

BRIHANMUMBAI MAHANAGARPALIKA.

No. CE/4762/BPES/AT

13 MAR 2006

To :

Shri Vijay Turbadkar
Architect
15-C, Shanti Bhuavan,
Dr. R.P. Road,
Mulund (W),
Mumbai-400 080

Sub:- Amended plan cum full occupation permission to building 'A' on
CTS No. 47A/1, 47A/2 & 47A/3 of village Mulund (E), Mulund

Sir


The full development work of building 'A' on CTS No. 47A/1, 47A/2 &
47A/3 of village Mulund (E), Mulund completed under the supervision of Shri
Vijay Turbadkar having Licence No. CA/79/5261 & Structural Engineer Shri.
R.C. Tipnis having Lic. No. STR/13 may be occupied on the following conditions.

1. That Certificate under Section 270-A of the Mumbai Municipal Corporation
Act shall be submitted within 3-months.

A set of certified completion plans is returned herewith in token of Municipal
approval.

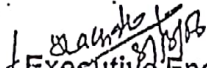
Note :- This permission is issued without prejudice to actions under
sections 305, 353-A of Mumbai Municipal Corporation Act.

Yours faithfully,


Executive Engineer
(Building Proposals)(E.S.).

13 MAR 2006

Copy forwarded for information to the owner :
Shri. K. D. Kataria C.A. to owner


Executive Engineer
(Building Proposals)(E.S.).

(CHIEF EXECUTIVE ENGINEER)

सदर नमूने 7226081057 9709530057



Wednesday, April 27, 2005
5:16:05 PM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 2838

दिनांक 27/04/2005

गावाचे नाव मुलुंड

दस्तऐवजाचा अनुक्रमांक वदर7 - 02819 - 2005


दस्ता ऐवजाचा प्रकार करारनामा

DELIVERED

सादर करणाराचे नाव: संतोष त्रिंबक माने - -

नोंदणी फी	:-	11800.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (54)	:-	1080.00
एकूण रु.		12880.00

आपणास हा दस्त अंदाजे 5:30PM ह्या वेळेस मिळेल


दुय्यम निवधक
कुर्ला 2 (विक्रोळी)

बाजार मुल्य: 1170488 रु. मोबदला: 1155456 रु.
भरलेले मुद्रांक शुल्क: 42300 रु. महामुद्रांक शुल्क कुर्ला-३
देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे; मुंबई उपनगरासिद्धा,
बँकेचे नाव व पत्ता: सेंट्रल बँक ऑफ इंडिया-घाटकोपर मुं 86;
डीडी/धनाकर्ष क्रमांक: 083916; रक्कम: 11800 रु.; दिनांक: 13/04/2005

समाशोधनाच्या अधिन राहून



नदर-७
 २५९० २
 २००५

AGREEMENT

THIS AGREEMENT made at Mumbai the 24th day of April 2005
 Between SAINATH LAND DEVELOPERS PRIVATE LIMITED, a Company incorporated
 under the Companies Act, 1956 having its registered office at E-4, Shanti Bhuvan,
 Sarojini Naidu Road, Mulund (West), Mumbai-400 080 hereinafter referred to as "the
 Builders" (which expression shall, unless it be repugnant to the context or meaning
 thereof, be deemed to include its successor or successors and assigns) of the One Part
 and SHRI/SMT SANTOSH TRIMBAK MANE (29)

aged about 29 years, Occupation Service of Mumbai Indian Police Constable,
 residing at MIDC Staff Colony, Bldg. NO: E,
Room NO-7, Opp. Sarovar Hotel,
Tal - Palghar, Dist - Thane - 401 504

hereinafter referred to as "the Flatholder" (which expression shall, unless it be
 repugnant to the context or meaning thereof, be deemed to include his heirs,
 executors, administrators and permitted assigns) of the Other Part:

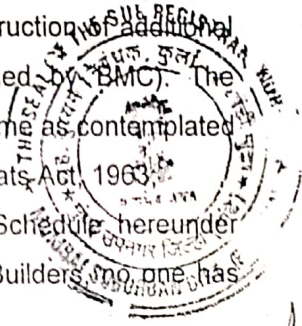
ICICI Bank Ltd. Plot No. 98 A-B Pratik
 Phase 2, N. Road, Mulund
 West Mumbai - 400 080
 3999 39238
 102993
 Special
 APR 13 2005
 00423001-PB5149
 16:03
 INDIA
 STAMP DUTY
 MAHARASHTRA

