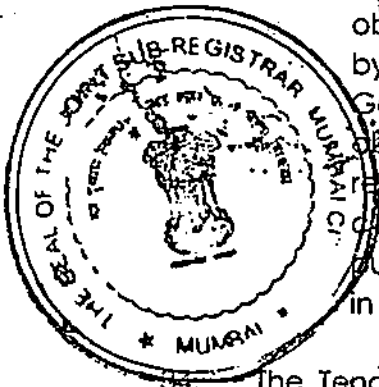
g. Pay to the Owners within 7 (seven) days of demand by the Owners, their

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share of Security Deposit demanded by the concerned local authorities or Government for consumption of water, electricity or any other service connection to the composite and consolidated Building;

- h. To bear and pay increase in local taxes, water charges, insurance and such other levies if any, which are imposed by the concerned Local authority, and/or Government and/or other public Authorities on account of use of the New Premises by the Tenants/Occupants or otherwise;
- i. The Tenants/Occupants shall not let, sublet, transfer, assign or part with their interest or benefit under this Agreement or of the New Premises or part with possession of the New Premises or any part thereof without the prior approval of Maharashtra Housing and Area Development Board ("MHADA") and the Owners (and for which there shall be no transfer fee payable to the Owners) and until all the dues payable by the Tenants/Occupants to the Owners under this Agreement are fully paid up and only if the Tenants/Occupants have not been guilty of breach or non-observance of any of the terms and conditions of this Agreement. Such transfer shall be only in favour of the Transferee as may be approved by the Owners (which approval shall not be unreasonably withheld) and not otherwise;
- j. Till the deed of Assignment or the Deed of Sub-lease of the Land as specified in Clause 19 along with the composite and consolidated Building is executed, the Tenants/Occupants shall permit the Owners and their Surveyors and Agents with or without workmen and others at all reasonable times, to enter in to and upon the said property and the composite and consolidated Building or any part thereof to view and examine the state and conditions thereof or to repair and remove any disrepair; and
- k. The Tenants/Occupants shall observe and perform all the rules and regulations which the society may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for the protection and maintenance of the composite and consolidated Building and the New Premises therein and for the observance and performance of the building rules and regulations and bye-laws for the time being of the concerned local authorities and Government and other public bodies. The Tenants/Occupants shall also observe all the stipulations and conditions laid down by the society/ies regarding the occupation and use of the premises in the composite and consolidated Building and shall pay and contribute regularly and punctually towards taxes, expenses and other outgoings payable by him in accordance with the terms of the agreement.



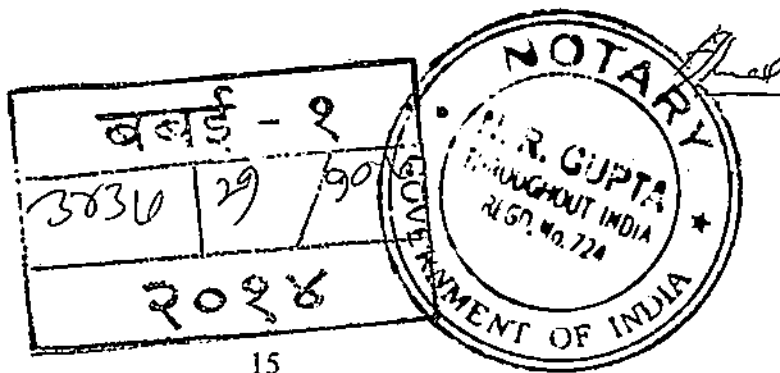
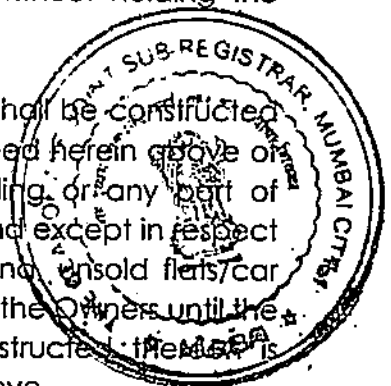
The Tenants/Occupants are aware that presently keeping with the prevalent laws and restrictions, the height of the composite and consolidated Building is limited to 34.40 meters i.e. 9 floors. The Tenants/Occupants hereby confirm and undertake that should the laws and regulations be relaxed, thereby permitting construction beyond 34.40 meters as is presently permitted, the Owners shall be entitled to amend and modify the plans of the composite and consolidated Building to increase the height by adding additional floors. The Tenants/Occupants hereby agrees and undertakes that they shall not object to

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the Owners modifying the plans and/or putting up additional floors beyond what is presently contemplated on the ground of any inconvenience or otherwise. The Tenants/Occupants hereby confirms that this be construed as an express consent of the Tenants/Occupants and there shall be no need / requirement for the Owners to obtain any separate consent from the Tenants/Occupants in that regard.

35. The Tenants/Occupants will not be entitled to assign/transfer the New Premises without the consent/permission from MHADA and/or the Owners for the period of ten (10) years or such other period as may be prescribed by MHADA. The Owners shall not unreasonably withhold any such request made by the Tenants/Occupants.
36. The Tenants/Occupants hereby agree and undertake that they shall sign all the necessary documents, papers, writings, consents, no objection, Irrevocable Consent Letter etc. as required by MHADA, MCGM and other competent authorities.
37. The Tenants/Occupants hereby agree and undertake that they shall as and when known or brought to notice shall strictly follow and abide to all the rules and regulations, conditions imposed by the MCGM or through their Estate Department being the Lessor of the Land and in the event the Tenants/Occupants fail to do so it shall have an adverse effect on the redevelopment of the Land to which the Tenants/Occupants shall be responsible and the Tenants/Occupants agree and undertake to make good the loss towards the same and the redevelopment of the Land without holding the Owners responsible in any respect.
38. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law otherwise than agreed herein above of the New Premises and composite and consolidated Building or any part of thereof. The Tenants/Occupants shall have no claim, save and except in respect of the New Premises allotted under these presents. The Land, unsold flats/car parking spaces, common areas, etc. shall be the property of the Owners until the land with the composite and consolidated Building constructed thereon is assigned to the Society as mentioned herein in Clause 19 above.
39. All out of pocket costs, charges and expenses including the stamp duty and registration charges of and incidental to this Agreement shall be borne and paid by the Owners provided that the stamp duty attributable to the excess area in the New Premises over and above the area of the Old Premises shall be borne by the Tenants/Occupants and the stamp duty attributable to the balance area of the New Premises (i.e. the original area of the Old Premises) shall be borne by the Owners.
40. The Tenants/Occupants hereby declare that they have gone through the Agreement and all the documents furnished by the Owners and have expressly





understood the contents, terms and conditions of the same and has agreed to the same as binding upon him/her.

41. That the Tenants/Occupants shall indemnify and keep indemnified the Owners against any one lawfully claiming the tenancy rights / occupancy rights in respect of the Old Premises and/or said the New Premises in lieu thereof when constructed.
42. All letters, receipts or notices shall be dispatched by the Owners to the Tenants/Occupants under the certificate of posting to the address stated hereunder and sufficient proof of dispatch to the Tenants/Occupants shall completely and effectively discharge the Owners. For this purpose the Tenants/Occupants have given the following complete address:  
Room No.16/17.  
Third Floor " L " Block,  
Sitaram Building,  
Mumbai 400001
43. The Tenants/Occupants shall not demand partition of their interest in the New Premises and the Owners shall not execute any document in respect thereof.
44. If any disputes or difference arises between parties hereto the same shall be referred to Arbitration of a sole Arbitrator. The Arbitration shall be governed by the Arbitration and conciliation Act 1996 or any statutory modifications in respect thereof. The Arbitration shall be conducted in the English language and the venue of the Arbitration shall be Mumbai.
45. The parties hereto shall bear and pay their respective Advocate's legal charges/fees for drafting this Agreement.

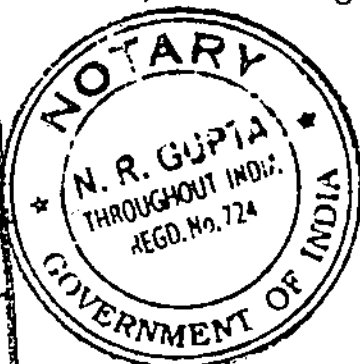


THE SCHEDULE REFERRED TO HEREINABOVE  
(Description of the Land)

THE SCHEDULE REFERRED TO HEREINABOVE  
(Description of the Land)

All that piece or parcel of land of leasehold of ground admeasuring 6377.09 sq. meters equivalent to 7627 sq. yards or thereabouts together with messages tenements or buildings standing thereon and known as Blocks A,E,M,F,B,G,N,C,H,D, L&K Blocks of sitaram Building being land known as the plot south of Crawford Market situate lying and being at the junction of hornby road and registered in the book of the Collector of

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*[Handwritten Signature]*

Land Revenue under Nos. 8474 and bearing Cadastral Survey Nos. 1492, 1/1492, 2/1492, 3/1492. and 4/1492 of Fort Division and bearing New Survey No.6-6-2551 (Part) and assessed by the Assessor and Collector of Municipal Corporation of Greater Bombay under 3 'A' Ward Nos. 3222 (1) and 3222 (2) and 3423 (5) and 3423 (5A) and street No. 189 D. N. Road, 189A Dr. D. N. Road and 32-40 Palton Road and 32A Palton Road, A-3223 and 3423 (4) street No. 191 Hornby Road and 22-30 Palton Road, 3423 (3) and street No. 16-20 Palton Road and 3-25, Market Road, 3224 and 3225(1) and street No. 7-27 and 195 Hornby Road, A-3423(6) 3423 (6A) and 3423 (6B) and street No. 191 Hornby Road and 42-50 and 52-60 Palton Road and 42A Palton Road bounded as follows that is to say.

On or towards the North	by Market Road,
On or towards the South	By the Junction of Palton Road and D.N. Road
On or towards the East	By Palton Road
On or towards the West	By Dadabhai Nawroji Road

IN WITNESS WHEREOF the Parties hereto have put their respective hands and the seal on the day and year first herein above mentioned:

SIGNED, SEALED and DELIVERED by ]  
 SUNRISE LIFESTYLES AND HOMES ]  
 PRIVATE LIMITED, the Sunrise herein ]  
 represented by its Authorised ]  
 Signatory [MR. ZUNAID A R BIRYA], ]  
 duly appointed vide Board ]  
 Resolution dated [5<sup>th</sup> November, ]  
 2013], in the presence of:

SUNRISE LIFESTYLES & HOMES PVT. LTD.

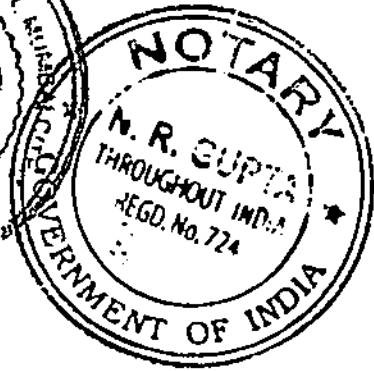
Authorised Signatory



Witness:

Signature  
 Name  
 Address

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SIGNED, SEALED and DELIVERED by ]  
 BEAUTY LIFESTYLES AND HOMES ]  
 PRIVATE LIMITED, the BLH herein ]  
 represented by its Authorised ]  
 Signatory [MR. ZUNAID A R BIRYA ], ]  
 duly appointed vide Board ]  
 Resolution dated [5<sup>th</sup> November, ]  
 2013], in the presence of:

BEAUTY LIFESTYLES & HOMES PRIVATE LIMITED

*Zunaid A R Birya*  
 Director Authorised Signatory



Witness:

Signature

Name

Address

*[Handwritten signature]*  
*[Handwritten name]*  
*[Handwritten address]*



SIGNED and DELIVERED by MR. ]  
 AHMED EBRAHIM GHOGARI ]

&

MOHAMMED IRFAN GHOGARI,  
 the Tenant / Occupant herein, in  
 the presence of:

*[Handwritten signature]*

*[Handwritten signature]*



Witness:

Signature

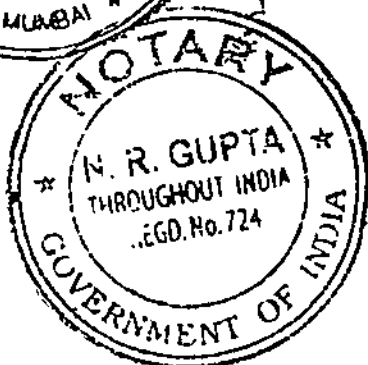
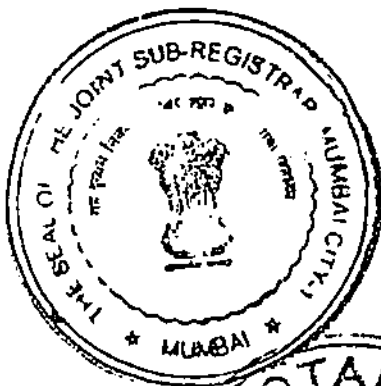
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Annexure "A"

(Plan with Land delineated in red coloured boundary lines)

Annexure "B"

(Photocopy of MCGM Approval for Amalgamation of Land)

Annexure "C"

(Plan Of Proposed Layout)

Annexure "D"

(Renewal of Lease)

Annexure "E"

(Floor Plan of Land and shown shaded in colour green on the plan )

Annexure "F-1", "F-2", "F-3", "F-4" and "F-5"

(Property Register Cards in respect of the Land)

Annexure "F-6"

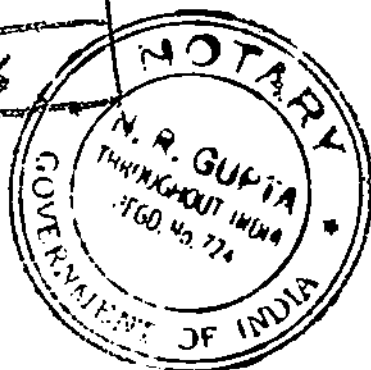
(City Survey Plan in respect of the Land)

ANNEXURE "G"

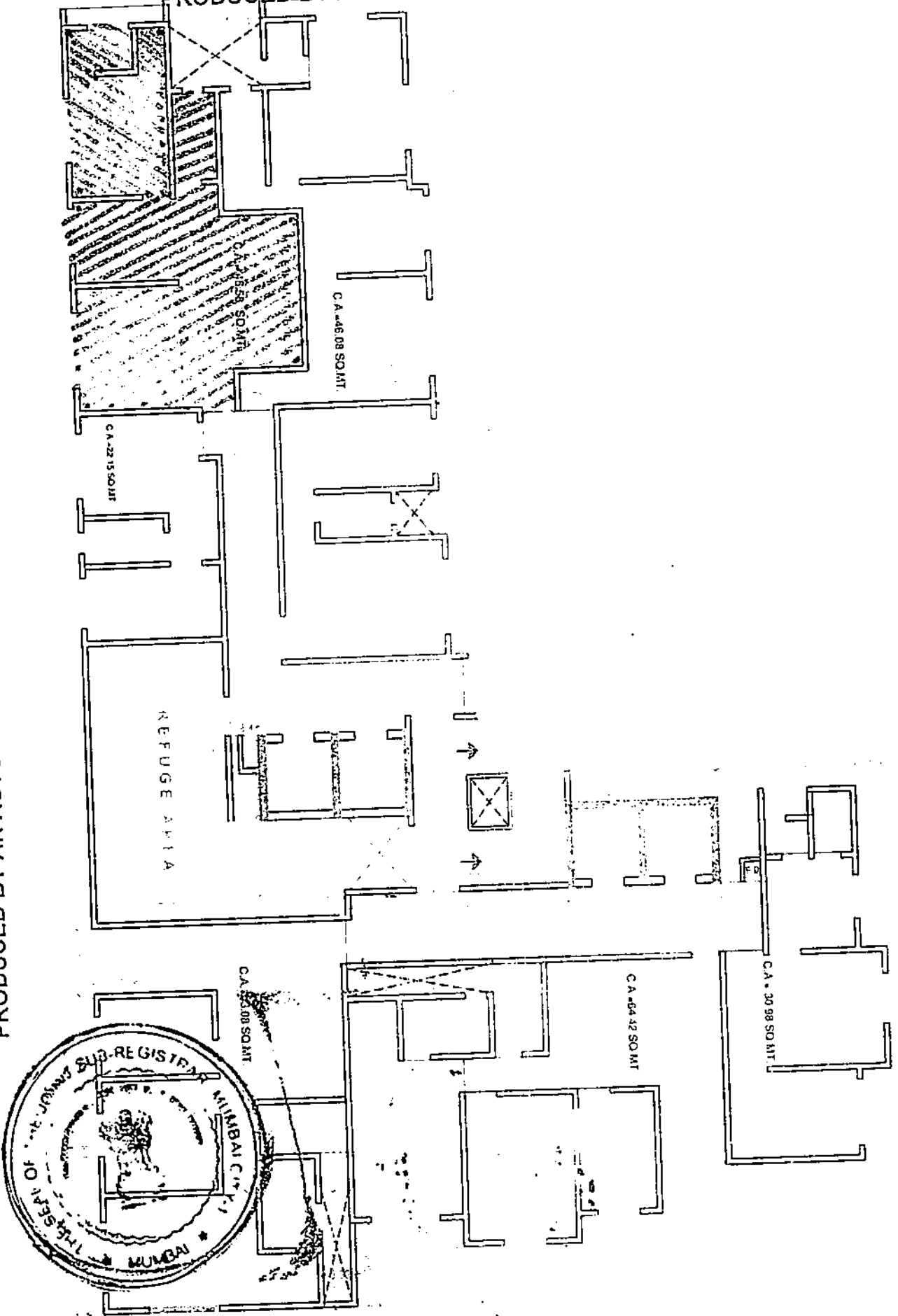
1. FULL MARBONITE/VITRIFIED FLOORING
2. ANODIZED SLIDING WINDOWS
3. CONCEALED WIRING & PLUMBING
4. GRANITE KITCHEN PLATFORM WITH STEEL
5. REPUTED BRAND BATHROOM FITTINGS AND SWITCHES
6. FULL HEIGHT DADO TILES IN KITCHEN AND BATHROOMS



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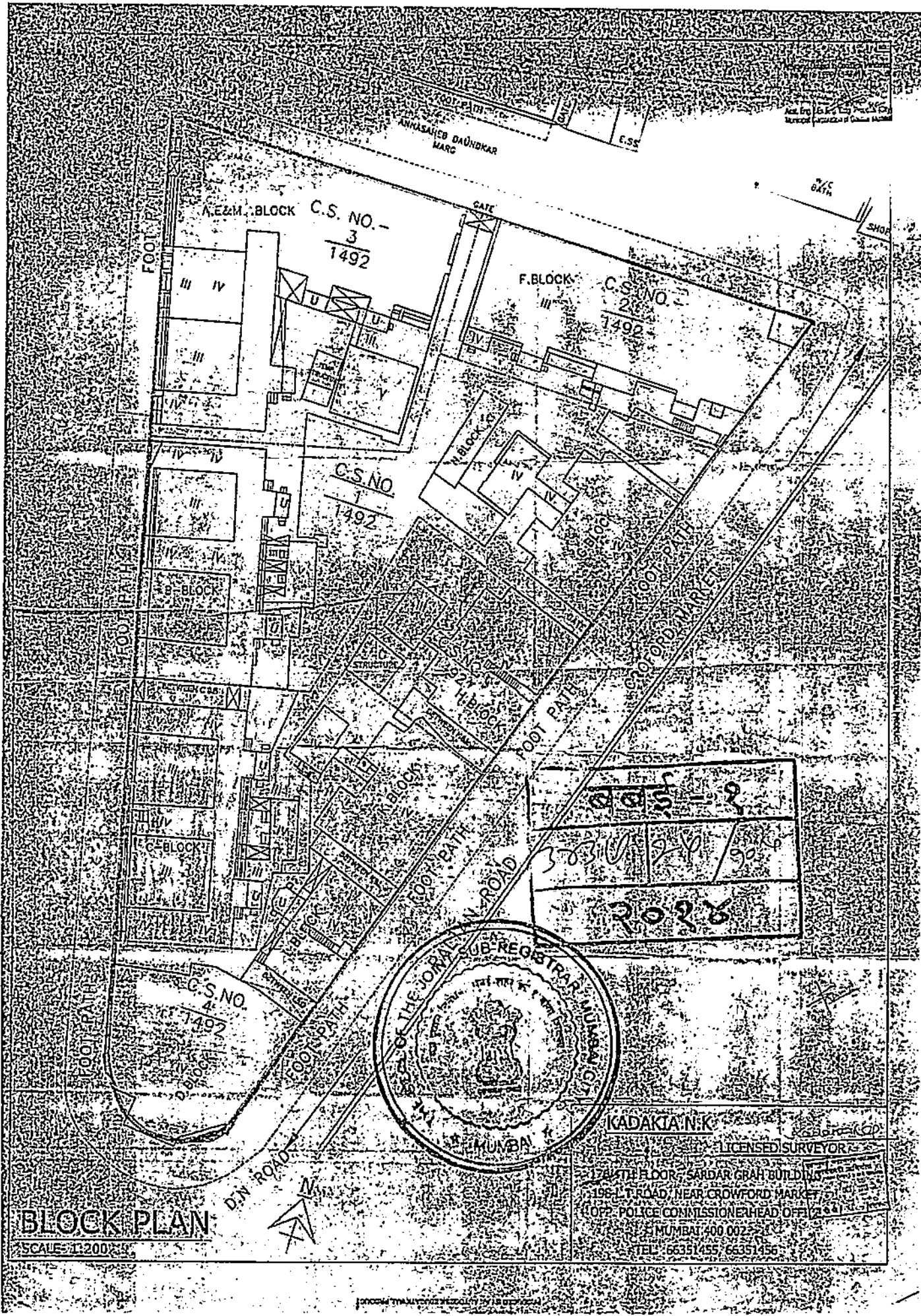
NOTARY  
 N. R. GUPTA  
 THROUGHOUT INDIA  
 REGD. No. 724  
 GOVERNMENT OF INDIA

(A n k E)

