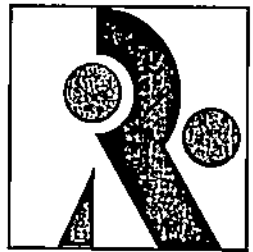
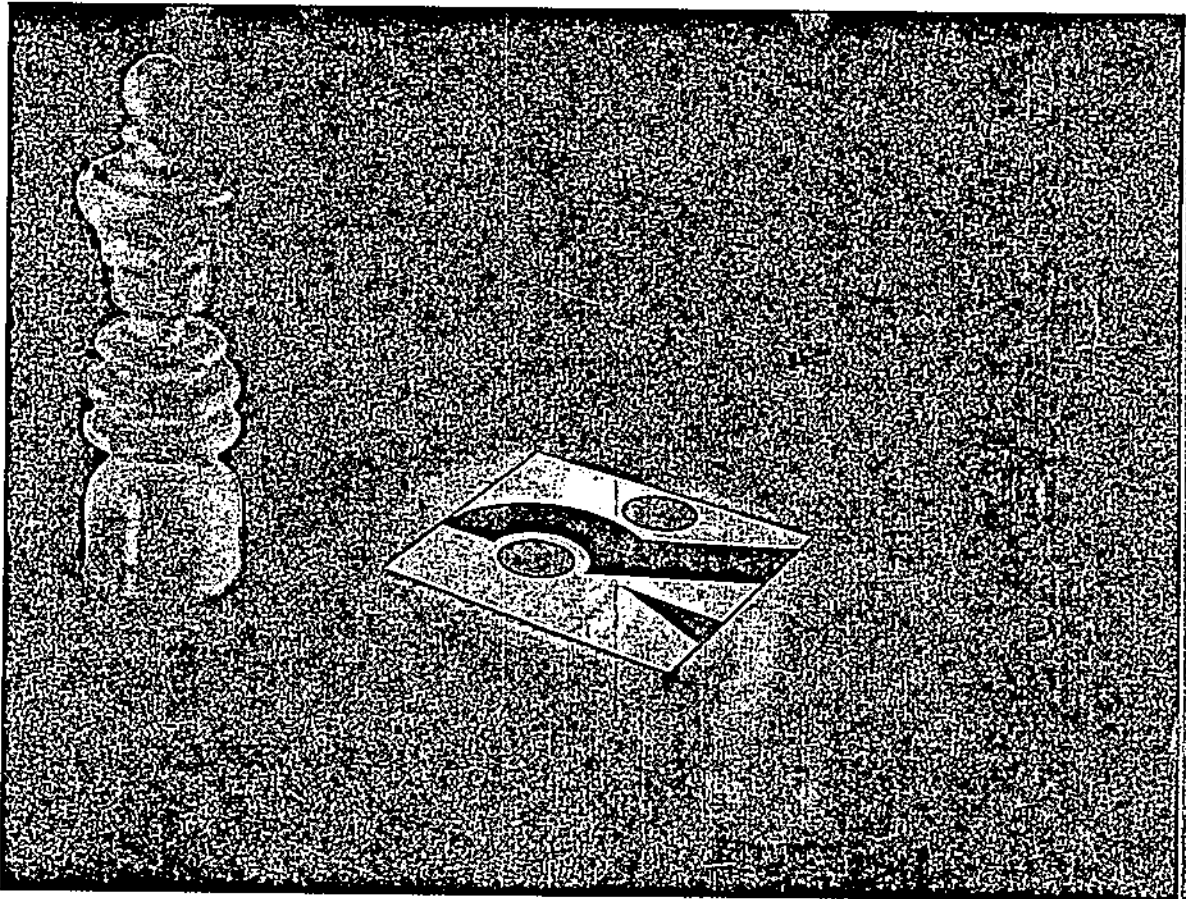


Rs. 58400/-



Raj Legacy - I

RAJESH BUILDERS
GROUP OF COMPANIES



AGREEMENT FOR SALE

For Sale
Sole
Fort Market, Brundh, Mumbai
Saba Kadil (8328033)

[Handwritten signature]



Pdts. of 100 Lvs.