Handwritten: Rs. forty thousand three hundred only

Handwritten signature: Santosh

20/10
2004

specifications, amenities, fixtures and fittings thereof are not reduced, the Flatholder shall not raise any objection and hereby consents to such amendments in the Building plans and/or further construction (of additional flats and floor/s to the said buildings and/or to the construction of additional buildings and/or structures, if permitted and sanctioned by BMC). The Flatholder hereby gives his/her express consent to the same as contemplated by Section 7(1) (i) or (ii) of the Maharashtra Ownership Flats Act, 1963.



(v) The said immovable property described in the First Schedule hereunder written is free from encumbrances and except for the Builders, no one has a right, title and/or interest in or over the same;

(w) The Builders will be selling the flats/^{units} in all the said Buildings on what is known as "Ownership basis" together with the exclusive right (as appurtenant to such residential flat) to use the covered/open car/scooter parking spaces and/or the terrace area if any appurtenant to such flat with a view ultimately that the owners of all the flats in the said buildings should form themselves into a Co-operative Housing Society / separate Societies duly registered under the Maharashtra Co-operative Societies Act 1960 (or ultimately become members of such Society/Societies) or they should incorporate a limited Company with themselves as the shareholders and upon all the owners of the flats/^{units} (with or without the exclusive right to use, as appurtenant to the flat the car/scooter parking spaces in the said buildings and in the compound thereof) paying in full all their respective dues payable to the Builders and strictly complying with all the terms and conditions of their respective agreements with the Builder (in a form similar to this Agreement) the Builders shall cause the present formal Owners to execute and shall also join in executing a Deed/s of Conveyance in favour of such Co-operative Housing Society/Societies of the said property more particularly described in the First Schedule hereunder written together with the new buildings that may have been constructed thereon;

[Handwritten signature]

[Handwritten signature]

(x) The Flatholder has agreed to acquire from the builders the Flat/^{unit} No. 701 on the 7th floor of wing D in Building I of the development project known as "SAI AASHA DAYA" and car-parking space No. at still level of wing of the said building/~~in the compound thereof~~ (hereinafter referred to as "the said premises") with full notice of the terms and conditions and provisions contained in the documents referred to hereinabove and subject to the terms and conditions hereinafter contained;

[Handwritten signature]

[Handwritten signature]

VALID UPTO 29 APR 2005

Rota :5000 (Gen-520:15.9.99) DyChE.c2

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM "A"

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966

No.CE/ 4762 /BPES/AT

130 APR 2004

COMMENCEMENT CERTIFICATE

To:

K. D. Kataria

CERTIFIED TRUE COPY

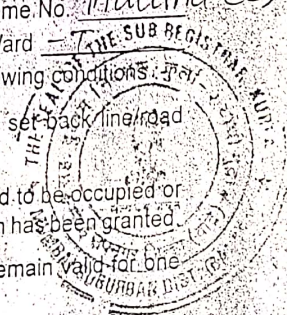
[Signature]
VIJAY TURBADKAR
ARCHITECT

47-0
2298 BU
2004

Sir,

With reference to your application No. 2/125 dated 27/2/04
 for Development Permission and grant of Commencement Certificate under section 45
 and 69 of the Maharashtra Regional & Town Planning Act 1966, to carry out development
 and building permission under section 346 of the Mumbai Municipal Corporation Act, 1888
 to erect a building in Building No. _____ on plot No. _____
 C.T.S.No. 47 & 136 Divn/Village/Town Planning Scheme No. Mulund (CE)
 situated at Road/Street _____ Ward - THE SUB REGIS. THE MUM.
 the Commencement Certificate/Building permit is granted on the following conditions:

1. The land vacated in consequence of the endorsement of the set-back line/road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupation permission has been granted.
3. The commencement certificate/development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
6. This certificate is liable to be revoked by the Municipal Commissioner for Greater Bombay if:
 - (a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Bombay is contravened or not complied with.



बदा-७
2199/30
2004

Gen-520

(c) The Municipal Commissioner for Greater Bombay is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.