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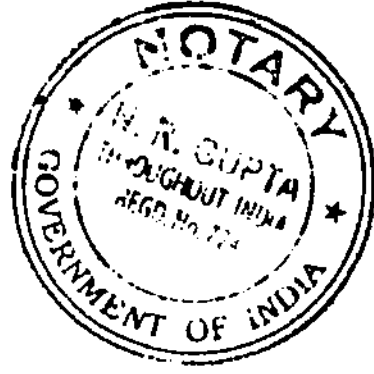
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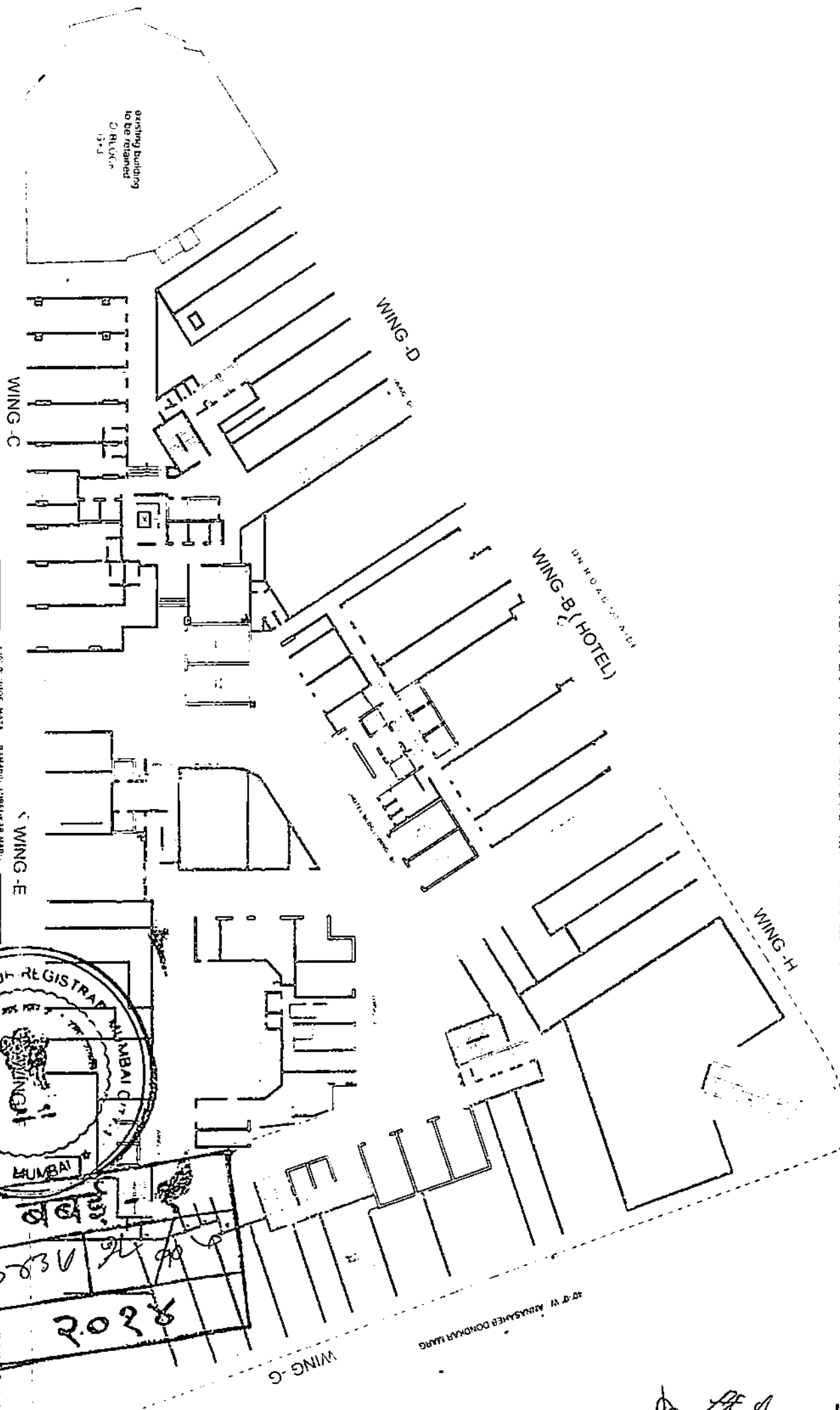


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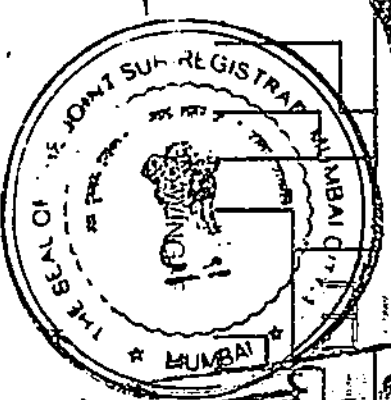
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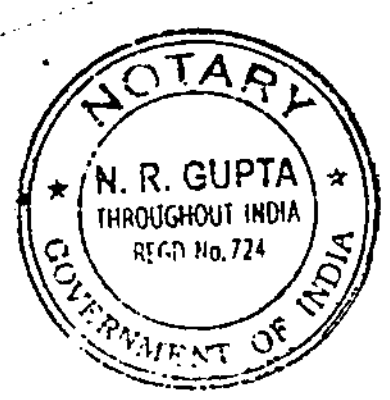


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 120' 0" WIDE MATA SARANI ARBODIYA ROAD

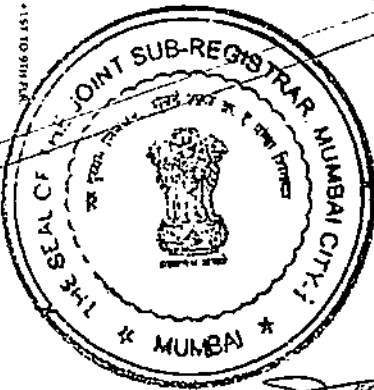
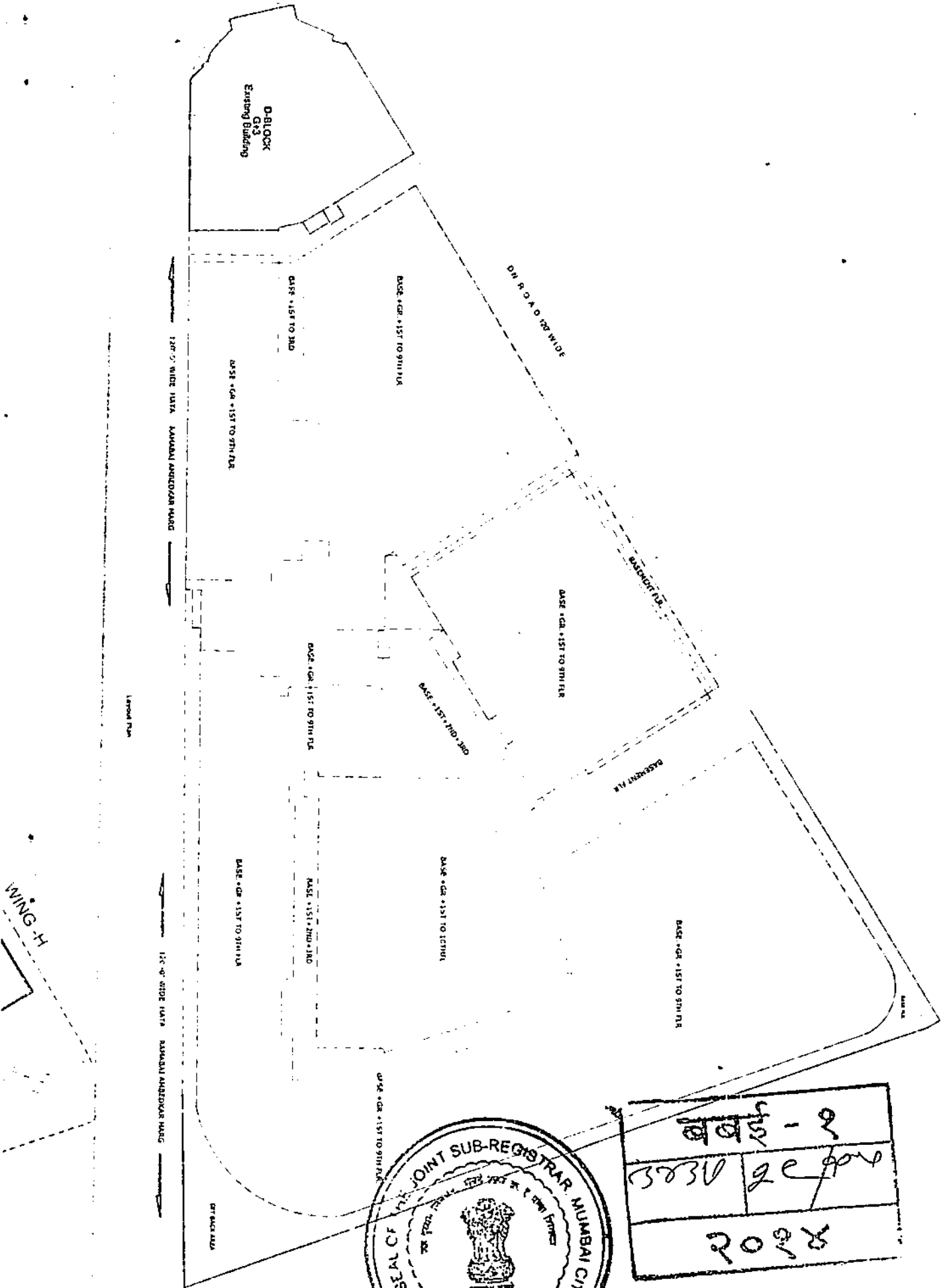
LAND PLAN



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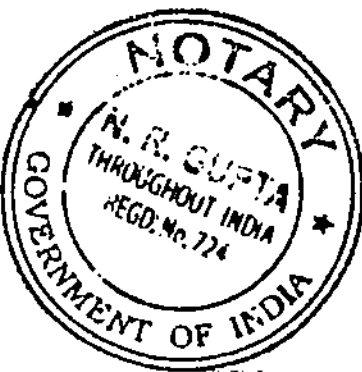
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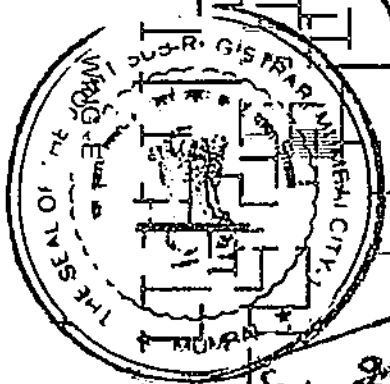
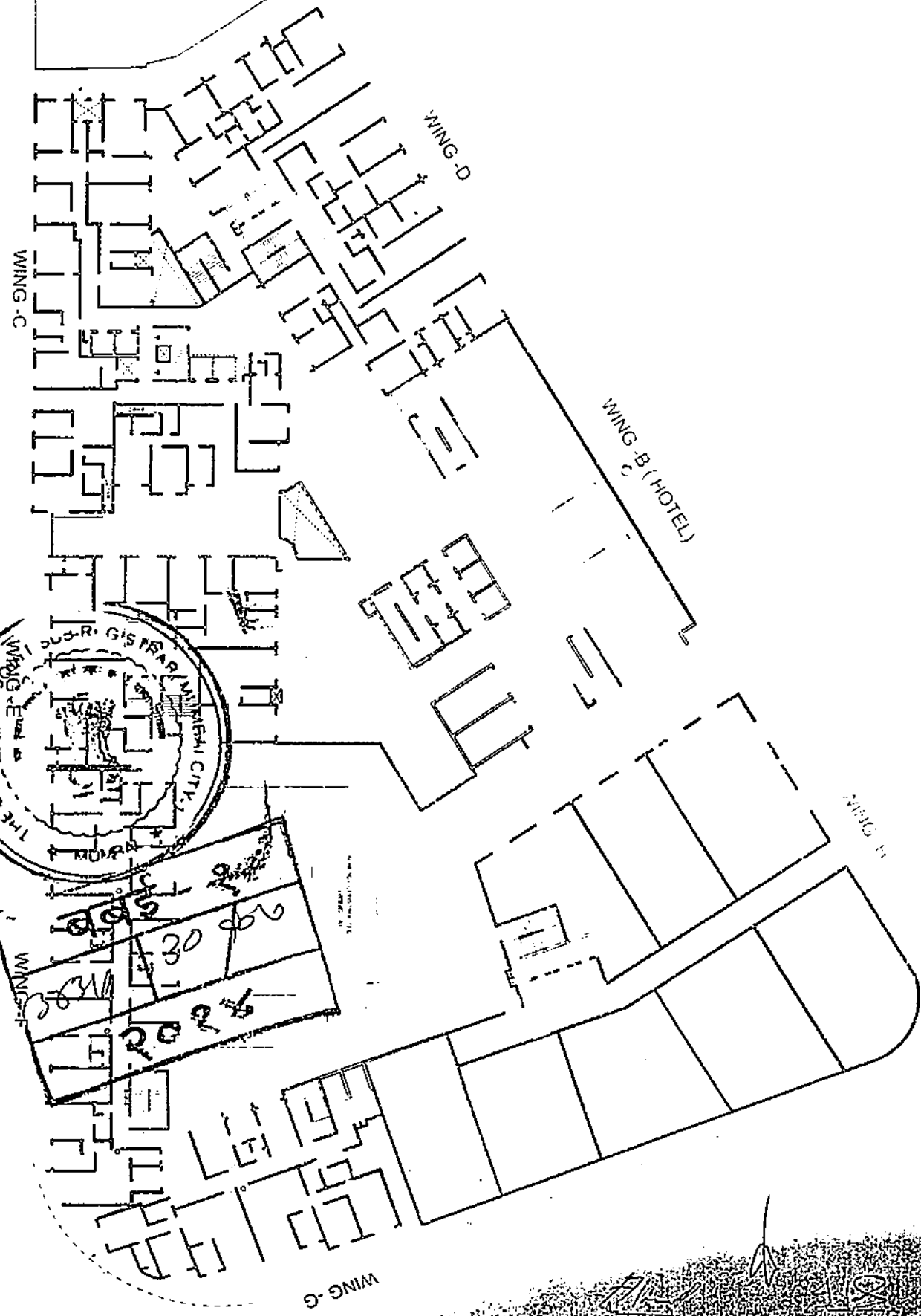
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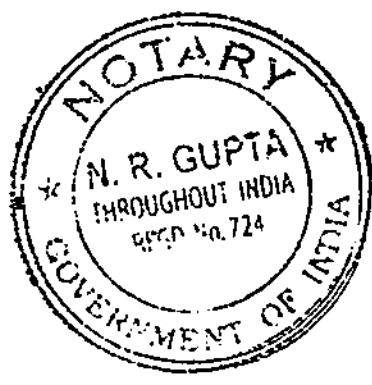
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existing building  
to be retained  
D.BLOCK  
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4th Floor Layout



EB/6S23/A/A

MUNICIPAL CORPORATION OF GREATER MUMBAI

No. EB/6S23/A/A 07/10/13

To  
Kadakhia N.K.  
Licensed Surveyor  
Sardar Griha Building  
R.No. 176, 4<sup>th</sup> floor,  
L.T. Road, Crawford Market,  
Mumbai - 400 002.

Ex. Eng. Bldg. Proposal (City)-II  
'E' Ward, Municipa Office, 3rd Floor,  
10, S. K. Hafizuddin Marg, Byculla,  
Mumbai - 400 008.

Sub : Proposed amalgamation of plot bearing C.S. No. 1492, 1/1492, 2/1492, 3/1492 & 4/1492 of Fort Division situated Palton Road, A Ward, Mumbai.

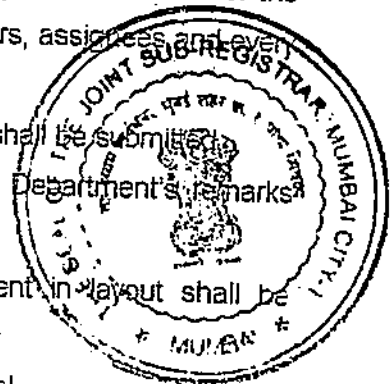
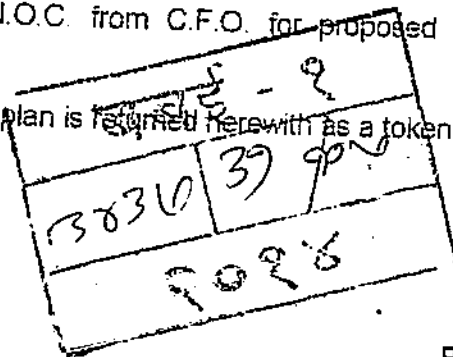
Ref: Your letter dated 13.05.2013.

Sir,

The amalgamation of plots bearing C.S. No.1492, 1/1492, 2/1492, 3/1492 & 4/1492 of Fort Division, situated Palton Road, 'A' Ward, Mumbai subject to the compliance of the following conditions.

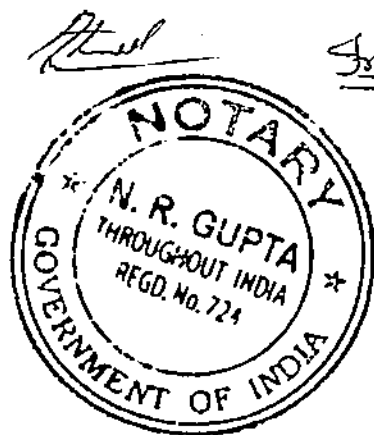
1. That the compound walls, if any, between two plots shall be demolished and common compound wall will be constructed along the boundaries of the amalgamated plot.
2. That the Registered Undertaking shall be submitted stating therein that the owner will not come forward for proposal of sub division of the amalgamated plot in future.
3. That the amalgamated plot shall be got demarcated by the S.L.R. and necessary changes got effected on the records of right and a copy thereof shall be sent to this office for records.
4. That the single P.R. Card of amalgamated plots shall be submitted within 3 months after execution of Lease Deed.
5. That these terms and conditions shall be binding not only on the owners for the time being but also on their heirs, executors, administrators, assignees and every person deriving the title through or under them.
6. That the N.O.C. from Estate Deptt. for joint development shall be submitted.
7. That the fresh D.P. Remarks & Traffic & Co-ordination Department's remarks shall be submitted before submitting layout plans.
8. That the N.O.C. from C.F.O. for proposed development in layout shall be obtained.

A set of plan is returned herewith as a token of approval.



Yours faithfully,

*Sd/-*  
Executive Engineer,  
Building Proposals (City)-II



- Copy to 1. The Owner,  
M/s. Beauty Lifestyles & Homes Pvt.  
C/13B, Sitaran Building,  
Dr. D.N. Road, Mumbai - 400 001.
2. Supdt. of Land Record,  
Mumbai City,  
1<sup>st</sup> floor, Old Custom House,  
Shahid Bhagatsingh road,  
Mumbai- 400 001.
3. Asstt. Commissioner 'A' Ward
4. Asstt. Commissioner (Estate)

4960/07/10/13  
Ex. Eng. (B.P.) City- II

To,  
The Director  
Beauty Life  
Sunrise Life  
C/13B, Sha  
Old Sitaran  
Dr. D.N. Ro  
Mumbai -

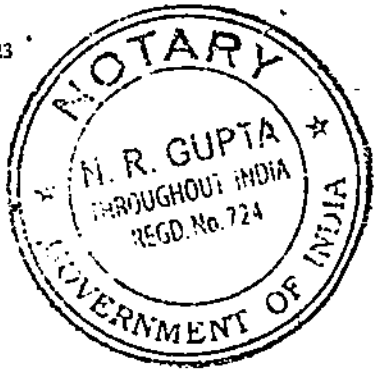


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Sir,  
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BPC2/A-6923



Outside Apartment

ANNX - 007

**BRIHANMUMBAI MAHANAGARPALIKA.**

No. : AC/Estates/5572.LB III of 03/07/2010.

To,

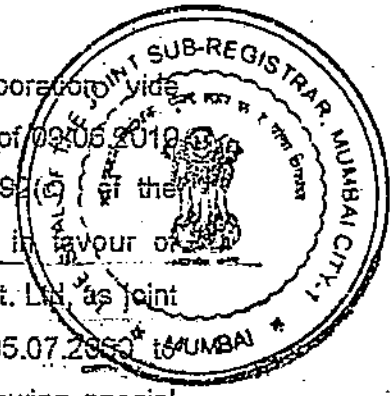
The Director,  
Beauty Lifestyles & Home Pvt. Ltd. &  
Sunrise Lifestyles & Home Pvt. Ltd,  
C/13B, Shalimar Estates,  
Old Sitarum Bldg.  
Ct. D.N. Road,  
Mumbai - 400 001.

खर्च - १  
3030/23/90  
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Sub. : Renewal of lease of plot of south of  
Crawford Market of Hornby Road  
Estates bearing C.S. No. 1492, 1/1492,  
2/1492, 3/1492, 4/1492 of Fort Divn.

Sir,

I have to inform you that the Improvement Committee/Corporation vide their Resolution No. I.C.R. No. 37 of 31.05.2010 and C.R No.253 of 09.05.2010 respectively have accorded sanction as required under Section 52 of the Bombay Municipal Corporation Act, 1888 for renewal of lease in favour of Beauty Lifestyles & Home Pvt. Ltd. & Sunrise Lifestyles & Home Pvt. Ltd. as joint lessee of above plot for further period of 30 years from 05.07.2000 to 04.07.2030 subjected to usual terms and conditions and the following special terms and conditions subject to any orders that may be passed by Hon'ble High Court in pending PIL of 2010.

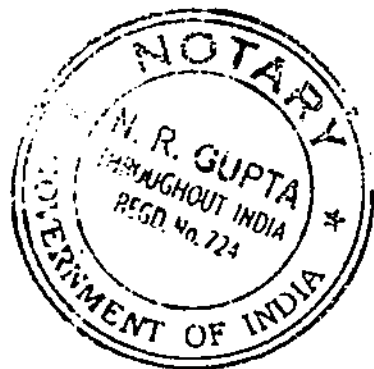


**Special terms and conditions**

1. That the period of lease shall be for 30 years only from 05.07.2000 to 04.07.2030.
2. The user of plot would be residential and all other purpose as permitted under Development Control Regulation 1991 and amendments therein.

*[Handwritten signatures]*

Old Sitarum Bldg. .doc



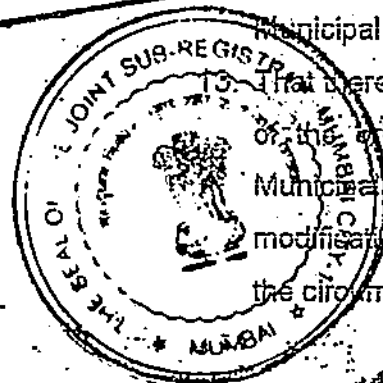
3. That the possession of the land along with existing or proposed redevelopment bldg. shall remain on "As is where is basis"
4. That the lessee shall have to make its own arrangement for taking connection for utility services from the electric sub station water mains drainage etc. as and when required.
5. That the said user shall not in any way cause nuisance to the residents of the nearby locality.
6. That the lessee shall at its own expenses keep the land/structures in proper level and in good sanitary conditions to the satisfaction of the Health Officer of the Corporation and allow maintenance staff of M.C.G.M. to clean the drains excavate, refill the trenches etc. when required.
7. That the lessee shall make its own arrangements to drain out the storm water and sewage water to the main road at their own cost.
8. That the cost of preparation of lease documents will be borne by the lessee.
9. That no transfer or sub lease sub let or leave and licence of the plot will be permitted without prior permission of M.C.G.M.
10. That lessee shall not erect any hoarding of whatsoever nature for commercial purpose without prior permission of Corporation which may be considered as per prevailing policy and payment thereof.
11. That the lessee shall pay all kind of taxes / fees / charges etc.

imposed by M.C.G.M. / State Govt. / Central Govt and by the authority appointed in this behalf including N.A. Tax from time to time.

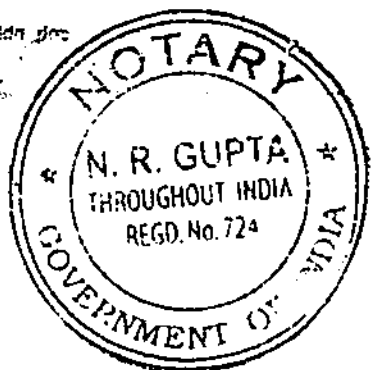
The lessee shall not carry out any additional construction/alteration / repairs to the existing bldg. on the demised premises at present in their possession during the tenure of lease without prior consent from Municipal Commissioner NOC of Asstt. Commissioner (Estate) deptt.

That there will be no change in other terms and conditions depending of the original lease even after renewal of lease. However, the Municipal Commissioner reserves the right to make additions / modification and/or relaxation in any of the terms and conditions on the circumstances on merits of the case.

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14. That the development on the demised land shall be governed by Development Control Regulation in force from time to time and amendment thereon.
15. That the extra ground rent / one time premium if any for proposal of additions / alteration or redevelopment or change of user etc. will be paid by lessee as per the policy in force of Estate dept. of M.C.G.M.
16. That the lessee of the plot shall pay the penalty on the amount of delayed payment of lease rent / extra ground rent etc. at the rate of 18% simple interest as per the policy in case payment of yearly ground rent / extra ground rent is not made in stipulated time.
17. That breaches if any in the existing premises / structures shall be regularized within 6 months breach deposit to that effect shall be paid to M.M.C. if the breaches are not regularized within specified period. M.M.C. has its liberty to forfeit the breach deposit and further action as deem fit will be continue.
18. That the area of the plot shall get confirmed from D.L.R.
19. That in future if proposed policy on fixing of renewal of lease rent for municipal lease hold property of Govt. level is revise and if proposed any concession are granted in said revised policy benefit or extra over above and viz-z-versa shall be availed to the plot under reference.
20. Lease Deed will be executed on finalization of the policy by State Govt. for 'W' Schedule properties.