EC-106

MUNICIPAL CORPORATION OF GREATER MUMBAI

No. CE/939/BPES/AS of

6 JAN 2009

To SHRI RAJIV S. MANE,
M/S. United Architect Pvt. Ltd.,
Raj. Behind Rose Apartment,
Juhu Road, Mumbai 400 049.

Subject: Proposed Building No.1 on
Plot bearing CTS No.95/A & 95/B,
of village, Hariyali at LBS Road,
Vikhroli (West), Mumbai.

Reference to your letter dt. 10/11/08

Sir,

The Completion Certificate submitted by you on 11/07/08
for the above work, is hereby accepted, subject to
obtaining certificate u/a 270-A of
MMC Act.

Yours faithfully,

- sd -

Executive Engineer, Bldg., Proposals.

Eastern Suburbs. E/S

CE/939/BPES/AS No. / of

Copy forwarded for information to-

- (1) W. O. S. Ward.
- (2) A. A. & C. S. Ward.
- (3) E. E. V. E/S
- (4) M. I. Ward.
- (5) A. E. W. W. S. Ward.
- (6) W. O. Estate.

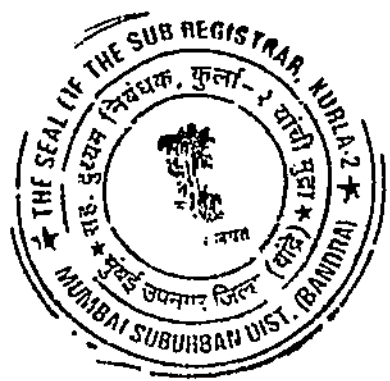
(7) Owner Shri. Rajesh. Patel. of. M/S. Rajest. Const. Co.,

Executive Engineer, Bldg., Proposals.
Eastern Suburbs. E/S



Cheque Subject to Realisation

बवदर - ७
दसदर दसदर (११४० १२००५)
२



AGREEMENT FOR SALE

Dr. Bhaskaran
Ramani

THIS AGREEMENT made at Mumbai this 20TH day of Nov. 2004
BETWEEN M/S. RAJESH CONSTRUCTION CO., a Partnership firm
carrying on business at 139, Seksaria chambers, 2nd Floor, Nagindas Master Road,
Fort, Mumbai 400 023, hereinafter called "the Builders" (which expression shall
unless it be repugnant to the context or meaning thereof mean and include the
Partners or Partner for the time being constituting the said firm, survivors or
survivors of them, heirs, executors and administrators of such survivor, their his
or her assigns) of the One Part; AND MR./MRS./MS.

MR. ACHARYA MANICKAN BHASKARAN
MRS. RAMANI BHASKARAN both of Mumbai

Inhabitants, hereinafter called "the Purchasers" (which expression shall unless it
be repugnant to the context or meaning thereof mean and include his/her/their
respective heirs, executors, administrators and permitted assigns of the One Part

The Cosmos Co-operative
Bank Ltd., Vile Parle Branch,
Mumbai
D-5/STP(V)/C.R. 1004/06/200
4/1762-64/04

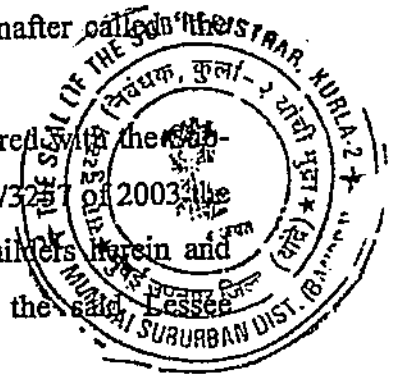
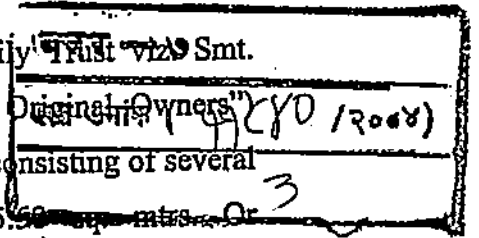
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Dr. Bhaskaran
Ramani