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



The Municipal Commissioner has appointed Shri D. R. Kamble Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is valid upto 29 APR 2005
C.C. up to stilt slab

CEI 4762 /EPES/AT 3 SEP 2004
C.C. Upto stilt slab Lvl
as per amended plan dt. 13/8/04

For and on behalf of Local Authority
The Municipal Corporation of Greater Bombay.

[Signature]
31.08.2004
Assistant Engineer Building Proposals
Eastern Suburbs (S. & T Wards)

[Signature]
30-04-04
Assistant Engineer Building Proposal
Executive Engineer Building Proposals
(Eastern Suburbs)
FOR

CEI 4762 /EPES/AT 23 SEP 2004
C.C. up to 4th floor of wing
'A' 'B' 'C' as per amended
plan dt. 13.8.04

MUNICIPAL COMMISSIONER FOR GREATER BOMBAY

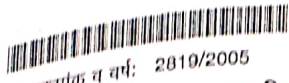
[Signature]
09.09.2004
Assistant Engineer Building Proposals
Eastern Suburbs (S. & T Ward)

CEI 4762 /EPES/AT 11 OCT 2004
C.C. up to 5th Floor of wing A & B, 4th Floor of wing C.
& Full C.C. For wing D & E as per amended plan dt. 13/8/04

CEI 4762 /EPES/AT 29 DEC 2004
Full C.C. For wing A,B & C For stilt +
4th upper floor For wing D & E.

[Signature]
11.10.2004
Assistant Engineer Building Proposals
Eastern Suburbs (S & T Wards)

[Signature]
29.12.2004
Assistant Engineer Building Proposal
Eastern Suburbs (S & T Wards)



दस्तावेजांक व वर्ष: 2819/2005
Wednesday, April 27, 2005

दुय्यम निबंधक: कुर्ला 2 (विकोळी)

सूची क्र. दोन INDEX NO. II

पाने 63 म

8:17:08 PM

गावाचे नाव : मुलुंड

Page 63 of 9

(1) विलेखाचा प्रकार, गोवदल्याचे स्वरूप करारनामा व बाजारभाव (माझेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) गोवदला रु. 1,155,450.00 बा.भा. रु. 1,170,488.00

(2) भू-मापन, पोटहिरसा व घरक्रमांक (अस्तित्वाचा)

(1) वर्णन: विभागाचे नाव - मुलुंड (पू) - कुर्ला , उपविभागाचे नाव - 124/570 - भुभाग: रेल्वे लाईन व पूर्वे हुतगती मार्ग यांमधील सर्व मिळकती. रादर मिळकत सि.टी.एस. नंबर - 136 मध्ये आहे. -----प्लॅट नं 701, 7 वा मजला, डी विंग, विल्डींग नं 1, साई आशादया , गव्हाणपाडा रोड, निलम नगर फेज-2, मुलुंड (पू) मु 81, रटील्ट अधिक 7 मजल्यांची इमारत. सिटीएस नं 47अ, 136.
(1)बांधीव मिळकतीचे क्षेत्रफळ 45.5 चौ.मी. आहे.

(3) क्षेत्रफळ

(4) आकारणी किंवा जुडी देण्यात असोत तेव्हा

(1)-

(5) दस्तावेज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

(1) मेसर्स साईनाथ लॅंड डेव्हलपर्स प्रा. लि. तर्फे डायरेक्टर श्री. कन्हैया डी कटारीया यांच्यातर्फे कु मु म्हणून श्री. हितेश गोविंदजी ठक्कर - ; घर/प्लॅट नं: ई-4, शांती भूवन, एम एन रोड, मुलुंड (पू) मु 80.; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.

(6) दस्तावेज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

(1) रांतोप त्रिवक माने - ; घर/प्लॅट नं: एम आय डी सी स्टाफ कॉलनी , विल्डींग नं ई , रूम नं 7, सारोवर हॉटेलजवळ, बोईसर , ता. पालघर जि ठाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AGVPM0410H.

(7) दिनांक	करून दिल्याचा	27/04/2005
(8)	नोंदणीचा	27/04/2005
(9) अनुक्रमांक, खंड व पृष्ठ		2819 /2005
(10) बाजारभावाप्रमाणे मुद्रांक शुल्क	रु	42280.00
(11) बाजारभावाप्रमाणे नोंदणी	रु	11800.00
(12) शेरा		