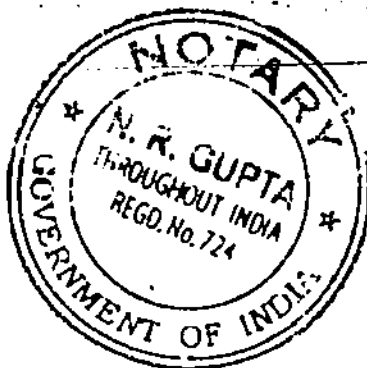
This is for your information



Yours faithfully,

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Asstt. Commissioner (Estate)





A - F 1

1. Sheet No.	1. Part of Schedule		3. Survey No.	4. Sub-division	5. Taluqa	6. Area in Sq. Yards	7. Area in Sq. Feet	8. Area in Sq. Meters	9. Part of Survey	10. Collector's File No.
	1. Locality	2. Sub-plot No.								
43	20 OF SURVEY NO. 21108 OF 1972 A PART OF	34-7400 01, 02, 03, 04, 05, 06, 07 & 08		SHIRDI	(PART) (PART) (1482.40) (30.0000)	3177.00 (1482.40) (30.0000)	3177.00 (1482.40) (30.0000)	3177.00 (1482.40) (30.0000)		

**I. General Part**

10. **Form of Certificate to be furnished**

11. **Form of Declaration by Original Owner**

12. **Form of Declaration by Possessor**

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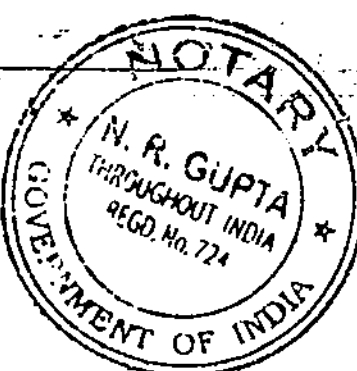
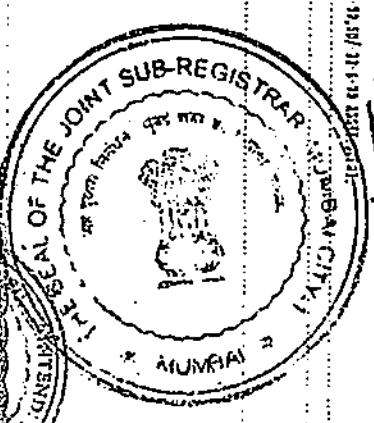
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I declare that I am the owner of the property mentioned in the schedule and I have no objection in the sale of the same to the Government of India.

Date: 20 Jun 2012

Signature: *[Signature]*

Notary: *[Signature]*

3036













MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. EEBPC/741/A/A of 8/12/2010

COMMENCEMENT CERTIFICATE

To,
M/S Beauty Life Style + Homes Pvt. Ltd
C/138, Eterem Bldg
Dn D.N. Road
Mumbai - 400 601

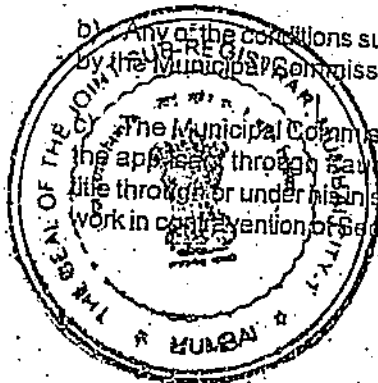
Ex. Eng. Bldg. Procnal (City)-II
E' Ward, Municipal Office, 3rd Floor,
10, S. K. Hafizuddin Rd. Byculla,
Mumbai - 400 005.

Sir,

With reference to your application No. 2637 dated 30/08/04 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 an existing building

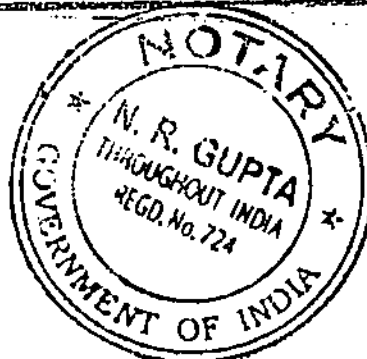
and building permission under section 346 of the Bombay Municipal Corporation Act., 1888, to erect a building in Building No. on Plot No./C.S.No./C.T.S. No. 4/1432 & 1432 Division/ Millage/Town Planning Scheme No.: Fort Division Situated at Road/Street Dalton Road Ward 'A' the Commencement Certificate/Building permit is granted on the following conditions:

- 1) The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
2) That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3) The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4) This permission does not entitle you to develop land which does not vest in you.
5) This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years; provided further that such laps 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.



Handwritten signature and date: 20/08/10

P.T.O.



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. M. S. Ubale 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 7<sup>th</sup> December 2011.

*This c.c. is issued upto top of basement as per approved plan dated 29/06/09.*

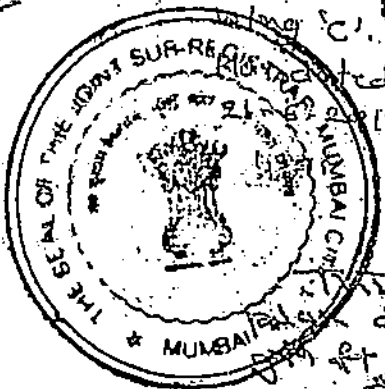
For and behalf of Local Authority  
The Municipal Corporation of Greater Mumbai

*M. S. Ubale*  
Assistant Engineer  
Building Proposals (City)/(R&R)

For MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

EB/741/A/A 22/6/2012  
EB/5634/A/A

*This c.c. is now further extended for phase-2 i.e. for part basement + part ground + part 1<sup>st</sup> to 5<sup>th</sup> floor of wing B' & entire c.c. for 1<sup>st</sup> e. basement + ground + 10<sup>th</sup> upper floor as per approved 15-5-2012 & as per approved phase program date 21/5/2012*



EB/741/A/A 5/5/2013  
EB/5634/A/A

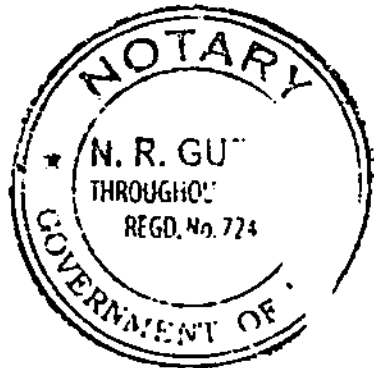
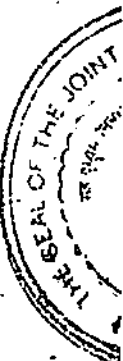
*This c.c. is re-endorsed as per approved 4/2/2013 and further extended for 5<sup>th</sup> upper floors of wing B' for phase 1 as per approved phase program 8/12/2013*

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AEBPCI

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No. 11-40825

FRESH CERTIFICATE OF INCORPORATION  
CONSEQUENT ON CHANGE OF NAME  
IN THE OFFICE OF THE REGISTRAR OF COMPANIES, MAHARASHTRA,  
MUMBAI.

In the matter of

BEAUTY HOME & QUICK FINANCE COMPANY PRIVATE LIMITED

I hereby approve and signify in Writing under Section 21  
of the Companies Act, 1956 (Act of 1956) read with the  
Government of India, Department of Company Affairs,  
Notification No. G.S.R. 507E dated the 24th June 1985 the  
change of name of the company :

from BEAUTY HOME & QUICK FINANCE COMPANY PRIVATE LIMITED

to Beauty Lifestyles & Homes Private Limited

and I hereby certify that

BEAUTY HOME & QUICK FINANCE COMPANY PRIVATE LIMITED

Which was originally incorporated on FOURTH  
day of SEPTEMBER 1985 under the Companies Act, 1956  
under the name

BEAUTY HOME & QUICK FINANCE COMPANY PVT. LTD.

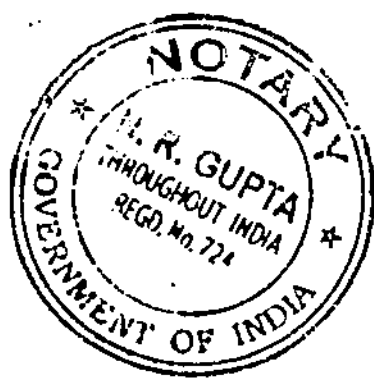
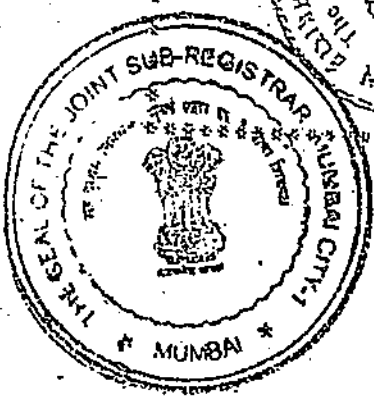
having duly passed necessary resolution in terms of section  
21 / / / of the Companies Act, 1956 the name of the  
said company is this day changed to Beauty Lifestyles &  
Homes Private Limited and this certificate is issued  
pursuant to Section 23(1) of the said Act.

Given under my hand at MUMBAI this THIRD

day of FEBRUARY

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2028 (S.C. GUPTA)	

DEPUTY REGISTRAR OF COMPANIES  
MAHARASHTRA - MUMBAI.



*[Handwritten signatures]*



J-2

No. 11-40836

FRESH CERTIFICATE OF INCORPORATION  
CONSEQUENT ON CHANGE OF NAME  
IN THE OFFICE OF THE REGISTRAR OF COMPANIES, MAHARASHTRA,  
MUMBAI.

In the matter of

SUN-RISE HOUSING DEVELOPMENT & FINANCE PRIVATE LIMITED

I hereby approve and signify in writing under Section 21  
of the Companies Act, 1956 (Act of 1956) read with the  
Government of India, Department of Company Affairs,  
Notification No. G.S.R. 507E dated the 24th June 1985 the  
change of name of the company :

from SUN-RISE HOUSING DEVELOPMENT & FINANCE PRIVATE LTD  
to Sunrise Lifestyles & Homes Private Limited

and I hereby certify that

SUN-RISE HOUSING DEVELOPMENT & FINANCE PRIVATE LIMITED  
which was originally incorporated on FIFTH  
SEPTEMBER 1986 under the Companies Act of 1956

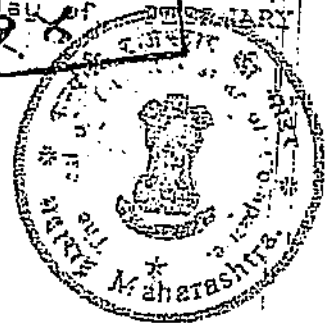
under the name SUN-RISE HOUSING DEVELOPMENT & FINANCE PVT. LTD  
having duly passed necessary resolution in terms of section  
of the Companies Act, 1956 the name of the  
said company is this day changed to Sunrise Lifestyles & Homes  
Private Limited and this certificate is issued  
pursuant to Section 23(1) of the said Act.

Given under my hand at MUMBAI this THIRD  
Two, Thousand THREE.

(S.C. GUPTA)  
DEPUTY REGISTRAR OF COMPANIES  
MAHARASHTRA MUMBAI.



Stamp with handwritten text: 'SUN-RISE HOUSING DEVELOPMENT & FINANCE PRIVATE LIMITED' and other illegible markings.



MEMORANDUM  
M/s. Beal  
C/138, S.  
D.C.N.F  
Mumbai

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

1a. Eng. Bldg. Proposals (City  
Ward Municipal Offices,  
3rd Floor, 10, Ak. Haffizuddin Bazaar  
Muculla, BOMBAY-400001

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

No. E.B./CE/ NO.EB/741/P/A OF 3/3/07  
BS/A of 200 - 200

MEMORANDUM

M/S. Beauty Life Style & Homes Pvt. Ltd.  
138, Sitaram Bldg.  
D.N. Road,  
Mumbai-400 001.

Municipal Office,  
Mumbai .....200

With reference to your Notice, letter No. ....924..... dated 29.4.2004. 200 and delivered on  
29.4.2006.....2006 and the plans, Sections Specifications and Description and further particulars and

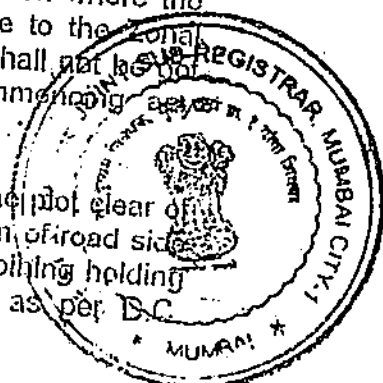
details of your buildings and lot hearing C.S. NO. 1492 & 4/1492 of Fort Division furnished  
to me under your letter, dated 29.4.2006.....2006. I have to inform you that I cannot approval of the building

work proposed to be erected or executed, and I therefore hereby formally intimate to your, under Section 346 of  
Bombay Municipal Corporation Act as amended upto-date, my disapproval by thereof reasons :-

**A) THAT THE FOLLOWING CONDITIONS TO BE COMPLIED WITH BEFORE  
COMMENCEMENT OF THE WORK UPTO PLINTH LEVEL**

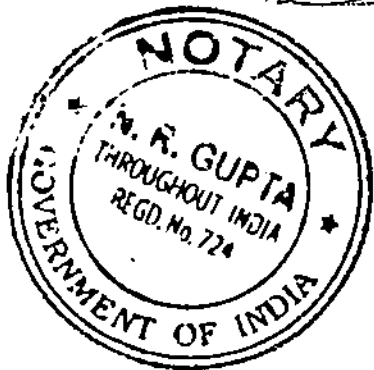
1. That the commencement certificate under Section 44/69(1)(a) of the M.R.T.P. Act will not be obtained before starting the proposed work.
2. That the builder / developer / owner shall not prepare a "debris management plan" showing the prospective quantum of debris likely to be generated, arrangements for its proper storage at the site, transportation plan of the agency appointed for the same, with numbers and registration numbers of vehicles to be deployed and the final destination where the debris would be unloaded by them and submit the same to the Executive Engineer of S.W.M. Department and the same shall not be approved before demolition of existing building or commencing construction activity.
3. 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 before starting the work as per B.C. Regulation No.38(27).
4. 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, etc, and will not be leveled, rolled, consolidated and sloped towards road side, before starting the work.

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KADAKIA N. K.  
Licensed Surveyor



( ) That proper gutters and down pipes are not intended to be put to prevent water dripping from of the roof on the public street.

( ) That the drainage work generally is not intended to be executed in accordance with the requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime by ..... 2 ..... day of ..... 2008 but not so as to contravene any of the provision of the as amended as aforesaid or any rule, regulations, or bye-law made under that Act at the time in force.

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

*[Signature]*  
Executive Engineer, Building Projects  
Zone, City - Mumbai

SPECIAL INSTRUCTIONS

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

(2) Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.

(3) Under Bylaw No. 8 of the Commissioner has fixed the following levels:-

"Every person who shall erect a new domestic building shall cause the same to be built so that the drain from such building can be connected with the sewer or other drain to be laid in such a manner as follows:-

(a) Not less than 2 feet (60 cms.) above the centre of the adjoining street or the nearest non-adjacent street.

(b) Not less than 2 feet (60 cms.) above every portion of the ground within 5 feet (1.5 m.) of the boundary of the plot.

(c) Not less than 93 (ninety three) centimeters above Town Hall Drain.

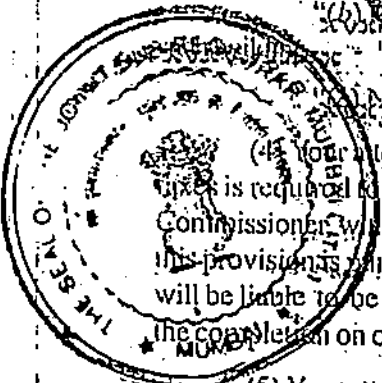
(4) Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay taxes is required to give notice of erection of a new building or occupation of building which has been vacated by the Commissioner within fifteen days of the completion or of the occupation whichever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

(5) Your attention is further drawn to the provision of Section 353-A about the necessary of submitting a plan and a plan certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your permit before occupation and to levy penalty for non-compliance under Section 471 if necessary.

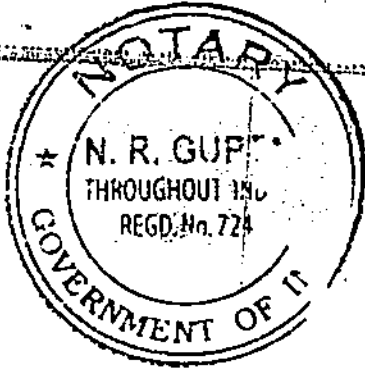
(6) Proposed date of commencement of work should be communicated as per requirements of Section 353-A of the Bombay Municipal Corporation Act.

(7) One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District. (8) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector, Mumbai Suburbs District before the work is started. The Non-agricultural assessment shall be paid at the site that may be determined by the Collector, under the Land Revenue Code and Rules thereunder.

Your attention is drawn to the notes Accompanying this Intimation of Disapproval.



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MUMBAI SUBURBS DISTRICT



*[Signature]*

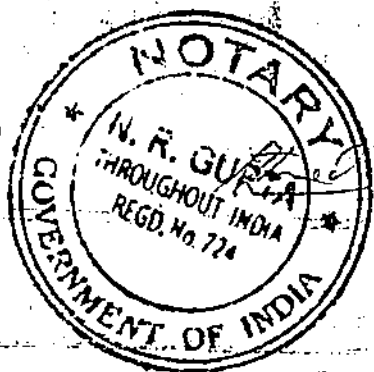
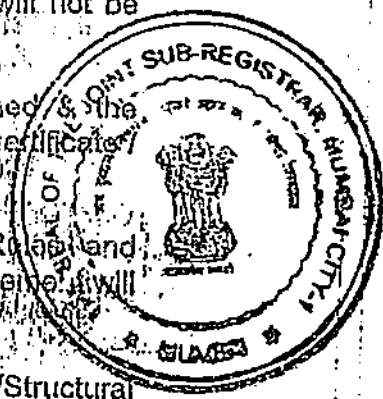
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5. That the structural engineer will not be appointed. Supervision memo as per Appendix-XI [Regulation 5(3) (ix)] will not be submitted by him.
6. That the structural design and calculations for the proposed work accounting for seismic analysis as per relevant I.S. Code and for existing building showing adequacy thereof to take up additional load alongwith bearing capacity of the soil strata will not be submitted before C.C.
7. That the sanitary arrangements shall not be carried out as per Municipal Specifications, and drainage layout will not be submitted before C.C.
8. That the Indemnity Bond indemnifying the Corporation for damages, risks, accidents, to the occupiers and an Undertaking regarding no nuisance will not be submitted before C.C./starting the work.
9. That the existing structure proposed to be demolished will not be demolished or necessary Phase Programme with agreement will not be submitted and get approved before C.C./
10. That the requirements of N.O.C. of C.F.O will not be obtained & the requisitions, if any, will not be complied with before occupation certificate/B.C.C.
11. That the basement will not comply with the Basement Regulation and Registered Undertaking for not misusing the basement will not be submitted before C.C.
12. That the qualified/Registered Site supervisor through Architect/Structural Engineer will not be appointed before applying for C.C.
13. That extra water and sewerage charges will not be paid to A.E.W.V. 'A' Ward before C.C.
14. That the premium/deposits as follows will not be paid:
 

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  - a. Condonation of deficient open spaces.
  - b. Development charges as per M.R. & T.P. (Amendment) Act, 1992
  - c. Balcony enclosure fees.
  - d. Payment of advance for providing treatment of construction site to prevent epidemic like dengue, malaria etc. to insecticide charges 'A' Ward.
15. That the extra ground rent / penalty, premium for breaches in lease, if any will not be paid to Asst. Commissioner (Estates) office and N.O.C. from Asst. Commissioner (Estates) thereof will not be submitted to this office before C.C.
16. That the registered undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible F.S.I. shall not be submitted before asking for C.C.
17. That the work will not be carried out strictly as per approved plan and in conformity with the D.C. Regulations in force.
18. That the N.O.C. from Tree authority shall not be submitted before asking for plinth C.C.



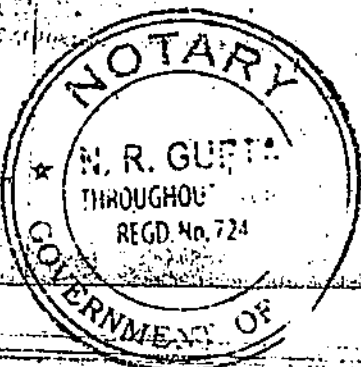
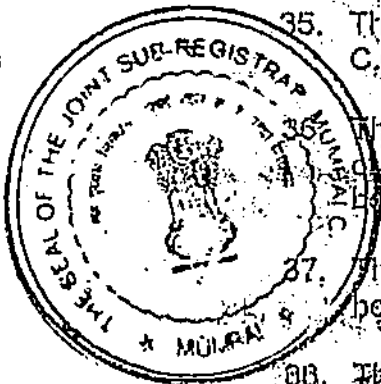
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19. That the Registered Undertaking shall not be submitted for agreeing to pay the difference in premium paid and calculated as per revised land rates.
20. That the Janata Insurance policy or policy to cover the compensation claims arising out of Workmen's Compensation Act, 1923 will not be taken out and a copy of the same will not be submitted before asking C.C. and renewed during the construction of work.
21. That the N.O.C. from Asslt. Commissioner (Estates) shall not be submitted.
22. That the N.O.C. from B.E.S.T. for sub station shall not be submitted.
23. That the fresh Tax Clearance Certificate from A.A. & C.A. Ward shall not be submitted.
24. That the Regd. U/T against misuse of Parking floor / Podium / Niche / Part terrace / Basement shall not be submitted.
25. That the footpath in front of plot shall not be repaired / restored once in a year or before occupation whichever is earlier.
26. That the Indemnity bond against no nuisance due to contravening toilet shall not be submitted.
27. That the Indemnity Bond indemnifying M.C.G.M. against disputes / litigations, claims, arising out of ownership of plot shall not be submitted.
28. That the U.L.C. affidavit and Regd. U/T for U.L.C. shall not be submitted.
29. That the remarks from H.E. Department shall not be submitted.
30. That the debris shall not be dumped on the Municipal ground only.
31. That the board displaying the details of development of the work shall be displayed at site.

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32. That the necessary remarks for construction of SWD will not be obtained from Dy.Ch.Eng.(S.W.D.) City and Central Cell before asking for plan approval.
33. That the N.O.C. from Dy.Ch.E.(S.P.) P&D for proposed sewer line shall not be submitted before C.C.
34. That the Regd. U/T for apprising the Rehab. Tenant / User / prospective buyers regarding contravening toilets shall not be submitted before C.C.
35. That the copy of PAN card of the applicant shall not be submitted before C.C.
36. That the precautionary measures to avoid dust nuisance such as erecting C.C.I. sheet screens at plot boundaries upto reasonable height shall be provided before demolition of existing structures at site.
37. That the fresh P.R. Card in the name of owner shall not be submitted before C.C.
38. That the revalidation of U.L.C. N.O.C. shall not be submitted before C.C.



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M. H. ALFARAKI

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39. That the construction activity for work of necessary piling shall not be carried out by employing modern techniques such as rotary drilling, micropiling etc. Instead of conventional jack and hammer to avoid nuisance damage to adjoining buildings.

40. That the N.O.C. from E.E.T. & C. shall not be obtained for the parking before C.C.

41. That Regd. U/T for minimum Nuisance during construction activity shall not be submitted before C.C.

42. That the work shall not be carried out between 7.00 A.M. to 7.00 P.M. only.

43. That the G.I. Sheet screens at plot boundaries upto adequate height to avoid dust nuisance shall not be provided before demolition of existing building.