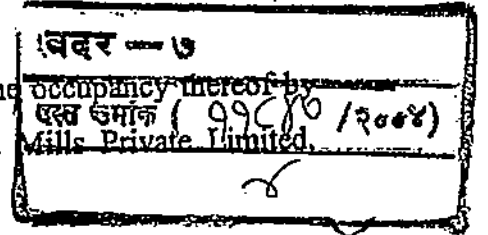
Authorised Signatory

WHEREAS

- I. (i) Prior to 17th April, 2003, Trustees of Dey Family Trust viz. Smt. Tanima Dey and others (hereinafter called "the Original Owners") were absolutely seized and possessed of property consisting of several buildings standing thereon admeasuring 12605.58 sq. mtrs. Or thereabouts situate at Village Hariyali bearing C.T.S. Nos. 95, 95/1 to 7, 95/9, 95/10 and 96 also subject to right of way from a portion thereof to the adjoining property, hereinafter called "the said First Property" subject to the occupancy thereof by Lessee viz. Western India Paper and Board Mills Private Limited, hereinafter called "the said Lessee";
- (ii) By a Conveyance dated 17th April, 2003 and registered with the Registrar, MSD at Chembur under Serial No. BDR 7/3257 of 2003 the Original Owner sold the said property unto the Builders herein and beneficiaries of the said Dey family Trust and the said Lessee confirmed the said sale in favour of the Builders;
- II. (i) Prior to 17th April, 2003, Trustees of Tanima Anuradha Shantanu Dey Trust viz. Smt. Tanima Dey and Another (hereinafter called "the Original Owners") were absolutely seized and possessed of property consisting of building standing thereon admeasuring 1363 sq. mtrs. Or thereabouts situate at Village Hariyali bearing C.T.S. Nos. 98 and 98/1 to .13, hereinafter called "the said Second Property" subject to the occupancy thereof by Lessee viz. Western India Paper and Board Mills Private Limited, hereinafter called "the said Lessee"
- (ii) By a Conveyance dated 17th April, 2003 and registered with the Sub-Registrar, MSD at Chembur under Serial No. BDR 7/3256 of 2003 the Original Owners sold the said Second Property unto the Builders subject to the occupation thereof by the Lessee and beneficiaries of the said Tanima Anuradha Shantanu Dey Trust and the said Lessee confirmed the said sale in favour of the Builders by joining as confirming Parties to the said Conveyance;
- III. (i) Prior to 21st November, 1995, Pratapsinh Shoorji Vallabhadas and others, (hereinafter called "the Original Owners") were absolutely seized and possessed of property consisting of several buildings standing thereon admeasuring 11072.20 sq. mtrs. Or thereabouts situate at Village Hariyali bearing C.T.S. Nos. 97/1 to 97/4, hereinafter



called "the said Third Property" subject to the occupancy thereof by Lessee viz. Western India Paper and Board Mills Private Limited, hereinafter called "the said Lessee";



(ii) By a Conveyance dated 21st December, 1995 and registered with the Sub-Registrar of Mumbai under Serial No. BBJ-219 of 1996 read with Deed of Rectification dated 29th March, 2000 and registered with the Sub-Registrar of Mumbai under Serial No. BBJ-3001 of 2000 and the Original Owners conveyed and transferred the said Third Property unto Smt. Sosardevi Ganeshlal Jain and Harinath Jhulan Varma as Co-owners subject to occupation thereof by Lessee viz. Western India Paper and Board Mills Private Limited.