44. That the precautionary measures to avoid nuisance due to dust, such as providing G.I. Sheets at plot boundaries upto reasonable height shall not be taken.

45. That remarks from E.E. (M & E) for ventilation shall not be submitted.

46. That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria, etc. is made to the Insecticide Officer of the concerned Ward Office and provision shall be made as and when required by Insecticide Officer for inspection of water tanks by providing safe and stable ladder, etc. and requirements as communicated by the Insecticide Officer shall be complied with.

47. No main beam in a R.C.C. framed structure shall not be less than 230 mm wide. The size of the columns shall also not be governed as applicable I.S. codes.

48. All the cantilevers (Projections) shall not be designed for five times the load as per IS Code 1993-2002 including the columns projecting beyond the terrace and carrying the overhead water storage tank, etc.

49. In R.C.C. framed structures, the external walls shall not be less than 230 mm in brick masonry or 150 mm autoclaved cellular concrete block excluding plaster thickness as circulated under No. CE/PD/1945/1 of 2.2.2006.

50. That the final order that may be passed by Hon'ble Supreme Court in pending SLP's shall not be obeyed.

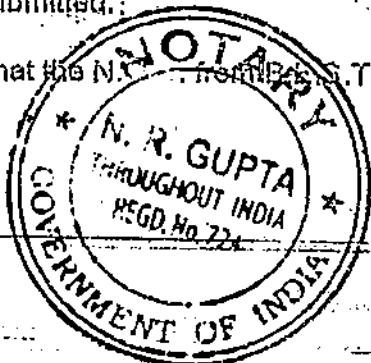
51. That the order of Supreme Court to not to claim any equity in respect of construction if any, made as per permission granted, shall not be agreed upon.

52. That the order of Supreme Court to not to grant third party right without leave of court shall not be agreed upon.

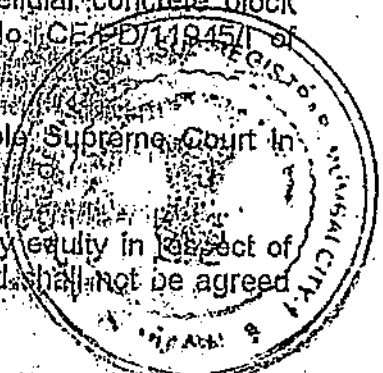
53. That the N.O.C. from U.L.C. for amalgamation point of view shall not be submitted.

54. That the N.O.C. from M.B.S.T. for meter room shall not be submitted.

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55. That the N.O.C. from M.T.N.L. for M.T.N.L. room shall not be submitted.

(B) THE FOLLOWING CONDITIONS TO BE COMPLIED WITH BEFORE FURTHER C.C. OF SUPER STRUCTURE :

1. That the requirement of N.O.C. from C.A., U.L.C & R. Act, will not complied with before starting the work above plinth level.
2. That the plinth dimensions shall not be got checked from this office before asking for further C.C. beyond plinth.
3. That the Structural stability certificate through Regd. Structural Engineer regarding stability of constructed plinth shall not be submitted before asking for C.C. beyond plinth.
4. That the compliance of necessary remarks for construction of SWD will not be submitted before granting full C.C. for the said building.

(C) THE FOLLOWING GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE GRANTING O.C.C. TO ANY PART OF THE PROPOSED BUILDING :

1. That the conditions mentioned in the clearance under No. C/ULC/D-III/22/7763 dated 31.08.2004 obtained from Competent authority under U.L.C & R. Act, 1976 will not be complied with.
2. That the separate vertical drain pipe, soil pipe with a separate gully trap, water main, O.H. Tank, etc. for Maternity Home/Nursing Home, user will not be provided and the drainage system of the residential part of the building will not be affected.
3. That some of the drains will not be laid internally with C.I. Pipes.
4. That the dust-bin will not be provided as per C.E.'s circular No. CE/9297/II of 26-6-1978.

That the surface drainage arrangement will not be made in consultation with E.E.(SWD) or as per his remarks, and a completion certificate will not be obtained and submitted before applying for occupation certificate/B.C.C.

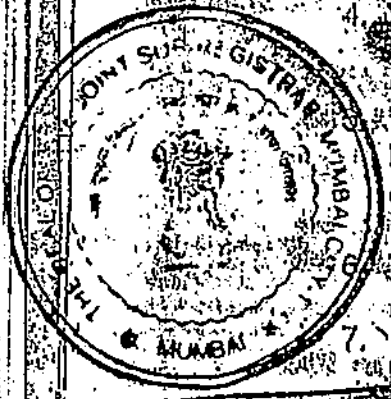
6. That 10.0' wide paved pathway upto staircase will not be provided.
7. That the surrounding open spaces, parking spaces and terrace will not be built upon and will not be leveled and developed before requesting to grant permission to occupy the building or submitting the B.C.C. whichever is earlier.

That the name plate/Board showing Plot No, name of the building etc. will not be displayed at a prominent place.

8. That carriage entrance shall not be provided.
10. That the parking spaces shall not be provided as per D.C. Regulation No.36.

That B.C.C. will not be obtained and I.O.D. and debris deposit etc. will not be claimed for refund within a period of 5 years from the date of its payment.

That the N.O.C. from Inspector of Life, P.W.D. Maharashtra, will not be obtained and submitted to this office.



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13. That the Drainage completion certificate from (S.P.) (P&D) City for provision of Septic Tank/Soak pit will not be submitted.
14. That the Drainage completion Certificate from A.E. (B.P.) City for House drain will not be submitted & get accepted.
15. That every part of the building construction and more particularly overhead tank will not be provided as with the proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder etc.
16. That final N.O.C. from Assit. Commissioner (Estates)/ MHADA/ C.F.O./ Tree Authority shall not be submitted before asking for occupation permission.
17. That the compliance of N.O.C. from H.E. will not be made and certificate to that effect will not be submitted.
18. That the fresh property card in the name of the owner shall not be submitted.
19. That the vermiculture bins for the disposal of wet waste as per design and specifications of organization or companies specialized in this field as per furnished by Solid waste Management of M.C.G.M. shall not be provided.
20. That the installation of Rain Water Harvesting scheme as per the State Govt.'s directives u/No. TPB 432001/2133/CR-230/01/UD-11 dated 10<sup>th</sup> March 2005 shall not be provided before applying for occupation permission.
21. That the N.O.C. from Ch. Eng. (M & E.) for mechanised parking shall not be submitted.
22. That the N.O.C. from MHADA for amalgamation point of view shall not be submitted before redevelopment of any cessed structure of adjoining plot.

**THE FOLLOWING CONDITIONS TO BE COMPLIED WITH BEFORE D.C.C.:**

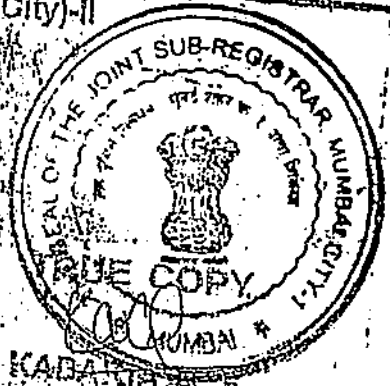
That certificate under Section 270-A of M.M.C. Act will not be obtained from H.E.'s Department regarding adequacy of water supply.

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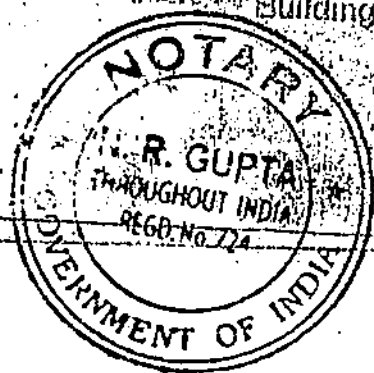
No. EB/ 741/A/A OF 03/03/07

1. Shri. Kadakla N.K. Licensed Surveyor  
Sardar Griha Building,  
Room No. 176, 4<sup>th</sup> floor,  
198, L.T. Road,  
Crawford Market, Mumbai- 400 002.

2. Assit. Commissioner 'A' Ward,
3. A.E.W.W. 'A' Ward,
4. Dy. A. & C. City
5. O.S. (B.P.) City.



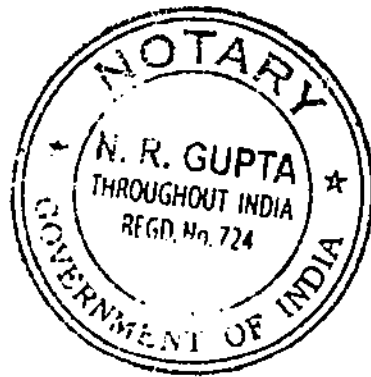
Executive Engineer  
Building Proposals (City)-II







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



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KADAKIA N. K.  
Licensed Surveyor

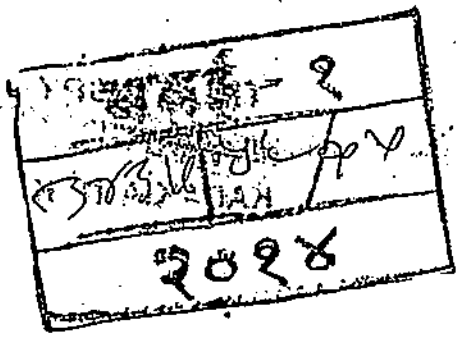
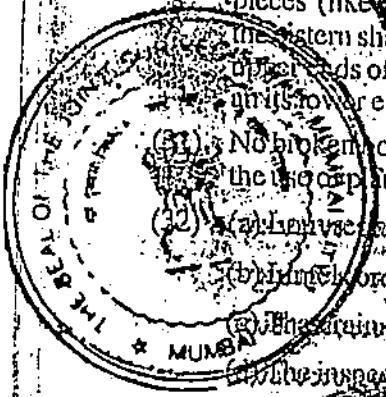


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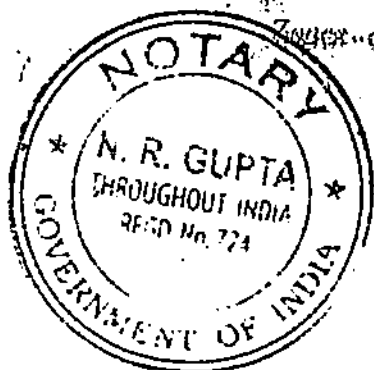
- (20) This Intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further arrangements of obtaining No Objection Certificate from the Housing commissioner under Section 13 of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 3-47 (1) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 13 of the Maharashtra Regional and Town Planning Act, 1966, (12 of the Town Planning Act), will be withdrawn.
- (21) If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following:
  - (i) Specific plans in respect of evicting or rehousing the existing tenants on hour stating their number and area in occupation of each.
  - (ii) Specifically signed agreement between you and the existing tenants that they are willing to avail alternative accommodation in the proposed structure at standard rent.
  - (iii) Plans showing the phased programme of construction has to be duly approved by this office before commencing the work so as not to contravene at any stage of construction, the Development control Rules relating to open spaces, light and ventilation of existing structure.
- (22) In case of extension to existing building, blocking of existing windows of rooms deriving light and its front and sides should be done first before starting the work.
- (23) In case of additional floor no work should be start or during monsoon which will same arise water leakage consequent nuisance to the tenants staying on the floor below.
- (24) The bottom of the over hand storage work above the finished level of the terrace shall not be more than 10 cms.
- (25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Authorities, where necessary is obtained.
- (26) It is to be understood that the foundations must be excavated down to hard soil.
- (27) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- (28) The water arrangement must be carried out in strict accordance with the Municipal requirements.
- (29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.
- (30) All gully traps and open channel drains shall be provided with right fitting mosquito proof covers made of iron plates or hinges. The manholes of all jisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screw highly serving the purpose of a lock and the warning pipes of the ribbet pretressed with screw or dome shaped pieces (like garden mari rose) with copper pipes with perforations each not exceeding 1.5 mm. in diameter. The system shall be made easily, safely and permanently a ceasible by providing a firmly fixed iron ladder. The ends of the ladder should be earmarked and extended 40 cms. above the top where they are to be attached to the wall or ends in cement concrete blocks.
- (31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to be used as coping glass for coping over compound wall.
- (32) (a) All private drains should be provided as required by Byelaws No. 100 & 101 of the Municipal Corporation Act.  
 (b) All public drains should be provided under Door and Window openings.  
 (c) The drains should be laid as required under Section 234 of the Municipal Corporation Act.  
 (d) The inspection chamber should be placed inside and outside.
- (33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so at your own risk.

M/S. SUNRISE LIFESTYLES & HOMES PVT. LTD.  
SIGN. OF OWNER

KADAKIA, N. R.  
SIGN. OF OFFICER



*[Signature]*  
Executive Engineer, Building Propn  
Greater City - Mumbai



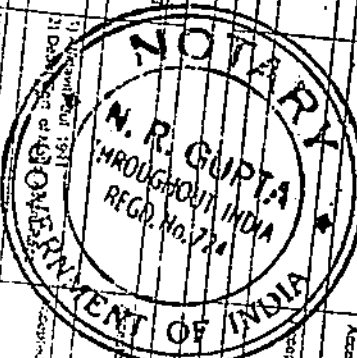
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Sl. No.	Name of Tenants	Name of Occupant	Floor	Room No.	Area Sq. Ft.	RESI	COMM	INDU	MIS	TOTAL	No. of Windows	No. of Doors	No. of Balconies	No. of Stairs	No. of Lifts	No. of Pools	No. of Other Amenities	Date of Construction	Remarks
<b>THIRD FLOOR</b>																			
12	Smt. Vandana Mohd. (Lalji)	Azmat Abdul Khaliq Mohd. Siddique	3rd Fl.	14	RESI	43.80	51.07			94.87								Jun - 1992	
13	Smt. Vandana Mohd. (Lalji)	Azmat Abdul Rahim Mohd. Siddique	3rd Fl.	15	RESI	42.33	51.28			93.61								May - 1995	
14	Almond Ebrahim Ghogani	Almond Ebrahim Ghogani Mohd. Idris Almond Ghogani	3rd Fl.	16 & 17	RESI	62.85	76.15			139.00								Jun - 1993	
<b>FOURTH FLOOR</b>																			
15	Hayat Mohd. Ismail	Hayat Mohd. Ismail Fazal Hayat Ismail Khatir Hayat	4th Fl.	18 & 19	RESI	76.83	100.25			177.08								Jun - 1995	
16	Mohd. Adam Raza (Lalji)	Mrs. Shereban Adam Raza	4th Fl.	20	RESI	30.28	39.51			69.79								Mar - 1995	
17	Mohd. Adam Raza (Lalji)	Ashraf Adam Raza	4th Fl.	21	RESI	31.06	40.63			71.69								Jun - 1995	
<b>TOTAL</b>																			
127.44																			
91.52																			
138.96																			
138.96																			
<b>GRAND TOTAL</b>																			
138.96																			
91.52																			
230.48																			

- NOTES:
- Total Built up area **1056** Sq. M. (11117 Sq. Ft.)
  - The carpet area of the tenement and tenant/occupant are verified and certified on the basis of the documents submitted by the applicant and physical verification of the site.
  - This statement should be read with this office letter No. **182/27/1993/11/15**
  - And the necessary consent are also verified.

M/S. SUNRISE LIFESTYLES & HOMES PVT. LTD.  
SIGN. OF OWNER  
*Arvind Kumar*  
*Shankar Ram*  
*Kadaria W*



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*Arvind*  
*Shankar*  
*Kadaria W*



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

EC/11  
and West. B. B. Form No. II  
Municipal Office,  
Bombay, 18-9-1998

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

BBFC/5634/A/A  
No. E. B./CE/ BS:A of 1998 -1999

MEMORANDUM

Municipal Office,  
Bombay... 18-9-1998

To:  
The Director  
Beauty Home and Quick Finance Co.,  
C/14, Sitaram Building, Dr. D.N. Road,  
Mumbai-400 001.

With reference to your Notice, letter No. 3200 dated 3-2-97, 199 and delivered on 11-2-97, 199 and the plans, Sections, Specifications and Description and further particulars and details of your building at on G.S. No. 1/1492 of East Division, D.N. Road, Mumbai furnished to me under your letter, dated 199. I have to inform you that I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Bombay Municipal Corporation Act, as amended up-to-date, my disapproval by the following reasons :-

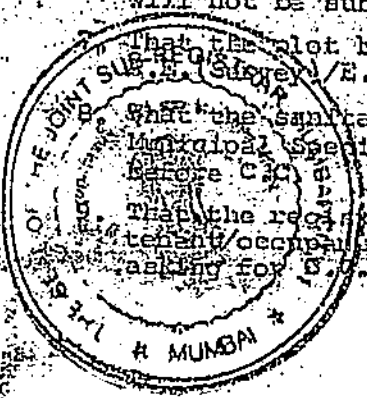
(A) FOLLOWING CONDITIONS TO BE COMPLIED WITH BEFORE COMMENCEMENT OF THE WORK UP TO PLINTH LEVEL

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 plot boundaries will not be got demarcated from competent authority and that the compound wall will not be 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 before starting the work as per D.C. Regulation No. 38(27).
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 etc. and will not be levelled, rolled, consolidated and sloped towards road side, before starting the work.
4. That the specifications for layout/D.O./or access roads will not be completed before starting the construction work and the access to the land will not be developed accordingly including providing street lights and S.W.D.; the Completion Certificate will not be obtained from E.E. (R.C.)/E.E. (S.W.D.) of City before submitting Building Completion Certificate.
5. That the Structural Engineer will not be appointed, Supervision memo as per Appendix XI (Regulation 5(3)(ix)) will not be submitted by him and demolition and reconstruction work shall not be carried out under strict supervision of the Structural Engineer all the time.
6. 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.

That the plot boundaries will not be got demarcated at site through S.S. Survey / E.E. (T&C) / E.E. (D.P.) / D.I.L.R. before applying for C.C.

That the sanitary arrangement shall not be carried out as per Municipal Specifications, and drainage layout will not be submitted before C.C.

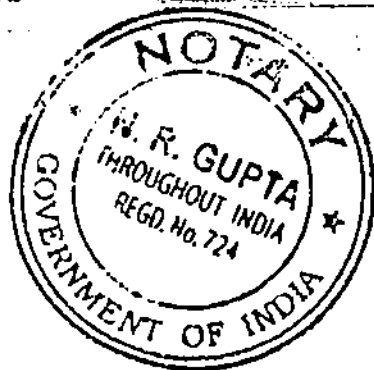
That the registered Agreement, Court Consent terms with the existing tenant/occupants alongwith the plans will not be submitted before asking for S.C.



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P.t.o.

Handwritten signatures and initials.



EXECUTIVE ENGINEER (A - Dn.)  
M.B. R. & R. Board

DEPUTY ENGINEER (A - Dn.)  
M.B. R. & R. Board

KADAKIA H. K.  
SIGN. OF LICENSED SURVEYOR

M/S. SUNRISE LIFESTYLES & HOMES PVT. LTD.  
SIGN. OF OWNER

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( ) That proper gutters and down pipes are not intended to be put to prevent water from the eaves of the roof on the public street.

( ) That the drainage work generally is not intended to be executed in accordance with the requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and the requirements, but not otherwise you will be at liberty to proceed with the said building or work at any time before the 17th day of May 1925 but not to contravene any of the provisions of the said Act, as amended as aforesaid or any rules, regulations or by-law made under that Act at the time in force.

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

*Neel*  
*Beccaria Engineer, Building Proposals*  
*Zona, C. B. P. Works*

**SPECIAL INSTRUCTIONS:**

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

(2) Under Section 53 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Bombay has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 345 of the said Act.

(3) Subject to the conditions of the Sanction and as fixed in the block plan, the person liable to pay property tax is required to give notice of erection of a new building or of the occupation of a building which has been vacant to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus, compliance with this provision is punishable under Section 471 of the Act, in respect of the fact that the erection of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion or occupation is effected by the Assessor and Collector's Department.

(4) Your attention is further drawn to the provision of Section 353-A about the necessity of submitting an occupation certificate with a view to enable the Municipal Commissioner for Greater Bombay to inspect your premises and to grant a permit for occupation and to levy penalty for non-compliance under Section 471 if necessary.

(5) Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (a) of the Bombay Municipal Corporation Act.

(6) One more copy of the block plan should be submitted for the Collector, Bombay, Saharba District.

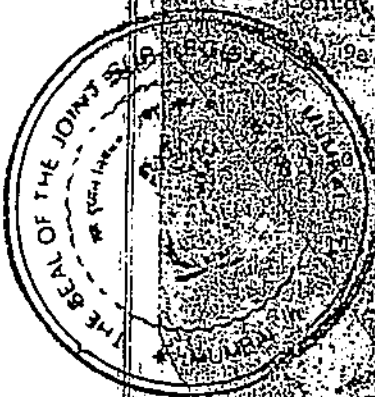
(7) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector, Bombay, Saharban District before the work is started. The Non-Agricultural assessment shall be paid at the rate that may be fixed by the Collector, under the Land Revenue Code and Rules thereunder.

Your attention is drawn to the notes accompanying this Intimation of Disapproval.

(8) That the Indemnity Bond, the Indemnifying the M.C.C. for damages, risks, accidents, etc. to say in person and an undertaking regarding no nuisance will not be submitted before starting the work.

(9) That the existing structure proposed to be demolished will not be demolished or necessary Phase Programme with the agreement will not be submitted and got approved before C.C. approval.

(10) That the requirements of N.C.C. of Chief Fire Officer, Urban Heritage Conservation Committee will not be obtained and the requisitions, if any, will not be complied with before occupation certificate/N.C.C. respectively.



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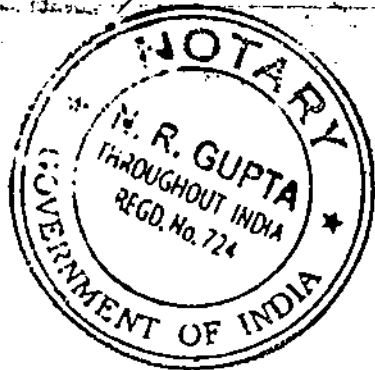
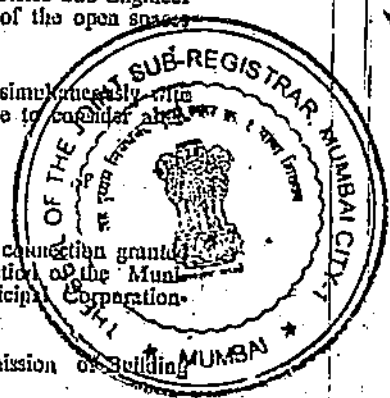
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NOTES

- (1) The work should not be started unless objections are complied with.
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencement of the work and during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained for any shed to house and store for constructional purposes. Residence of workmen shall not be allowed on site. The temporary structures for storing constructional materials shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted along with the building completion certificate.
- (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site for workers, before starting the work.
- (5) Water connection for constructional purposes will not be given until the hoarding is constructed and application is made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presumed that Municipal water has been consumed on the construction works and bills preferred against them accordingly.
- (7) The hoarding or screen wall for supporting the deposits of building materials shall be situated before starting any work even though no materials may be expected to be stored in front of the property. The scaffoldings, bricks, metal, sand, preps debris, etc., should not be deposited over footpaths or public street by the owner/architect/their contractors, etc. without obtaining prior permission from the Ward Officer of the area.
- (8) The work should not be started unless the manner in obviating all the objections is approved by this department.
- (9) No work should be started unless the structural design is approved.
- (10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open space and dimension.
- (11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative sites to avoid the excavation of the road and footpath.
- (12) All the terms and conditions of the approved layout/sub-division under No. should be adhered to and complied with.
- (13) No Building/Drainage Completion Certificate will be accepted non water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- (14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- (15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting lighting and drainage before submission of the Building Completion Certificate.
- (16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- (17) The surrounding open spaces around the building should be consolidated in concrete having broken glass pieces at the rate of 125 cubic metres per 10 Sq. metres below payment.
- (18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- (19) No work should be started unless the existing structures proposed to be demolished are demolished.
- (20) This Intimation of Disapproval is given exclusively for the purposes of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13(h) (II) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347(1) (a) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanction will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, (12 of the Town Planning Act), will be withdrawn.

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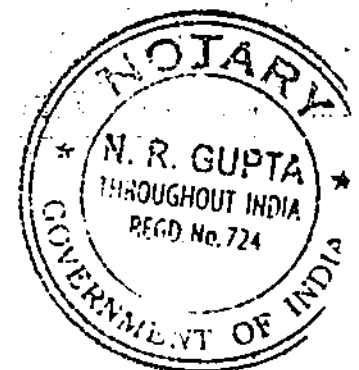




- (21) If it is proposed to demolish the existing structures by negotiations with the tenants in the following circumstances, the work as per approved plans should not be taken up in hand unless the Engineer is satisfied with the following:
  - (i) Specific plans in respect of evicting or rehousing the existing tenants on your plan number and the area in occupation of each
  - (ii) Specifically signed agreement between you and the existing tenants that they are willing to avail of the alternative accommodation in the proposed structure at standard rent.
  - (iii) Plans showing the phased programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development Control Rules regarding open spaces, light and ventilation of existing structure.
- (22) In case of extension to existing building, blocking of existing windows of rooms deriving light and air from other sides should be done first before starting the work.
- (23) In case of additional floor no work should be started during monsoon which will cause water leakage and consequent nuisance to the tenants staying on the floor below.
- (24) The bottom of the over head storage work above the finished level of the terrace shall not be more than 1 metre.
- (25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary, is obtained.
- (26) It is to be understood that the foundations must be excavated down to hard soil.
- (27) The positions of the tenants and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- (28) The water arrangement must be carried out in strict accordance with the Municipal requirements.
- (29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Bombay, as required in Section 381-A of the Municipal Corporation Act.
- (30) All gully traps and open channel drains shall be provided with right fitting mosquito proof covers made of wrought iron plates or hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof lugged cast iron cap over in one piece, with locking arrangement provided with a bolt and nut screwed on tightly serving the purpose of a lock and the warning pipes of the ribbet pretressed with screw or dome shape pieces (like a gully mari rose) with copper pipes with perforations each not exceeding 1.5 mm in diameter. The cistern shall be made easily, safely and permanently accessible by providing a firmly fixed ladder, the upper ends of the ladder should be earmarked and extended 60 cms. above the top where they are to be fixed and its lower ends in cement concrete blocks.
- (31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles and not to the use of plane glass for coping over compound wall.
- (32) ~~That the work should be insured under the Insurance Policy to cover the cost of the work and also that the work should be carried out in accordance with the provisions of the Workmen's Compensation Act, 1923, and that the work should be carried out in accordance with the provisions of the Workmen's Compensation Act, 1923, and that the work should be carried out in accordance with the provisions of the Workmen's Compensation Act, 1923.~~
- (33) If the proposed addition is intended to be carried out on old foundations and structures, you will do so at your own risk.

*[Signature]*  
 Executive Engineer, Building Dept.  
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 18/7/19

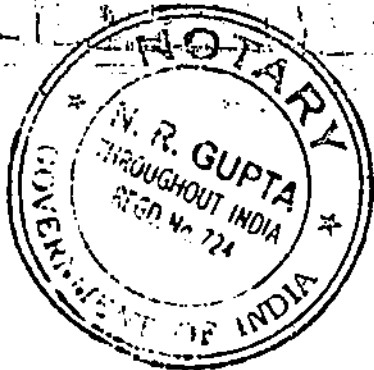
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(C) THAT THE FOLLOWING GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE GRANTING OCCUPATION CERTIFICATE TO ANY PART OF THE PROPOSED BUILDING

1. That the conditions mentioned in the clearance under No. C/ULC/D.III/22/6267 dt. 22-4-97 obtained from Competent Authority under U.A. (C. & R.) Act, 1976 will not be complied with.
2. That the separate vertical drain pipe, soil pipe with a separate gully trap, water main, O.H. Tank, etc. for Maternity Home/Nursing Home, user will not be provided and the drainage system of the residential part of the building will not be affected.
3. That the some of drains will not be laid internally with C.I. pipes.
4. That the dust bin will not be provided as per C.E.'s Circular No. CE/9297/II of 26.6.1978.
5. That the surface drainage arrangement will not be made in consultation with D.E. (S.W.D.) or as per his remarks and a Completion Certificate will not be obtained and submitted before applying for Occupation Certificate/B.C.C.
6. That 10'-0" wide paved pathway upto staircase will not be provided.
7. That the surrounding open spaces, parking spaces and terrace will not be kept open and unbuilt upon and will not be levelled and developed before requesting to grant permission to occupy the building or submitting the B.C.C. whichever is earlier.
8. That the name plate/board showing Plot No. name of the building etc. will not be displayed at a prominent place.
9. That carriage entrance shall not be provided.
10. That the parking spaces shall not be provided as per D.C. Regulation No. 36.
11. That B.C.C. will not be obtained and T.O.D. and debris deposit etc. will not be claimed for refund within a period of 6 years from the date of its payment.
12. That the Drainage Completion Certificate from E.E. (S.P.) P&D City for provision of septic tank/soak pit will not be submitted.
13. That every part of the building construction and more particularly overhead tank will not be provided as with the proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder etc.
14. That the final N.O.C. from M.H.A.D.A. shall not be submitted.
15. That some parts of the building will be handed over to the occupants without obtaining the Occupation Certificate to that effect from this office.

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contd...

- (A) 12. That the basement will not comply with the basement Rules and Regulations and registered Undertaking for not misusing the basement will not be submitted before C.C.
  - 13. That the qualified/registered Site Supervisor through Architect/Structural Engineer will not be appointed before applying for G.C. and the demolition and reconstruction work shall not be carried out under the supervision of the qualified/registered Site Supervisor all the time.
  - 14. That extra water and sewerage charges will not be paid to A.B.W.A-ward before C.C.
  - 15. That the premium/deposits as follows will not be paid -
    - (i) Development charges as per M.S. & T.P. (Amendment) Act, 1992
    - (ii) Balcony enclosure fees and open space deficiency premium
    - (iii) Insecticide charges
    - (iv) Labour fees and security deposit (and premium for R.G. condonation)
  - 16. That the extra ground rent/penalty, premium for breaches in lease, if any, will not be paid to Ward Officer (Estates) Office and receipts thereof will not be submitted to this office and their specific N.O.C. for the redevelopment will not be submitted.
  - 17. That the N.O.C. from M.N. & A.D. Board will not be revalidated and all relevant conditions will not be complied with.
  - 18. That the registered Undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible F.S.I. shall not be submitted before asking for C.C.
  - 19. That the work will not be carried out strictly as per approved plan and in conformity with the D.C. Regulation in-force.
  - 20. That the stability of the adjoining building in this plot and other buildings/structures in adjoining plots shall be disturbed and an registered Undertaking to that effect stating therein that none of the part or parts of the building which is proposed to be retained will not be disturbed, will not be submitted.
  - 21. That the N.O.C. from the B.S.T. for the electric sub-station and its approval will not be submitted.
  - 22. That the registered Agreements with the occupants of non-cessed structures and relevant Court consent terms will not be submitted.
  - 23. That the light/ventilation of the abutting part of the building to be retained will be disturbed due to the Flour Mill now proposed.
  - 24. That the work of the building rehousing the tenants will not be completed prior to the commencement of the work of the proposed Hotel Building.
  - 25. That the parking layout will not be got approved from M.P. & P.
  - 26. That N.O.C. from Traffic Police Deptt. regarding the proposed hotel building will not be obtained and submitted.
- (B) FOLLOWING CONDITIONS TO BE COMPLIED WITH BEFORE FURTHER C.C. OF SUPERSTRUCTURE

- 1. That the requirements of N.O.C. from C.A., U.L.C. & R. Act, will not be complied with before starting the work above plinth level.

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(D) FOLLOWING CONDITIONS TO BE COMPLIED WITH BEFORE B.C.C.

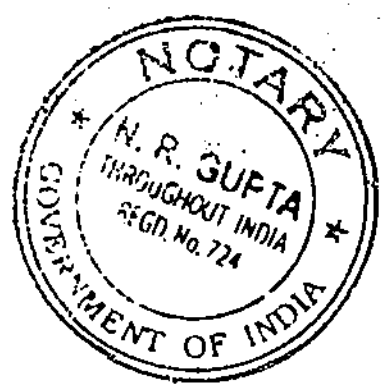
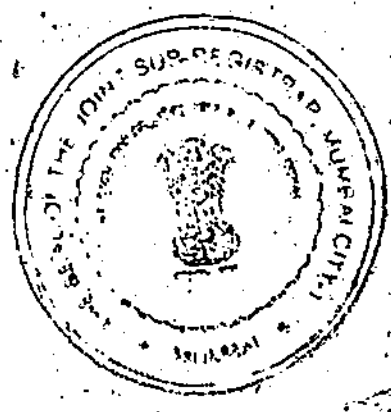
1. That Certificate under Section 270A of B.M.C. Act will not be obtained from H.E.'s Department regarding adequacy of water supply.

*[Signature]*  
 Executive Engineer-II  
 Building Proposals (City)

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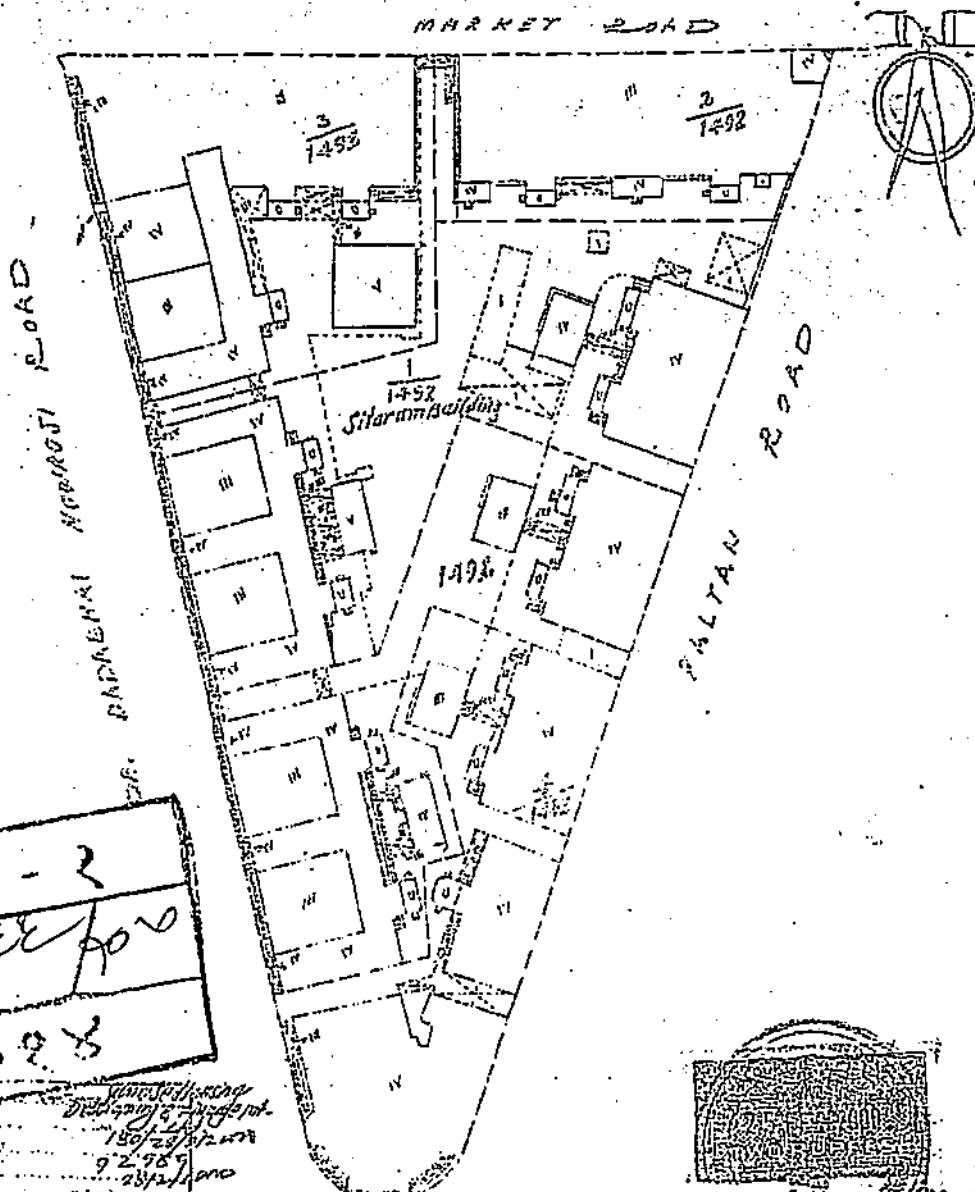
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**FIELD EXTRACT**  
 CHDASTRAL SURVEY SHEET No. 85,  
 THIRD E.D. 1955 (of 5)  
 CHDASTRAL SURVEY Nos. 1/1482, 2/1492, 3/1492,  
 4/1532, 5/1492  
 OF  
 FORT DIVISION  
 SCALE: 1 CM. = 5 METRES.



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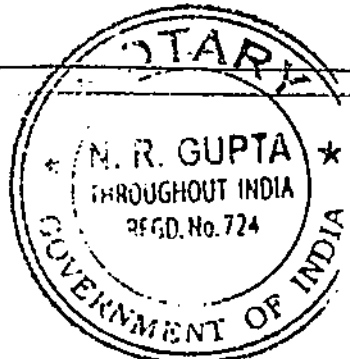
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 Date of issue 6/3/2000



ASST. SUPERINTENDENT

SUPERINTENDENT

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MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. EEBPC/741/A/A of 8/12/2010

COMMENCEMENT CERTIFICATE

To, M/S Beauty Lite Style - Homes Pvt Ltd, C/132, Sitaram Bldg, Dr D.N. Road, Mumbai - 400 004

Stamp: Ex. Eng. Bldg. Proj. (City-II), E Ward, Municipal, 10, S. K. Hafizuddin Rd, Mumbai - 400 006. Includes handwritten numbers 3030, 20/90, and 2028.

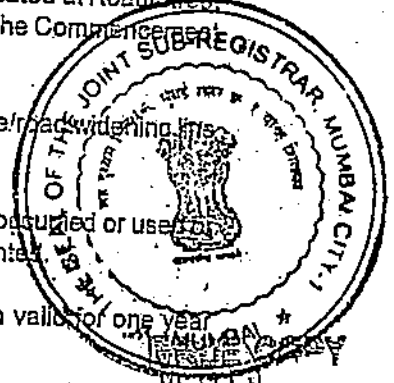
Sir,

With reference to your application No. 2637 dated 30/08/04 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 existing building

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. 4/1492 & 1493, Division/Village/Town Planning Scheme No. Fort Division Situated at Road/Street Dalton Road Ward 'A' the Commencement

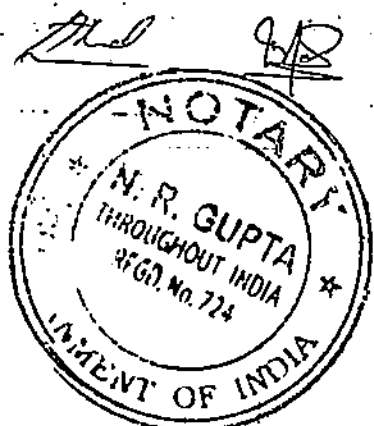
Certificate/Building permit is granted on the following conditions:-

- 1) The land vacated in consequence of the endorsement of the setback line/road widening etc shall form part of the public street.
2) That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3) The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4) This permission does not entitle you to develop land which does not vest in you.
5) This Commencement Certificate is renewable every year but such extended period shall in no case exceed three years; provided further that such laps 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 his 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.



Signature: RAUAKIA K. Measured Surveyor

P.T.O.



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. M.S. Ubade 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 7<sup>th</sup> December 2011.

*THIS C.C. IS ISSUED UP TO TOP OF BASEMENT AS PER APPROVED PLAN DATED 29/06/09.*

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

*M.S. Ubade*  
Assistant Engineer  
Building Proposals (City)/(R&R)

For MUNICIPAL COMMISSIONER FOR GREATER MUMBAI.

EB/741/A/A 22/6/2012  
EB/5034/A/A

This C.C. is now further extended for phase-1 i.e. for part basem + part ground + part 1st to 5th floor of wing B' & entire C.C. for wing C', i.e. basement + ground + 10th upper floor as per approved plan dated 15-5-2012 & as per approved phase program date 21-6-2012

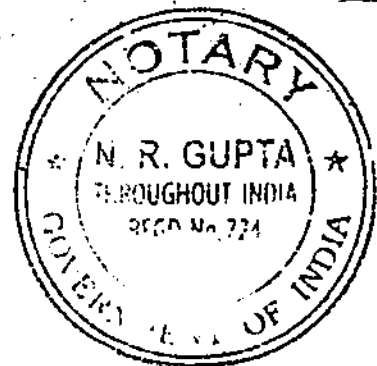
EB/741/A/A 5th. 5/4/2013  
EB/5034/A/A

This C.C. is re-endorsed as per approved amended plan dtd. 4/2/2013 and further extended for 7th & 8th upper floors of wing B' for phase 1 as per approved phase program dtd. 12/03/2013

*HEB PCC*

*HEB PCC*

बवई - १	
3830	१६/१२
२०१४	



his heirs,  
or under

section 45

Per

al Authority  
for Mumbai.

nt Engineer  
(City)/(R&R)

R MUMBAI.

bt below

c.c. for

per app

ym date

CC/J-11

For file

as per

spct

4/8

**बृहन्मुंबई विद्युत पुरवठा आणि परिवहन उपक्रम, (बृहन्मुंबई महानगरपालिका)**  
वेस्ट भवन, वेस्ट मार्ग, कोलाबा, मुंबई - ४००००९. (सर्वसाधारण विद्युत ग्राहक)

**AHMED, EBRAHIM GHOGHARI**  
3RD FL R 16-17 BLK-L SITARAM BLDG  
PALTON RD 400001

विद्युत ग्राहक विभाग : **SOUTH**  
सापकत : **04** विभाग : **A**  
देयकाचा महिना : **Feb-2006**

**BILL-DRAFT** माहक क्रमांक/ Cons. No. **327-133-031\*6**

देयकाचा कालावधी / Period of Bill <b>06/12/2005 - 03/02/2006</b>	** देयक महिन्याचे दिनांक ** <b>16/02/2006</b>	प्रावधानीय रक्कम (₹.) / Amount to Pay Rs. <b>3816</b>	देय दिनांक / Due Date <b>09/03/2006</b>
--	--	--	--

Meter No./मीटर क्र. (१)	G871237 (२)	(३)	(४)
M. Type/Size/मी. प्रकार/आकार.	8		
Tr ED Code/दर/विद्युत कर संहिता	01 / 011		
Current Rdp / विद्यमान दर.	45477		
Prev Reading / मागील पाचव.	44410		
Multiplying Factor/गुणक.	1.000		
Consumed / वापरलेले युनिट.	1067		
Tariff Cost / विद्युत मूल्य रु.	2417.75		
Electricity Duty / विद्युत कर रु.	374.17		
FAC / म.प. 10 रु. व.	700.35		
M. Tax / कर रु. ६०:	160.05		
Meter Rent / मीटर भाडे रु.	2.00		
Total / एकूण रु.	3654.32		
एकूण रक्कम (सर्व मोटे सहित) रु. CRIB Adj. रक्कम / म.प. रु.	3654.32		
	32.01		

बुबई - १

२०१४

नोटिस: या देयकात दाखविलेली मागील नाकी रक्कम **NOT APPLICABLE** कारण अद्याप भरलेली नाही हे देयक निव्वालेला दिनांकापासून संपन्न दिवसात बरोबर नाकी रक्कम न भरल्यास विद्युत अधिनियम १९९० अनुसार आपल्या आणि विद्युत पुरवठा खांदीत केला जाईल, बरोबर नाकी रक्कम व पुन: जोडणी आकार भरल्यास पुन: जोडणी केली जाईल. या नोटिसमुळे पुढील नोटिस रद्द होत नाही

* Arrears / मागील नाकी रु. <b>0.24 *</b> D.P. Charge / विलंब अन्कार रु. <b>129.24</b>	मार्गल-१० महिन्यांच्या कालावधीत वापरलेले युनिट
<b>TOTAL COST / एकूण रक्कम रु. : 3815.81</b>	मीटर (१)      मीटर (३)      मीटर (४)
परतला रु. / Installation No. <b>0070852</b>	१२१६/२
संभारण रु. / Service No. <b>0025974</b>	1334/2
मदुर भार / Section Load <b>0.24 KW</b>	1253/2
	1130/2
अनन्य रक्कम / Deposit Amt. <b>0.00</b>	1105/2
	Avg: 570

मासिक देयक (₹.) <b>7562.24</b>	मासिक देयक (₹.) <b>7562.00</b>	देयकाचा दिनांक * (१-२) <b>10/01/2006</b>	अखेर दिनांकपर्यंत रक्कम देण्याचा क्रम <b>14/02/2006</b>
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**विद्युत ग्राहकास सूचना**  
BEST not authorised anybody to collect cash at site  
\*Less CR and ADJ includes :  
ADD ADJ CD: 08 AMT 32.01  
Arrears of Maharashtra Tax under code 08 and 48  
Consumer Grievance Redressal Forum-BEST Ph: 22853561  
For Billing complaints: Complaint Officer, Consumer(s)  
2nd Floor, Multistoried Annexe. Bldg, Electric House,  
Colaba, Mum-1 Tel.no. 22881483 & 22856262 ext 552  
For Supply complaints: Complaint Officer, Commercial-s  
1st Floor, Electric House, Colaba, Mumbai-1  
Tel.no. 22856262 ext 516

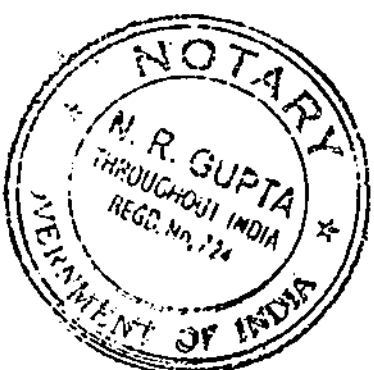
श्री. क. सुराणि क  
मुख्य अभियंता (विद्युत पुरवठा)

CONSOLIDATED STAMP DUTY PAID TO REV. & FOREST DEPT. VIDE ORDER NO. MUDRANX/0415/3539/CR. NO. 619/M-1 DT 25-10-2005

CC/J-11  
For file  
as per  
spct

बृहन्मुंबई विद्युत पुरवठा आणि परिवहन उपक्रम  
#AR-6-2006 23996 CA 3816.00

Certified to be  
**TRUE COPY**  
KNO  
Account  
Kodakia N. K.





Bill No. \_\_\_\_\_  
 Room No. \_\_\_\_\_  
 Shop No. \_\_\_\_\_  
 Rs. \_\_\_\_\_  
 Includ print \_\_\_\_\_  
 Date: \_\_\_\_\_

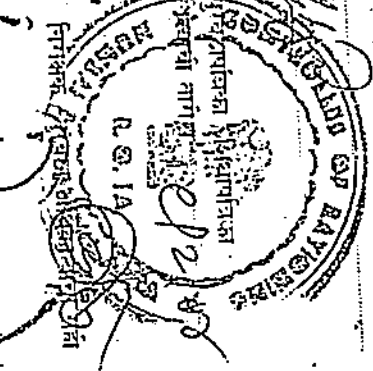
5  
 WA No. 750619

अनु क्रमांक ११/१२३५  
 नगरपालिका कार्यालय

कुटुंब प्रमुखता नव  
 ६७ नमूना पत्ता सिनाउरी वरिष्ठ कालेज रोड इकाई-१  
 कोट नगर, काठमाडौं

अज्ञान समुद्र क्षेत्रले कुटुंबाचे एकत्रित वारिष्क अमाना न. २ वरवापेक्षा-आक.  
 नव बापराज अमरबाब नारायणकुमार शारकाचे नाव  
 शारक क्रमांक / मिटर क्रमांक  
 नव वितरकाचे नाव व ठिकाण

वार्ड	नुमां	युनिट	अधिकार्याचे नाव
५	३	११	

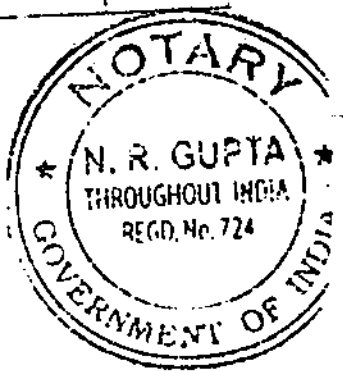
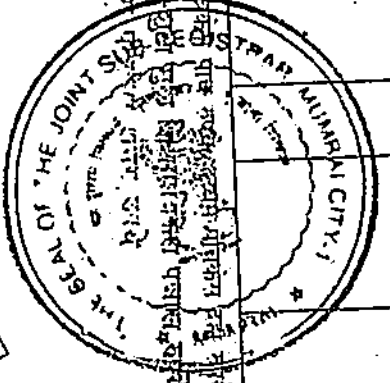


श्री. वी. सी. शर्मा  
 नगरपालिका कार्यालय  
 सिनाउरी, काठमाडौं

Certified to be  
 TRUE COPY

Architect  
 Skadakhia M. Sk.

3836	60	10
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अनु-क्रमांक	नाम	वय	कुटुंब प्रमुखता नाव	निर्वाहक अधिकार्याचे नाव
१.	कुरातुलका सांगी	३४	५० पुर्णी	
२.	नेवारी शरणाशुभ	६७	रुक्मा	
३.	जोतिरा कोशी	३७	जाना	
४.	ब्रह्मिनि धीरि	३३	जाना	
५.	शेराम शरजा	२७	जाना	
६.	जानिद	२७	जाना	
७.	शराम शरजन	२७	जाना	



**SUNRISE LIFESTYLES & HOMES PRIVATE LIMITED**  
 Registered Office : C-138, Shalimar Estate, Dr. D. N. Road, Mumbai - 400 001.

**BILL/RENT RECEIPT**

Bill No.: \_\_\_\_\_ Tenant Name: Ahmed Ebrahim Ghogari  
 Room No.: 16/17 Bldg. No.: "L" Block Rent for Month of March-2009  
 Shop No.: \_\_\_\_\_  
 Rs. 250 (Rupees Two Hundred fifty Only)

Inclusive of permitted increases upto date, accepted for above premises let out on terms & conditions printed on backside of this receipt

Date: 25/4/2009 Receiver's Sign. \_\_\_\_\_

For SUNRISE LIFESTYLES & HOMES PRIVATE LIMITED

Recd Cash

*(Signature)*

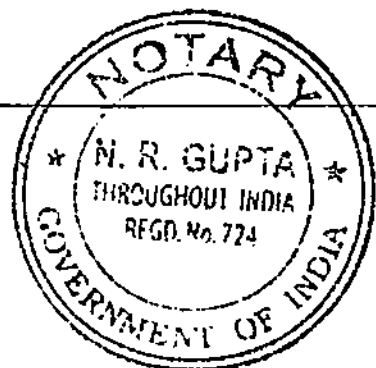
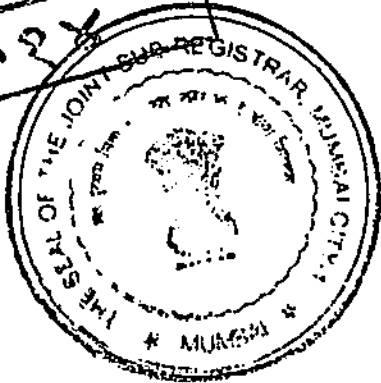
*(Signature)*

LANDLORDS

<u>बबई - १</u>
<u>38310629</u>
<u>२०१४</u>

348

<u>बबई - १</u>
<u>62</u>
<u>२०१४</u>



महा...  
 शा...  
 वि. क्र. ८०  
 10 MAR 2009  
 अधिकारी

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹ 100



सत्यमेव जयते

ONE HUNDRED RUPEES

भारत INDIA INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

KT 421101

न्यायिक न्यायालय, मुंबई  
क्र. ८००००१४  
30 MAR 2014

को. ऑप. बँक लि. मुंबई - ४०० ०३२.  
एल. एस. व्ही. क्रमांक :- ८००००१४  
क्रमांक :- ६०  
लघुवाद न्यायालय, मुंबई  
सर्वश्री/श्री/श्रीकडी  
यांना न्यायेत्तर मुद्रांक  
विकला.

BEAUTY LIFESTYLES & HOMES PVT. LTD  
OVAL HOUSE, 7TH FLOOR,  
63, BRITISH HOTEL LANE,  
OFF. NAGINDAS MASTER ROAD,  
FORT, MUMBAI - 400 001.

श्री. विनायक नंदुरकर

मुद्रांक विक्रेता

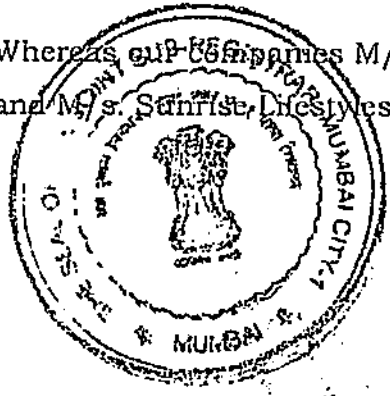
दिपाली मनोहर जोशी

बखई - १  
३४३० ७३/२०  
२०१४

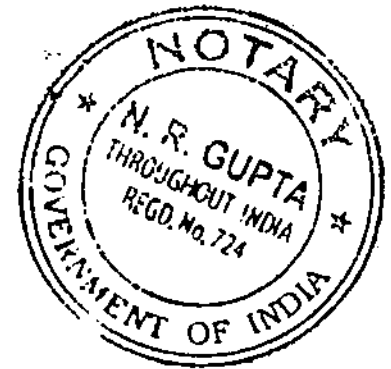
POWER OF ATTORNEY

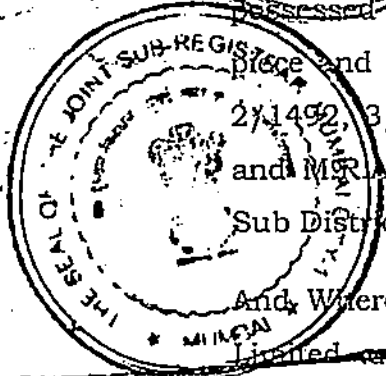
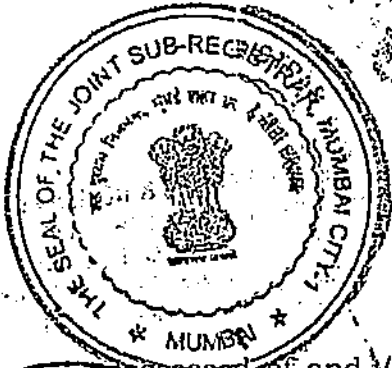
To whomsoever theses presents shall come we Mr. Abdul Razzak Birya and Mr. Zunaid A. R. Birya - both are Director authorized under Board Resolution dated 05.01.2012 of M/s. Beauty Lifestyles & Homes Private Limited and M/s. Sunrise Lifestyles & Homes Private Limited's a company registered under the Companies Act 1956 and having its registered office at 701, Oval House, 7th Floor, 63, British Hotel Lane, Fort Mumbai - 400 001. SEND GREETINGS.

Whereas M/s. Beauty Lifestyles & Homes Private Limited and M/s. Sunrise Lifestyles & Homes Private Limited is seized and



बखई - १  
१४३६ १/१४  
२०१४





possessed of and / or otherwise well and sufficiently entitled to all the piece and parcel of Land bearing Cadastral Survey Nos, 1492, 1/1492, 2/1492, 3/1492, and 4/1492 of Fort Division situated Dr. D. N. Road and M.R.A. Marg, Mumbai - 400 001 in the Registration District and Sub District Of Mumbai City - 1

And Whereas our companies M/s. Beauty Lifestyles & Homes Private Limited and M/s, Sunrise Lifestyles & Homes Private Limited are in

बजड १	
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२०१४	

process of re-development of the said property by demolishing the Old structure and constructing new building hereon and are required to enter into several Agreement for Sale, Agreement For Permanent Alternate Accommodation of Such flats and shops and other premises in the said building on Ownership basis with various persons. We are jointly or severally authorized signatories of the M/s. Beauty Lifestyles & Homes Private Limited and M/s. Sunrise Lifestyles & Homes Private Limited have accordingly executed and will execute Agreement of Sale

बजड - १	
2344	2/98
२०१४	

*[Handwritten signature]*

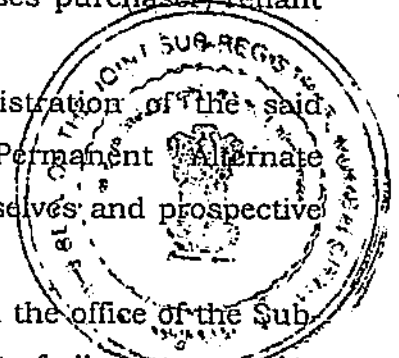


and/ or Agreement for Permanent Alternate Accommodation of such Flats / Shops / Premises.

And Whereas due to our business commitments we are unable to come to attend the office of Sub-Registrar of Assurance at Mumbai and therefore necessity has been arise to appoint some fit and proper person to do various acts, deeds and thing with regard to the registration of the Agreement for Sale, Agreement for Permanent Alternate Accommodation in respect of the Flats / Shops and other premises on the said property.

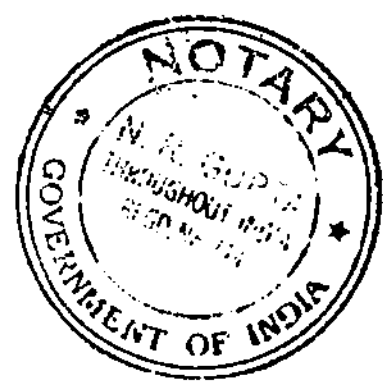
NOW KNOW YE ALL MEN AND THESE PRESENTS witness that we Mr. Abdul Razzak Biryra and Mr. Zunaid A. R. Biryra both are Directors of M/s. Beauty Lifestyles & Homes Private Limited and M/s. Sunrise Lifestyles & Homes Private Limited do hereby appoint, nominate and constitute Mr. Ramchandra Shankar Pawar as our true and lawful attorney ( hereinafter referred to as "the said Attorney") whose specimen signature are endorsed at the end of these presents, to do and any one of them all or any of the following acts, deeds or things that is to say "-

1. To lodge for registration and admit execution of Agreement for Sale, Agreement for Permanent Alternate Accommodation between ourselves and flats/Shops and other premises purchaser/Tenant constructed on the Said Property.
2. To attend all affairs, relating to the registration of the said Agreement for Sale, Agreement for Permanent Alternate Accommodation duly executed between ourselves and prospective purchasers/Tenants.
3. To appear before the statutory authorities in the office of the Sub-Registrar of Assurance at Mumbai in respect of all matter relating to the registration of the said Agreement for Sale, Agreement for Permanent Alternate Accommodation of Flat, Shop and other premises purchased/allotted by to the Purchaser/Tenants on the said property and to admit execution thereof.



23/11/2024	
23/11/2024	Y/A
2024	

2024-2  
23/11/2024  
2024



*[Handwritten signature]*

In witness whereof we have hereunto set out our hand and seal on this...<sup>2<sup>nd</sup></sup>...day of .....MARCH... 2014.

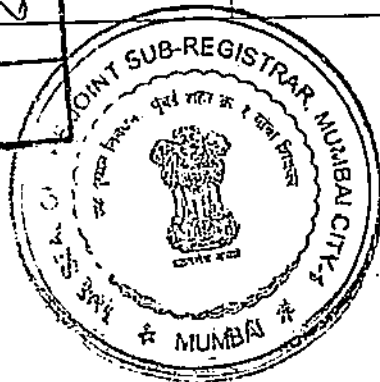
**THE SCHEDULE REFERRED TO HEREINABOVE**

**(Description of the Land)**

All that piece or parcel of land of leasehold of ground admeasuring 6377.09 sq. meters equivalent to 7627 sq. yards or thereabouts together with messages tenements or buildings standing thereon and known as Blocks A,E,M,F,B,G,N,C,H,D, L&K Blocks of sitaram Building being land known as the plot south of Crawford Market situate lying and being at the junction of hornby road and registered in the book of the Collector of Land Revenue under Nos. 8474 and bearing Cadastral Survey Nos. 1492, 1/1492, 2/1492, 3/1492, and 4/1492 of Fort Division and bearing New Survey No.6-6-2551 (Part) and assessed by the Assessor and Collector of Municipal Corporation of Greater Bombay under 3 'A' Ward Nos. 3222 (1) and 3222 (2) and 3423 (5) and 3423 (5A) and street No. 189 D. N. Road, 189A Dr. D. N. Road and 32-40 Palton Road and 32A Palton Road, A- 3223 and 3423 (4) street No. 191 Hornby Road and 22-30 Palton Road, 3423 (3) and street No. 16-20 Palton Road and 3-25, Market Road, 3224 and 3225(1) and street No. 7-27 and 195 Hornby Road, A-3423(6) 3423 (6A) and 3423 (6B) and street No. 191 Hornby Road and 42-50 and 52-60 Palton Road and 42A Palton Road bounded as follows that is to say.

On or towards the North	by Market Road,
On or towards the South	By the Junction of Palton Road and D.N.Road
On or towards the East	By Palton Road
On or towards the West	By Dadabhai Nawroji Road

**बखई - २**  
 3730 62  
**२०१४**



*[Handwritten signature]*

**बखई - २**  
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**२०१४**

**N. R. GUPTA**  
 THROUGHOUT INDIA  
 21/01/1972

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MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No: MH01 20120054389      DOI: 10-12-2012  
Valid Till: 31-01-2024 (NT)

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

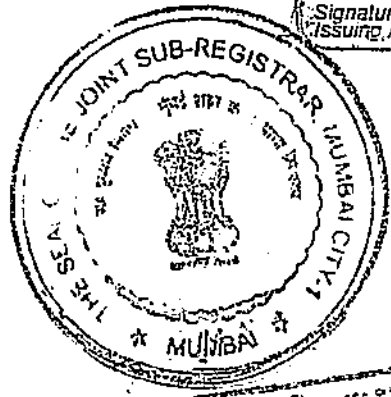
COV: DOI  
MCWG: 10-12-2012  
LMV: 10-12-2012

DOB: 01-02-1974      BG

Name: ZUNAID ABDUL RAZAK  
SID/W of: BIRYA ABDUL RAZAK MOOSA  
Add: 1401, AZIZ CASTLE  
DRA HAIR ROAD MUMBAI

Signature & ID of Issuing Authority: MH01 2012211

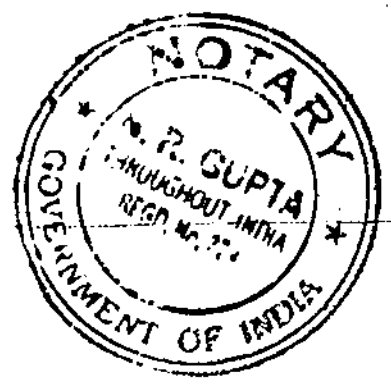
Signature/Thumb Impression of Holder



*Handwritten signature*

बवई - १  
23/12/23      2AY  
2024

बवई - १  
3030/60/90.0  
2024





SIGNED SEALED AND DELIVERED

By the within named As Authorized Signatory of

M/s Beauty Lifestyles & Homes Pvt Ltd.

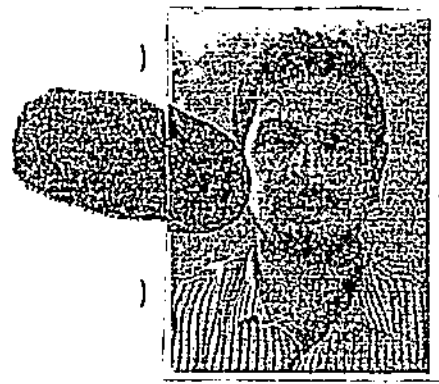
M/s. Sunrise Lifestyles & Homes Pvt. Ltd.

(1) Mr. Abdul Razzak Birya

*Abdul Razzak Birya*



(2) Mr. Zunaid A. R. Birya



In the presence of .....

A. *[Signature]*

B. ....

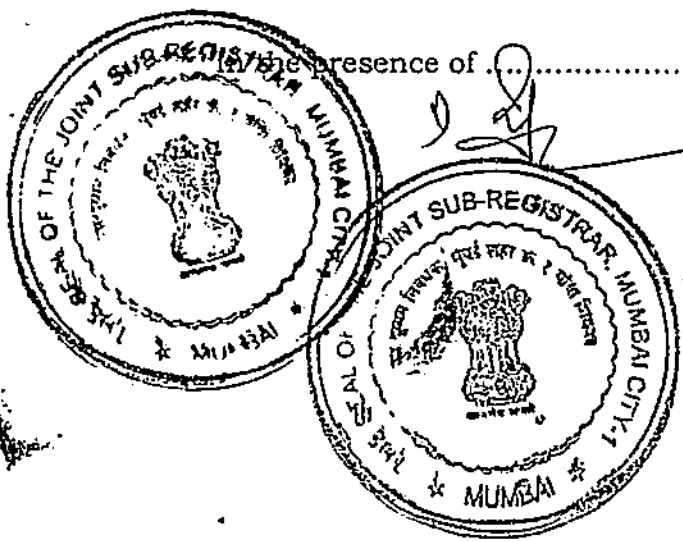
जबई - २		
3830	6L	902
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Specimen Signature of  
The power of Attorney Holder  
Mr. Ramchandra Shankar Pawar

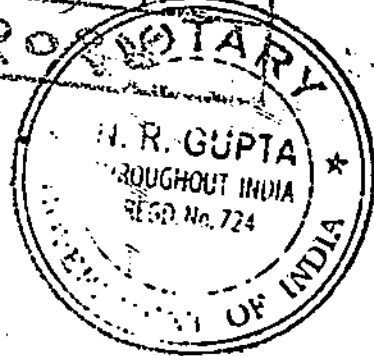
*Ramchandra Shankar Pawar*



In the presence of .....



जबई - २५		
9355	Y	98
२०२४		



Aadhaar - Aam Aadmi ka Adhikar

आधार - आम आदमी का अधिकार

2090 9932 9595



व्यक्ति: S/O शंकर बापू पवार, पत्नी: S/O शंकर बापू पवार, पता: PANCH PANDAV COLONY CHAWL NO. 8 ROOM NO. 5, BRAMHYN PADA STATION ROAD ULHASNAGAR - 4, Ulhasnagar, Ulhasnagar-4, Thane महाराष्ट्र, 421004

पुलक पवार पत्नी  
Ramchandra Shankar Pawar  
जन्म दिनांक: 1971  
पुलक पवार



UNIQUE IDENTIFICATION AUTHORITY OF INDIA



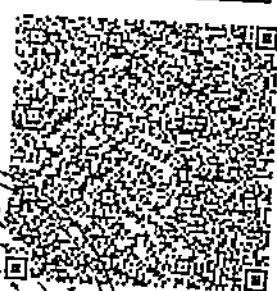
Aadhaar is valid throughout the country.  
You need to enrol only once for Aadhaar.  
Please update your mobile number and e-mail address. This will help you to avail various services in future.

आधार संपूर्ण देश में वैध है।  
आधार केवल एक बार ही बनाने की आवश्यकता है।  
कृपया अपने मोबाइल नंबर और ई-मेल पता अपडेट करें। इससे आपको विभिन्न सेवाओं का उपयोग करने में मदद मिलेगी।

1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No.1947, Bengaluru-560 001

आधार - आम आदमी का अधिकार

Signature valid  
20/7/19  
Digitally signed by  
Kishore Ambekar



2090 9932 9595

व्यक्ति आधार क्रमांक/Your Aadhaar No.

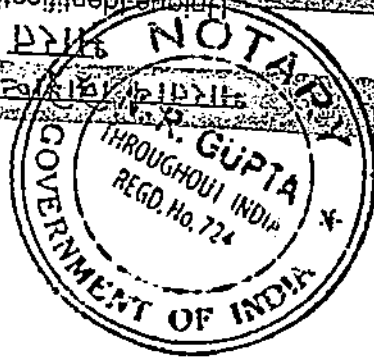
Aadhaar is proof of identity, not of citizenship.  
To establish identity, authenticate online.  
This is electronically generated letter.

महाराष्ट्र, 421004  
Ulhasnagar-4, Thane  
STATION ROAD, ULHASNAGAR - 4, Ulhasnagar, Maharashtra  
S/O: Shankar Bapuji Pawar, PANCH PANDAV COLONY CHAWL NO. 8 ROOM NO. 5, BRAMHYN PADA STATION ROAD, ULHASNAGAR - 4, Maharashtra  
Ramchandra Shankar Pawar (पुलक पवार)

Enrolment No.: 2017/60168/02973

E-Aadhaar Letter

Government of India



Date: 17/04/2013



**FORM ST-2**

Shri/Ms. SUNRISE LIFESTYLES AND HOMES PRIVATE LIMITED, OVAL HOUSE 701 7TH FLOOR 63 BRITISH HOTEL LANE FORT MUMBAI 400023 having undertaken to comply with the conditions prescribed in Chapter V of the Finance Act, 1994 read with the Service Tax Rules, 1994, and any orders issued thereunder is hereby certified to have been registered with the Central Excise Department. The Service Tax Code and other details are mentioned hereunder.

Name : SUNRISE LIFESTYLES AND HOMES PRIVATE LIMITED  
 Address : OVAL HOUSE 701 7TH FLOOR 63 BRITISH HOTEL LANE FORT MUMBAI 400023  
 PAN No : AABCS3987Q  
 Name as in PAN : SUNRISE LIFESTYLES & HOMES PRIVATE LIMITED  
 Nature of registration : Registration of a single premise  
 Service Tax Code(Registration Number) : AABCS3587QSD001  
 Taxable services : Renting of immovable property Service, Maintenance or repair service

**ADDRESS OF BUSINESS PREMISES**

Name Of Premises/Building : OVAL HOUSE	Flat / Door / Block No : 701 7TH FLOOR
Road / Street / Lane : 63 BRITISH HOTEL LANE	Village / Area / Lane : FORT
Block / Taluk / Sub-Division / MUMBAI	Post Office : MUMBAI
Town :	
City / District : MUMBAI	State / Union Territory : MAHARASHTRA
PIN : 400023	Phone Number-1 : 66100802
Phone Number-2 : 9870218063	Fax Number-1 :
Fax Number 2 :	Email Address : vvcoclient@live.in

This Certificate is issued incorporating the changes indicated by the applicant and the previous certificate of registration bearing Registration Number AABCS3987QSD001 Issued on 31/12/2013 stand cancelled.

Sl No	Types of services	Accounting Codes	Penalties
1.	Renting of immovable property services	00440406   00440407	
2.	Maintenance or repair service	00440245   00440246	

**CESSSES**

1   EDUCATION CESS	00440298   00440299	00441486
2   SECONDARY AND HIGHER EDUCATION CESS	00440426   00440427	00441487

**Note :**

- In case the registrant starts providing any other taxable service (other than those mentioned above), he shall intimate the department.
- In case the registrant starts billing from other premises (other than those mentioned above), he shall intimate the department.
- These intimations and any other information which registrant wishes to bring to the notice of the department can be submitted on-line by the registrant after logging on to web-site.
- This registration certificate is not transferable.
- List of Accounting Codes is Enclosed. These may invariably be furnished in the challan at the time of making payment of service tax.

Remarks : |

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2028



CENTRAL BOARD OF EXCISE AND CUSTOMS

Ministry of Finance - Department of Revenue



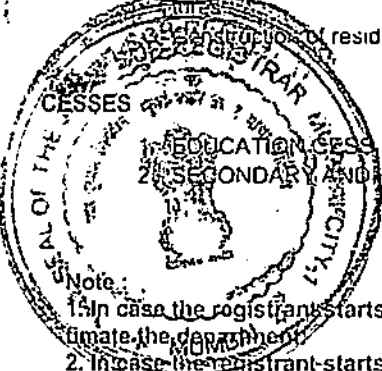
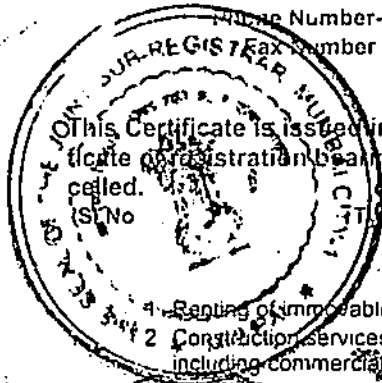
FORM ST-2

Shri/Ms. BEAUTY LIFESTYLES & HOMES PVT LTD, OVAL HOUSE 7TH FLOOR 63 BRITISH HOTEL LANE FORT MUMBAI 400023 having undertaken to comply with the conditions prescribed in Chapter V of the Finance Act, 1994 read with the Service Tax Rules, 1994, and any orders issued thereunder is hereby certified to have been registered with the Central Excise Department. The Service Tax Code and other details are mentioned hereunder.

Name : BEAUTY LIFESTYLES & HOMES PVT LTD  
 Address : OVAL HOUSE 7TH FLOOR 63 BRITISH HOTEL LANE FORT MUMBAI 400023  
 PAN No : AAACB4170H  
 Name as in PAN : BEAUTY LIFESTYLES & HOMES PRIVATE LIMITED  
 Nature of registration : Registration of a single premise  
 Service Tax Code (Registration Number) : AAACB4170HSD001  
 Taxable services : Renting of immovable property Service, Construction services other than residential complex, including commercial/industrial buildings or civil structures, Construction of residential complex service

ADDRESS OF BUSINESS PREMISES

Name Of Premises/Building : Oval House  
 Road / Street / Lane : 63 British Hotel Lane  
 Block / Taluk / Sub-Division / Mumbai  
 Town :  
 City / District : Mumbai  
 PIN : 400023  
 Flat / Door / Block No : 7th Floor  
 Village / Area / Lane : Fort  
 Post Office : Mumbai  
 State / Union Territory : MAHARASHTRA  
 Phone Number-1 : 66100802  
 Fax Number-1 :  
 Email Address : vvcodient@live.in

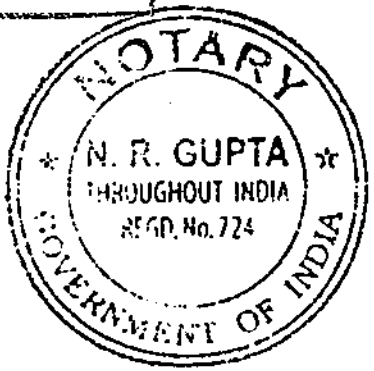


Types of Services	Accounting Codes		
	Tax Collection	Other Receipts (Interest)	Penalties
1. Renting of immovable property Service	00440406	00440407	
2. Construction services other than residential complex, including commercial/industrial buildings or civil structures	00440290	00440291	
3. Construction of residential complex service	00440334	00440335	
4. SECONDARY AND HIGHER EDUCATION CESS	00440298	00440299	00441486
	00440426	00440427	00441487

- Note:
- In case the registrant starts providing any other taxable service (other than those mentioned above), he shall intimate the department.
  - In case the registrant starts billing from other premises (other than those mentioned above), he shall intimate the department.
  - These intimations and any other information which registrant wishes to bring to the notice of the department can be submitted on-line by the registrant after logging on to web-site.
  - This registration certificate is not transferable.
  - List of Accounting Codes is Enclosed. These may invariably be furnished in the challan at the time of making -

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 2028

अवधि - १२  
 २३४४ १०/१४  
 २०१४



Summary I (GoshwaraBhag-1)

शुक्रवार, 21 मार्च 2014 4:55 म.नं.

दस्त गोपवारा भाग-1

नवड1 92198  
दस्त क्रमांक: 2366/2014

दस्त क्रमांक: नवड1 /2366/2014

बाजार मुल्य: रु. 01/-

मोबदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु.100/-

डु. नि. सह. डु. नि. ववड1 यांचे कार्यालयात

पावती:3002

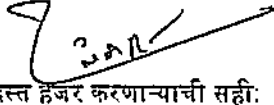
पावती दिनांक: 21/03/2014

अ. क्रं. 2366 वर दि.21-03-2014

सादरकरणाचा नाव: सनराईस लाईफ स्टायल अँड होम्स प्रा  
ली व व्युटी लाईफ स्टायल अँड होम्स प्रा ली तर्फे संचालक  
सुनंद अच्युत रझ्जाक बिर्या

रोजी 4:46 म.नं. वा. हजर केला.

नोंदणी फी रु. 100.00  
दस्त हाताळणी फी रु. 280.00  
डाटा एन्ट्री रु. 20.00  
पृष्ठांची संख्या: 14

  
दस्त हजर करणाऱ्याची सही:

कुण: 400.00

दुय्यम निबंधक, मुवई-1

बवई - १  
3030/13/900  
२०१४

दुय्यम निबंधक, मुवई-1

दस्ताचा प्रकार: कुलमुखत्यारपत्र

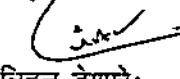

मुद्रांक शुल्क: (48-ब) जेव्हा इलाखा लघुवाद न्यायालयाचे अधिनियम @ 1882 याखालील दाय्यांत किंवा कार्यवाहीत आवश्यक असेल तेव्हा

शिक्षा क्रं. 1 21 / 03 / 2014 04 : 44 : 25 PM ची वेळ: (वीडिओकरण)

शिक्षा क्रं. 2 21 / 03 / 2014 04 : 47 : 06 PM ची वेळ: (वीडिओकरण)

प्रतिज्ञापत्र

\*सदर दस्ताऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. \*दस्तावेजात संपूर्ण गळ्यात निष्पादक व्यक्ती, साक्षीदार व मोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. \*उस्ताची सत्यता, वैधता कायदरीर दावीसाठी दस्त निष्पादक व यानुसारक हे संपूर्णपणे जबाबदार राहतील.

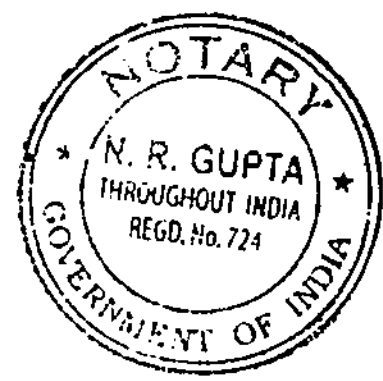
  
लिहून देणारे:  
  
लिहून घेणारे:

iSarita v1.3.0

NOTARY  
N. R. GUPTA  
THROUGHOUT INDIA  
REGD. NO. 72  
GOVERNMENT OF INDIA



ब.सं. - १		
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२०१४		



Summary-2( दस्त गोषवारा भाग - २ ) १४/१४

शिक्षा क्र.4 ची वेळ: 21 / 03 / 2014 04 : 49 : 31 PM

शिक्षा क्र.5 ची वेळ: 21 / 03 / 2014 04 : 49 : 35 PM नोंदणी पुस्तक 4 मध्ये

दुय्यम निबंधक, मुंबई-1

2366 /2014

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

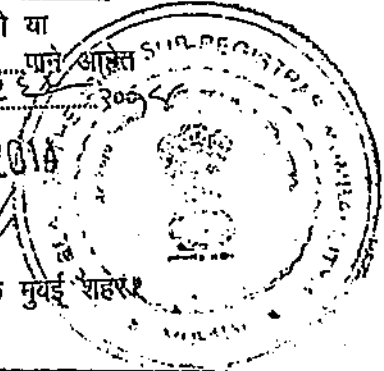
For feedback, please write to us at [feedback.isarita@gmail.com](mailto:feedback.isarita@gmail.com)

बबई - १	
३३६६	१४ / १४
२०१४	



प्रमाणित करणेत येते व्ही या  
दस्तामध्ये एकूण १४ पाने आहेत  
पुस्तक क्रमांक ४ बबई-१ ३३६६ ३००५  
अन्वये नोंदला  
दिनांक: 21 MAR 2014

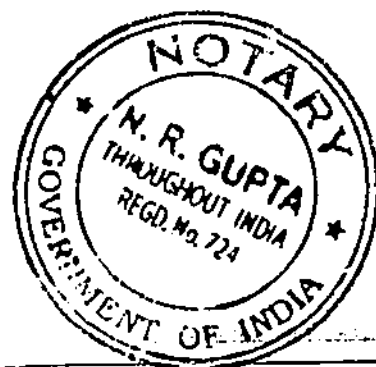
सह. दुय्यम निबंधक मुंबई शहर



बबई - १	
३४३०	६९ / १०४
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21/03/2014 4 57:33 PM

दस्त गोपवारा भाग-2

ववड1

9378

दस्त क्रमांक:2366/2014

दस्त क्रमांक :ववड1/2366/2014

दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:रामचंद्र शंकर पवार पत्ता:6, , पाच पांडव कॉलनी चाळ नं 8, ब्राम्हण पाडा, स्टेशन रोड उल्हासनगर ठाणे, अंधपद, Maharashtra, Thane, Non-Government. पॅन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-39 स्वाक्षरी:-		
2	नाव:सनराईस लाईफ स्टायल्स अॅन्ड होम्स प्रा ली वे व्युटी लाईफ स्टायल अॅन्ड होम्स प्रा ली तर्फे संचालक अब्दुल रझाक बिया पत्ता:701, 7, ओव्हल हाऊस, 63 ब्रिटीश हॉटेल लेन, मुंबई, वजगंते, Maharashtra, Mumbai, Non-Government. पॅन नंबर:	कुलमुखत्यार देणार वय :-40 स्वाक्षरी:-		
3	नाव:सनराईस लाईफ स्टायल्स अॅन्ड होम्स प्रा ली वे व्युटी लाईफ स्टायल अॅन्ड होम्स प्रा ली तर्फे संचालक अब्दुल रझाक बिया पत्ता:701, 7, ओव्हल हाऊस, 63 ब्रिटीश हॉटेल लेन, मुंबई, वजगंते, Maharashtra, Mumbai, Non-Government. पॅन नंबर:	कुलमुखत्यार देणार वय :-68 स्वाक्षरी:-		



वरील दस्तऐवज करून देणारा व शासकीय कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
दिनांक: 21/03/2014 04:48:32 PM

खालील नावां अग्रे निवेदित करतात की दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

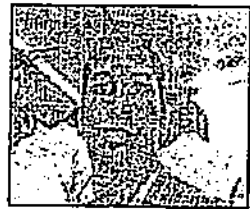
अनु क्र. पक्षकाराचे नाव व पत्ता  
नाव:विमलका पावेकर  
वय:47  
पत्ता:वा मजला ओव्हल हाऊस ब्रिटीश हॉटेल लेन मुंबई  
पिन कोड:40000

छायाचित्र

अंगठ्याचा ठसा



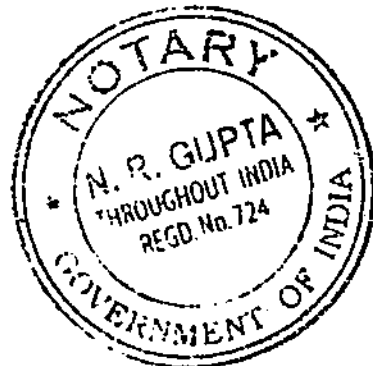
स्वाक्षरी



स्वाक्षरी

नांव:राजेश चंद्र कोतावडेकर

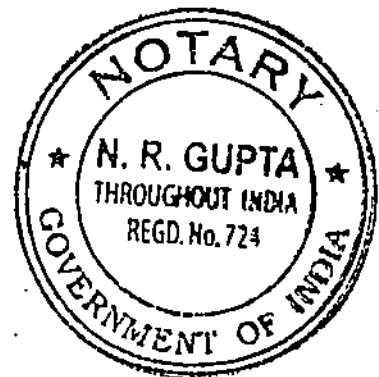
पत्ता:गुणेश विंगर सालवाग मुंबई  
पिन कोड:40000



आयकर विभाग भारत सरकार  
INCOME TAX DEPARTMENT GOVT. OF INDIA  
BEAUTY LIFESTYLES & HOMES PRIVATE LIMITED  
01/09/1986  
Permanent Account Number  
AAACB4170H

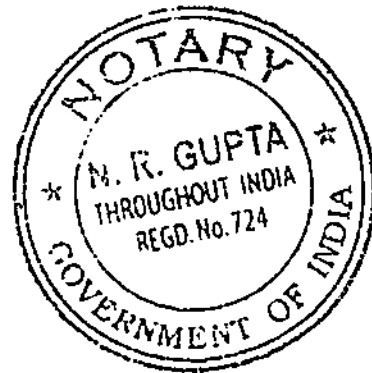


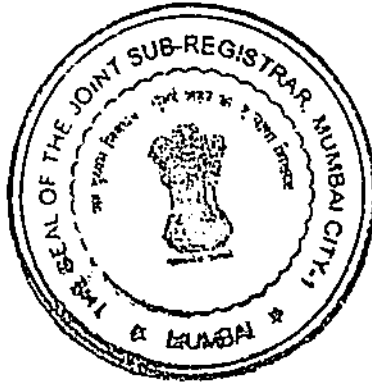
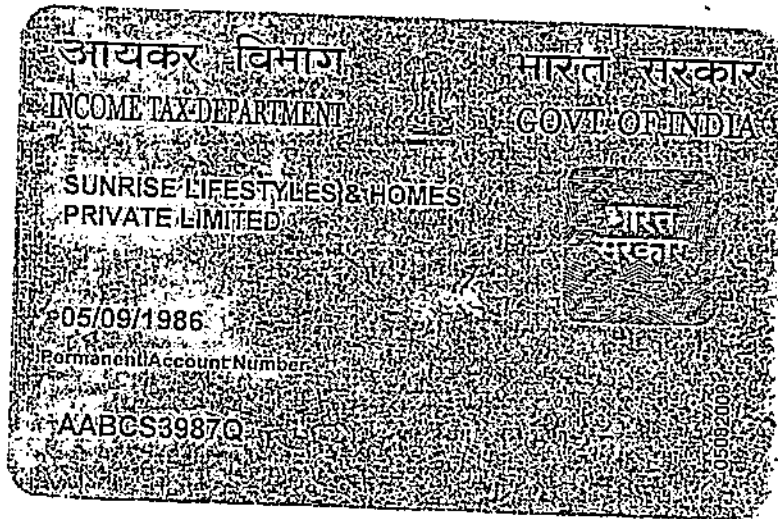
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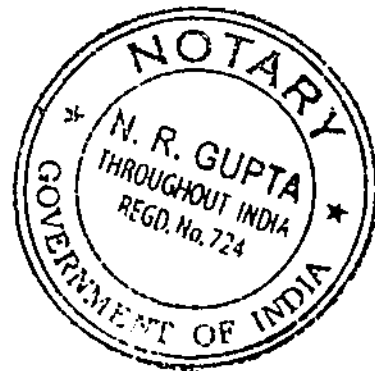


पत्र - २	
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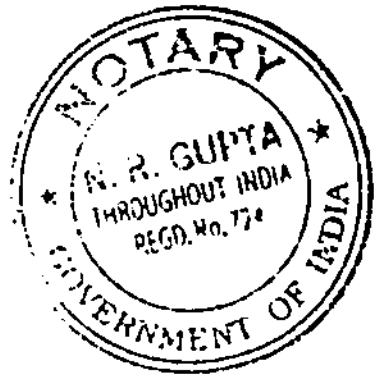


बबई - १	
383U	16/90
२०१४	





बका - २	
3830	20/10/20
२०२४	



DECLARATION

I, Mr Ahmed Ebrahim Ghogari, adult, Indian Inhabitant, having residential address at Rooms No. 16/17, 3<sup>rd</sup> floor, Sitaram Building, L-Block, Opposite Haj House, Mumbai- 400001, do hereby state and declare as under:-

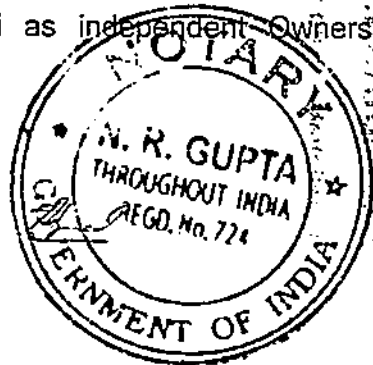
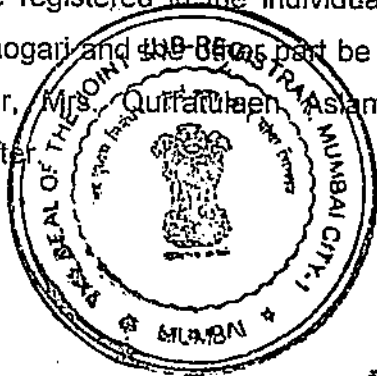
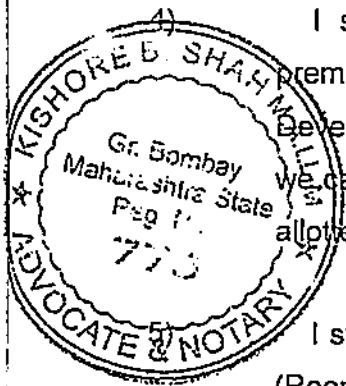
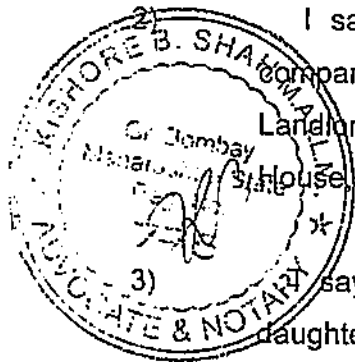
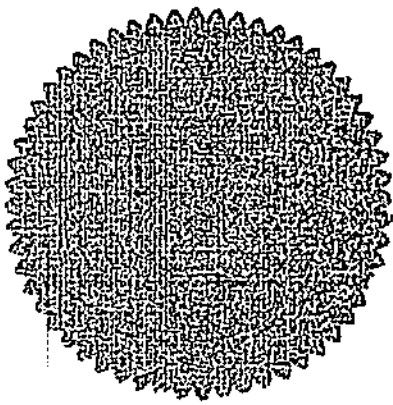
- 1) I say that I am the Lawful tenant in respect of a Rooms no 16/17, 3<sup>rd</sup> floor, Sitaram Building, L-Block, Opposite Haj House, Mumbai- 400001, (hereinafter for brevity's sake referred to as the 'Said Tenanted Premises') and the Rent receipts, electricity bills, Ration Card, etc, in respect of the said tenanted premises is standing in my name.

I say that M/s.SUNRISE LIFESTYLE AND HOMES PVT. LTD. company duly incorporated under the Companies Act, 1956 is my Landlord/Owner- Developer and their registered office is at 701, Oval House, 63, British Hotel Lane, Fort, Mumbai - 400001.

I say that my son Mr. Mohammed Irfan Ghogari and my married daughter, Mrs. Qurratulaen Aslam Ghanchi were residing with me in the said tenanted premises along with their family. Their names are also reflected in the Ration Card.

I say that thereafter the said building in which my said tenanted premises was situated was redeveloped and the Landlord/Owner Developer has requested all the tenants to enter into Agreements so that we can merge our said tenanted premises into the new Flats which will be allowed to us in the form of Permanent Alternate Accommodation.

I state and declare that it is my desire that my said tenanted premises (Rooms no 16/17) which is in the form of a single unit be divided and each be registered in the individual names of my son, Mr. Mohammed Irfan Ghogari and the other part be registered in the name of my married daughter, Mrs. Qurratulaen Aslam Ghanchi as independent Owners hereinafter



For CITI CREDIT CO. LTD. DHOBI WALK, MUMBAI-400 001

300/- (Rupees Three hundred only)

Manager / Authorized Signatory  
CITI CREDIT CO. LTD.  
25th Floor, Citibank Building, 100 Colaba, Mumbai-400 001

21/11/2011  
11:55 AM  
11/11/2011  
11:55 AM

Customer's Copy

**CITIZEN CREDIT CO-OPERATIVE BANK LTD.**  
Lic. No. D-5/STP(M)/CR-1009/03/85-1306-09

Br: Dhobitalac Date: 4.4.14

Pay to: Acct Stamp Duty Mumbai

Franking Value Rs. 300

Service Charge (Rs. 10 per doc) Rs. 30

**TOTAL Rs. 330**

Name of the stamp duty paying party  
Ahmed Ibrahim  
Ghevari

DD / Cheque No. *DELTA*

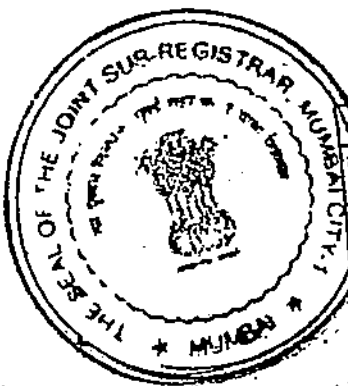
Drawn on Bank *Co-op*

(for Banks Use Only)

Tran ID 224819

For CITIZEN CREDIT CO-OP BANK LTD.  
Franking Sr. No. DHOBITALAC BRANCH

*[Signature]*  
Officer  
Manager / Authorised Signatory

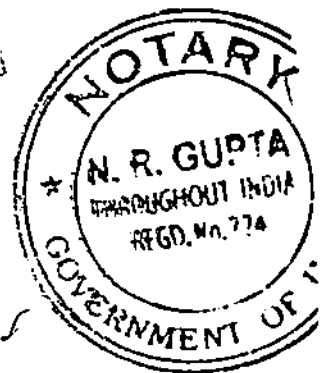


प्रकार (Nature of Document)	Declaration
नोंदीय तालिका (Registration Details)	Registrable / Non Registrable if Registrable Name of S. R. O.
फ्रान्किंग क्रमांक (Franching Unique No.)	224819
वस्तुचे विवरण (Property Description in brief)	P. No - 16/12-2-Block Sittam Alwar Mum - 1
मूल्य (Consideration Amount)	300/-
मुद्रा खरेदीदारचे नाव पसंदात (Stamp Purchasers Name)	Ahmed Ibrahim Ghevari
दस्तावेजातील दुसऱ्या पक्षाचे नाव (Name of the other Party)	Sun - Rise LIT
दस्तावेजातील दुसऱ्या पक्षाचे नाव व पत्ता (Name & Address)	201 - Oval Tower, Acm - 1
मुद्रा शुल्काची रक्कम (Stamp Duty Amt)	300/-
अधिकृत व्यक्तीचे पूर्ण स्वाक्षरी व मुद्रा (Authorized Person's full Signature & Seal)	For CITIZEN CREDIT CO-OP BANK LTD. DHOBITALAC BRANCH

*[Signature]*  
Manager / Authorised Signatory



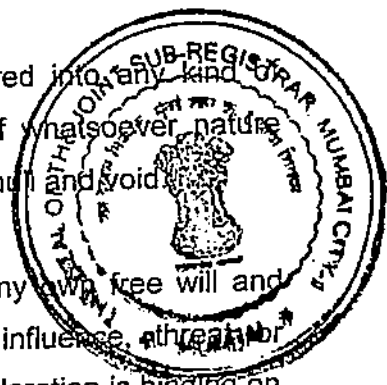
वस - 3  
15/3/22  
2024



6) I hereby state and declare that my son, Mr. Mohammed. Irfan Ghogari and my married daughter, Mrs. Qurratulaen Aslam Ghanchi are entitled to their respective Flats and they shall be fully entitled to all the rights title and interest to enjoy the fruits and benefits of their respective said Flat without any objection, disturbances and obstacles of whatsoever nature.

7) Further this declaration should be construed and read as part and parcel of the separate Agreements to be entered into by the Landlords and my son Mr. Mohammed Irfan Ghogari and my married daughter, Mrs. Qurratulaen Aslam Ghanchi and the proposed society shall get the said respective flats and all rights accruing therein transferred in favour of my son Mohammed Irfan Ghogari and my married daughter, Mrs. Qurratulaen Aslam Ghanchi.

8) I further state and declare that I have not entered into any kind of agreement, deed, document or any other writing of whatsoever nature whereby these statements and declarations become null and void.

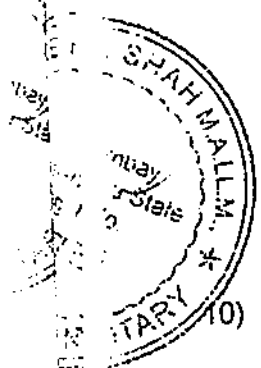
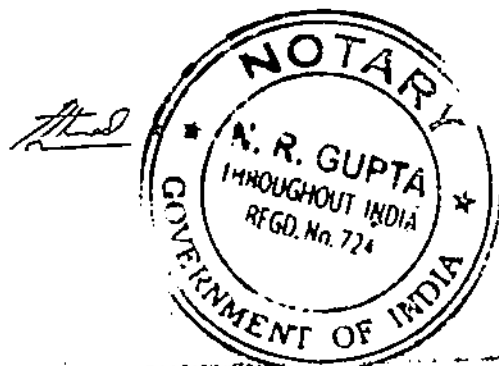
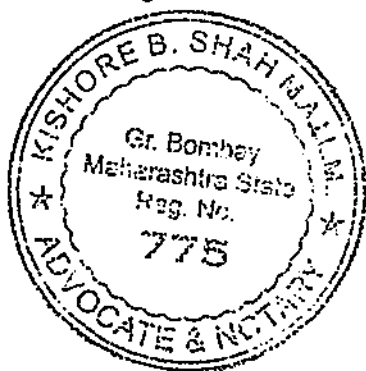


9) I state that I am making this declaration out of my own free will and desire and without any force, pressure, undue influence, threat or otherwise of any nature from any person and this declaration is binding on me and all my other children, family members and all person/s claiming through me and further no person/s shall be entitled to challenge the same on any grounds whatsoever.

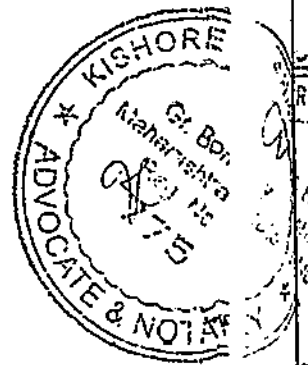
995-2  
5030 23/10  
2023

I say that I am making this declaration in order to avoid any kind of future litigation and dispute which could arise from any person/s claiming through me and also to prevent any future dispute or disagreement between all my children.

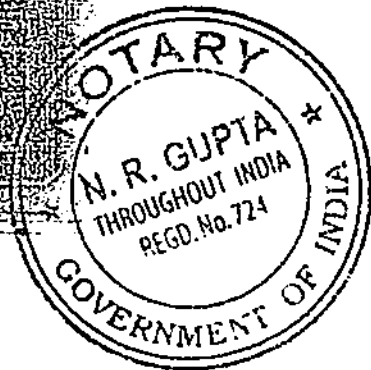
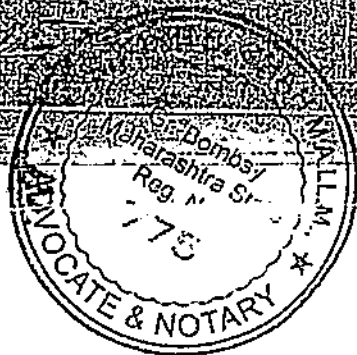
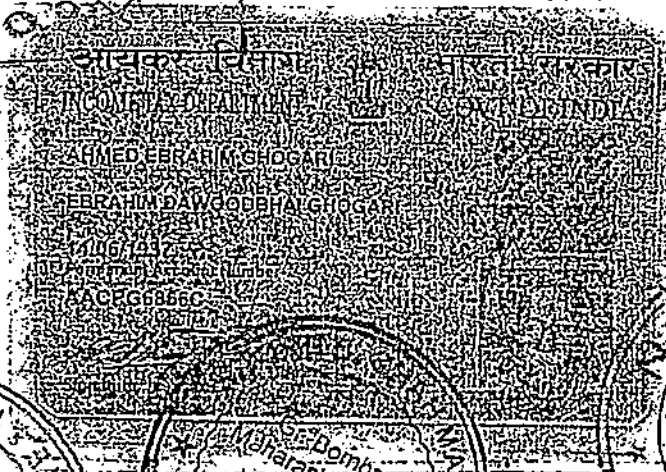
11) I hereby indemnify the Landlord/Developer from any claims/disputes arising if the Landlord/Developer allot the new flat to be provided in lieu of the said tenanted premises solely in the name of my son Mr. Mohammed Irfan Ghogari and my married daughter, Mrs. Qurratulaen Aslam Ghanchi.







वर्ष - २	
3830	28/10
२०००	



12) I the deponent hereby further declare that I am making this Affidavit/Declaration cum indemnity Bond to the facts on record and for confirmation in between ourselves to avoid any future misunderstandings

WHATEVER stated and declared hereinabove has been written as per my instructions and the contents herein is true and correct to the best of my knowledge and belief and nothing material has been concealed there from.

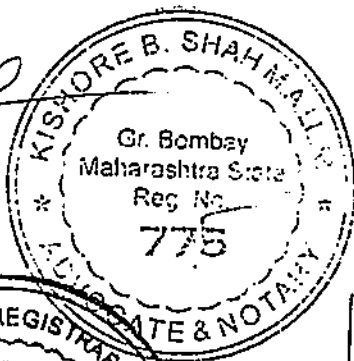
Solemnly Affirmed And Declared at  
Mumbai on this 23<sup>rd</sup> day of March 2014.



Signature and Thumb impression  
of the Deponent  
[ Ahmed Ebrahim Ghogari ]

Explained, Interpreted and  
Identified by me

A. A. MULLA B.A.L.L.B.  
ADVOCATE HIGH COURT  
137-A, ST. MARY RD,  
OPP. MAZGAON COURT,  
MUMBAI - 400 010.



BEFORE ME

KISHORE B. SHAH  
M.A.L.L.M.  
ADVOCATE HIGH COURT  
& NOTARY GREATER MUMBAI  
Shop No. 2, 137/B, St. Mary Road,  
Opp. Mazgaon Court, Mumbai-400 10.

Registered and Noted at  
Sr. No. 4680 on dated 22/4/14



बबई - ३	
3030	ey 70
२०१४	

CERTIFIED TRUE COPY

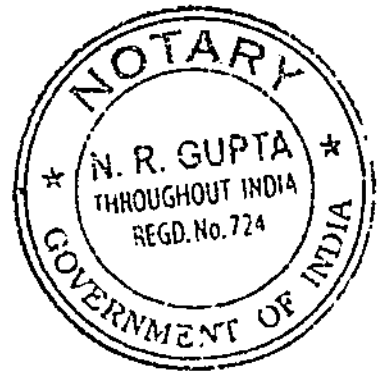
KISHORE B. SHAH  
M.A.L.L.M.  
ADVOCATE HIGH COURT  
& NOTARY GREATER MUMBAI  
Shop No. 2, 137/B, St. Mary Road,  
Opp. Mazgaon Court, Mumbai-4000\*



23 APR 2014



दिनांक - १	
३४३७२९	१०
२०१४	



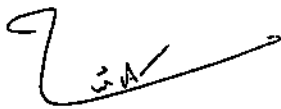
# Beauty Lifestyles & Homes Private Limited

Admn. Office : 701, 7th Floor, Oval House, 63, British Hotel Lane, Fort, Mumbai - 400 001.  
Tel.: 022 6610 0802 / 6610 0833 • Fax : 022 6610 0758 • E-mail : beautylifestyles.homes@gmail.com

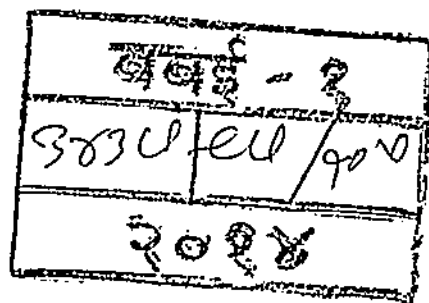
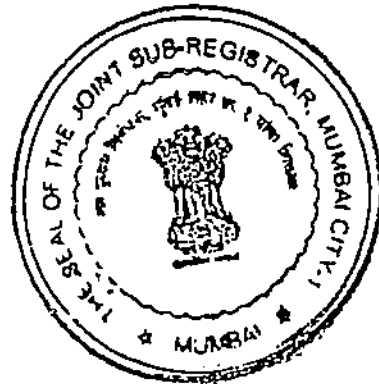
True Copy of the Extract of the Resolution passed at the Meeting of the Board of Directors of M/s. Beauty Lifestyles & Homes Pvt. Ltd. held at the registered office of the company on 5<sup>th</sup> November, 2013.

IT IS HEREBY RESOLVED THAT Mr. Zunaid Abdul Razzak Birya, is hereby hereby authorized to sign and execute on behalf of the Company various contracts, Development agreement, Power Of Attorney, other documents, papers, and execute any legal documents, the development rights of property and to present and lodge the documents in the office of the Sub-Registrar, to appear before him and admit and register the documents that may be required from time to time.

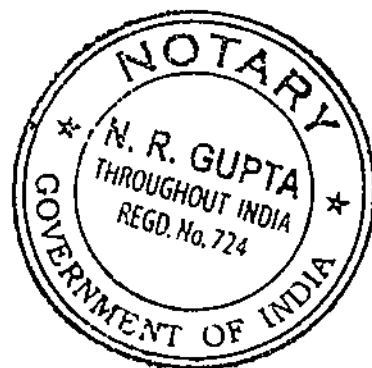
For and Behalf of the Board of Directors  
OF M/s. Beauty Lifestyles & Homes Pvt. Ltd



Director

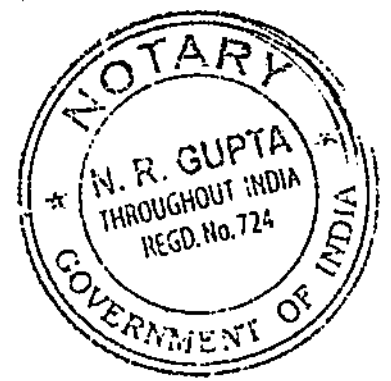


Regd. Office : Ground Floor, Oval House, 63, British Hotel Lane, Fort, Mumbai - 400 001.  
Tel.: 022 6610 0802 / 6610 0833 • Fax : 022 6610 0758





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3830	27/11/85
2028	



# Sunrise Lifestyles & Homes Private Limited

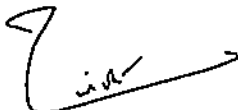
Admn. Office : 701, 7th Floor, Oval House, 63, British Hotel Lane, Fort, Mumbai - 400 001.  
Tel.: 022 6610 0802 / 6610 0833 • Fax : 022 6610 0758

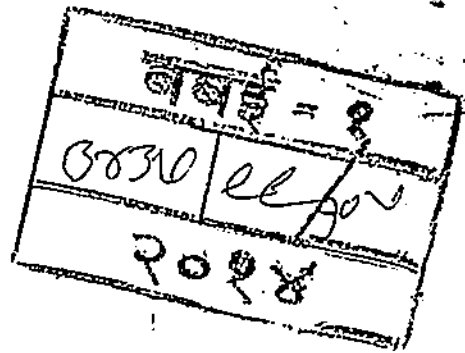
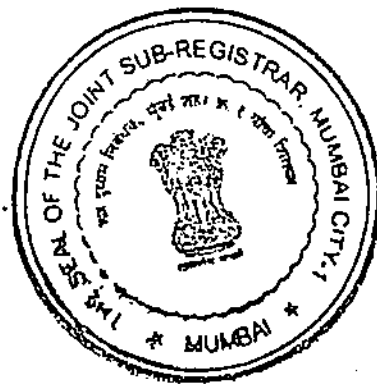
True Copy of the Extract of the Resolution passed at the Meeting of the Board of Directors of M/s. Sunrise Lifestyles & Homes Pvt. Ltd. held at the registered office of the company on 5<sup>th</sup> November, 2013.

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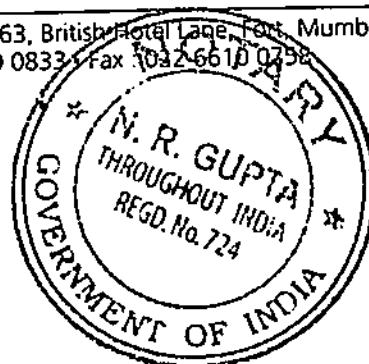
IT IS HEREBY RESOLVED THAT Mr. Zunaid Abdul Razzak Birya, is hereby hereby authorized to sign and execute on behalf of the Company various contracts, Development agreement, Power Of Attorney, other documents, papers, and execute any legal documents, the development rights of property and to present and lodge the documents in the office of the Sub-Registrar, to appear before him and admit and register the documents that may be required from time to time.

For and Behalf of the Board of Directors  
OF M/s. Sunrise Lifestyles & Homes Pvt. Ltd

  
Director

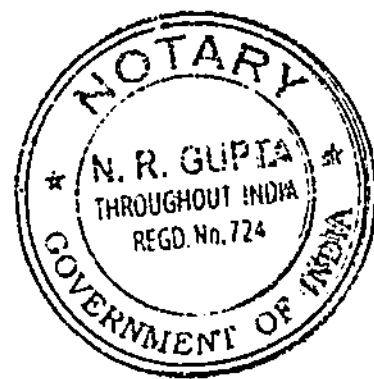


Regd. Office : Ground Floor, Oval House, 63, British Hotel Lane, Fort, Mumbai - 400 001.  
Tel.: 022 6610 0802 / 6610 0833 • Fax : 022 6610 0758





पत्र - १	
०४३८	१००/१०७
२०१४	



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

ADSPG5793M



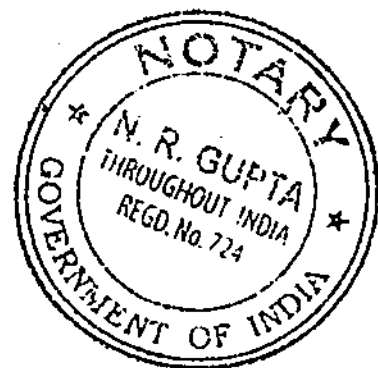
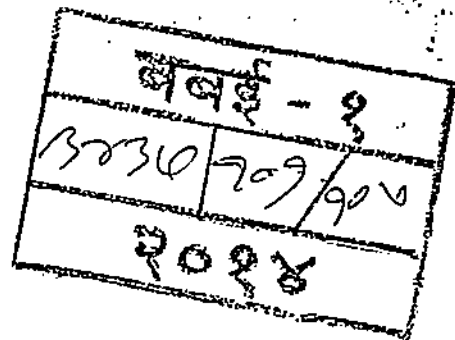
नाम / NAME  
IRFAN AHMED GOGHARI

पिता का नाम / FATHER'S NAME  
AHMED EBRAHIM GOGHARI

जन्म तिथि / DATE OF BIRTH  
06-07-1970

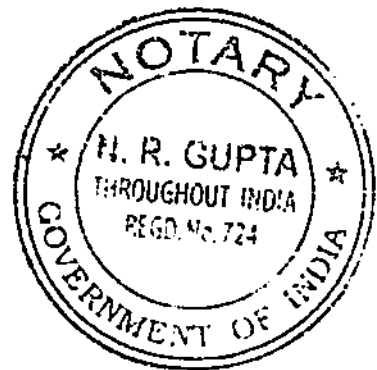
हस्ताक्षर / SIGNATURE

अधिकार आयुक्त (कंप्यूटर केन्द्र)  
Commissioner of Income-tax (Computer Operations)





व.सं - २  
३४६ १०२ १०६  
२०२४



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

AHMED EBRAHIM GHOGARI

EBRAHIM DAWOODBHAI GHOGARI

14/06/1937

Permanent Account Number

AACBG6866C

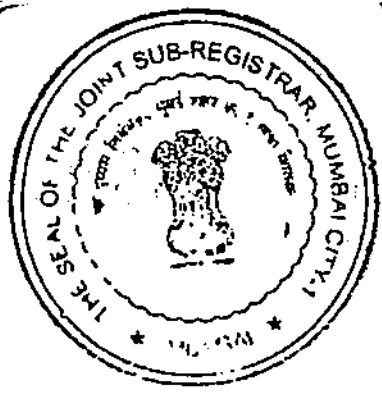
Signature



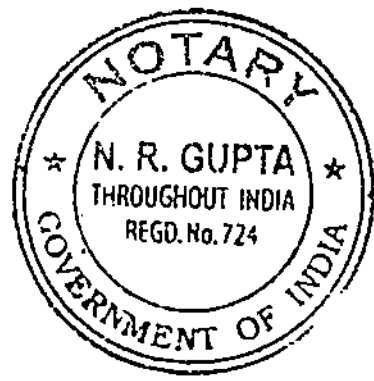
बवई - १	
३४३७	१३/१०७
२०१४	



372



बचत - ३	
3736	107/990
२०१४	



सर  
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Summary I (GoshwaraBhag-1)

REGISTRATION

बुधवार, 23 एप्रिल 2014 3:02 म.नं.

दस्त गोपवारा भाग-1

ववड1

दस्त क्रमांक: 3437/2014

दस्त क्रमांक: ववड1 /3437/2014

वाजार मुल्य: रु. 4,80,500/-

मोवदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.24,100/-

दु. नि. सह. दु. नि. ववड1 यांचे कार्यालयान

पावती:4269

पावती दिनांक: 23/04/2014

अ. क्र. 3437 वर दि.23-04-2014

मादरकरणाराचे नाव: अहमद ईब्राहीम योगारी

रोजी 2:59 म.नं. वा. हजर केला.

नोंदणी फी

रु. 4900.00

दस्त हाताळणी फी

रु. 2120.00

डाटा एन्ट्री

रु. 20.00

पृष्ठांची संख्या: 106

दस्त हजर करणाऱ्याची मही:

एकुण: 7040.00

दुय्यम निबंधक, मुंबई-1

दस्त हाताळणी फी रु. 20/-  
रजिस्ट्रार कार्यालय 4311/14  
अहमद ईब्राहीम योगारी 28 APR 2014

दुय्यम निबंधक, मुंबई-1

दस्ताचा प्रकार: पर्यायी जागेचा करार

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रान

शिक्षा क्र. 1 23 / 04 / 2014 02 : 56 : 54 PM ची वेळ: (मादरीकरण) :

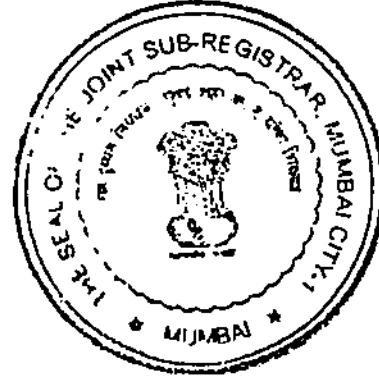
शिक्षा क्र. 2 23 / 04 / 2014 02 : 59 : 12 PM ची वेळ: (फी)

प्रतिज्ञापत्र

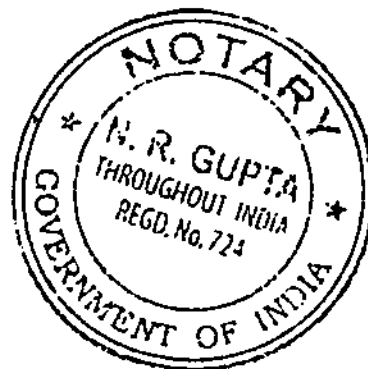
\*सदर दस्ताऐवज हा नांदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस  
अर्जत केलेला आहे. \*दस्तावेजात संदर्भ प्रमाण केलेल्या संपत्ती, साक्षीदार व  
सोयत जोडलेल्या कागदपत्रांची सत्यता, संपत्ती व संपत्ती सत्यता, वैधता  
कायदरीर वावीसाठी दस्त निबंधक व कर्तुव्यार. हे नोंदणी अखंडदार राहतील.

लिहून देणारे:

लिहून घेणारे:



iSarita v1.3.0





23/04/2014 3 05:21 PM

दस्त गोपवारा भाग-2

ववड1

१०६/१०६१

दस्त क्रमांक:3437/2014

दस्त क्रमांक :ववड1/3437/2014

दस्ताचा प्रकार :-पर्यायी जागेचा करार

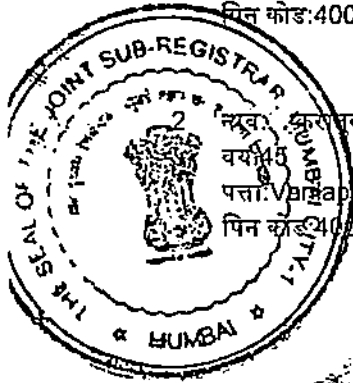
अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मनराईम नाईफ स्टार्डेलम अॅन्ड होम्म प्रा ली व व्युटी नाईफ स्टार्डेल अॅन्ड होम्म प्रा ली तर्फे मंचालक झुनद अब्दुल रझ्जाक विय्या तर्फे कु मु रामचंद्र शंकर पवार पत्ता:701, 7, ओव्हल हाऊस, 63 त्रिटीश हॉटेल लेन, मुंबई, वज्रगंते, MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर:AABCS3987Q	लिहून घेणार वय :-40 स्वाक्षरी:- 		
2	नाव:अहमद ईब्राहीम घोगारी पत्ता:16/17, 3, एल ब्लॉक मिताराम विल्डींग, .. मुंबई, वज्रगंते, MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर:AACPG6866C	लिहून घेणार वय :-78 स्वाक्षरी:- 		
3	नाव:.. मोहम्मद ईरफान घोगारी पत्ता:16/17, 3, एल ब्लॉक मिताराम विल्डींग, .. मुंबई, वज्रगंते, MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर:ADSPG5793M	लिहून घेणार वय :-43 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथीत पर्यायी जागेचा करार चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:23 / 04 / 2014 03 : 00 : 50 PM

ओळख:-

खालील इमम असे निवेदीन करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	अंगठ्याचा ठसा
1	नाव:.. राजन कोतावडेकर वय:28 पत्ता:मिताराम विल्डींग मुंबई. पिन कोड:400002			
2	नाव:.. कृष्णवल्लभ धानची वय:45 पत्ता:Varhapramane पिन कोड:400012			



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शिक्रा क्र.4 ची वेळ:23 / 04 / 2014 03 : 02 : 04 PM

शिक्रा क्र.5 ची वेळ:23 / 04 / 2014 03 : 02 : 17 PM नोंदणी पुस्तक 1 मध्ये

दुय्यम निबंधक मुंबई-1

EPayment Details.

sr.	Epayment Number	Defacement Number
1	MH000167751201415M	0000192208201415
2	MH000167878201415M	0000192207201415

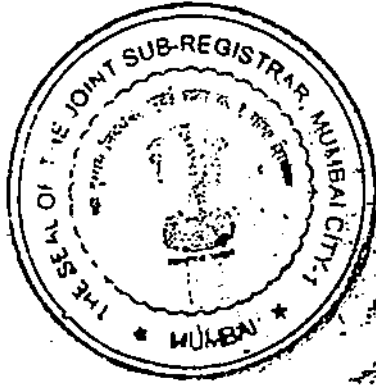
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दस्तामध्ये एकूण.....१०० पाने आहेत  
पुस्तक क्रमांक १. बवई-१. 38310.....२०१४  
अन्वये नोंदला  
दिनांक: 23 APR 2014

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