(iii) The said deceased Harinath Jhulan Varma died intestate at Vikhroli, Mumbai on 19th August, 2001 leaving Smt. Dularidevi, Widow of Harinath Jhulan Varma, Smt. Dhandevi R. Varma, Rameshkumar H. Varma, Smt. Ramli S. Kashyap and Surendra H. Varma, hereinafter called "the said Smt. Dularidevi and Other heirs";

(iv) By a Conveyance dated 4RD July, 2003, and registered with the Sub-Registrar, MSD at Chembur under Serial No. BDR 7/6098 of 2003 the said Smt. Sosaradevi Ganeshlal Jain and the said Smt. Dularidevi and others sold the said Third Property unto the Builders subject to the occupation thereof and the Lessee confirmed the said sale in favour of the builders;

IV. Accordingly, the Builders became seized and possessed of the said First Property, the said Second Party and the said Third Property admeasuring in aggregate 25040.70 sq. mtrs., subject to the occupation thereof by Lessee Western India Paper and Board Mills Private Limited.

V. (a) Pursuant to application made by the Builders through their Architect, Municipal Corporation of Greater Mumbai (BMC) by its letter dated 6/06/2003 allowed redevelopment of the said First, Second and Third Properties as per Regulation No. 57 (4) (c) of D.C. Regulations for Greater Mumbai subject to terms and conditions contained therein;

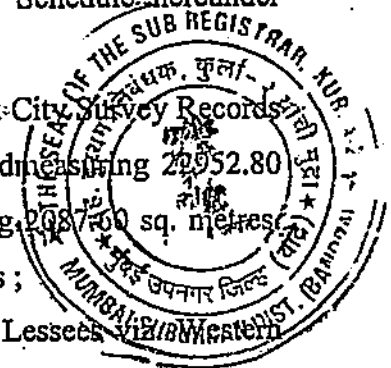
(b) The Additional Collector and C.A. appointed under Urban Land (Ceiling and Regulation) Act by its letters dated 18/09/2003 and 6/05/1994 confirmed that the land comprised in the said First Property, the said Second Property and the said Third Property was non-vacant

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पुस्तक क्रमांक (११८५०/२००४)
दिनांक १२th May,

and granted permission for redevelopment of letter dated 12th May, 2004 granted its No-objection for joint development of the said three properties for the area of 24986.20 sq. mtrs.;

(c) the proposal for amalgamation lay out/sub-division of the said First, Second and Third Properties of the area of 24986.20 sq. mtrs., as per the said ULC permission was approved by BMC vide its letter dated 22nd April, 2004 bearing No. CE/123/BPES/205 which said three amalgamated properties are hereinafter called "the said Property", which said property is described in the First Schedule hereunder written;

(d) Pursuant to the said amalgamation as per present City Survey Records the said property bears City Survey No. 95A admeasuring 22952.80 sq. mtrs. And City Survey No. 95B admeasuring 2087.60 sq. metres. Both admeasuring in aggregate 25040.40 sq. mtrs ;



(e) By a writing dated 10th August 2004, the said Lessees India Paper and Board Mills Private Limited surrendered their leasehold rights in the said property unto the Builders herein;

(f) Two buildings named "RAJ LEGACY-I" AND "RAJ LEGACY-II", respectively, hereinafter called "the said First Building and the said Second Building" respectively, are intended to be constructed on the said property in phases, hereinafter called "the said Project". The Building Raj-Legacy-I consists of Six wings namely Wing A to F and Building Raj Legacy-II consists of Four Wings namely G to J.

(g) The Plinth area together with appurtenant land that will be occupied by the said First Property is described in the Second Schedule hereunder written and the plinth area together with land appurtenant that will be occupied by the said Second Property is described in the Third Schedule hereunder written as shown in the plan annexed hereto and marked Annexure 'A' ;

(h) FSI available in respect of the said property, hereinafter called "the said base FSI" and additional FSI by way of TDR or any other benefit that can be loaded on the said buildings proposed to be constructed on the said property, hereinafter called "the said additional FSI" will be utilized for the said project;

(i) Both the said building will be constructed as per layout without obtaining sub-division of the said property;

(j) As per layout there are three common Recreation Grounds and Clubhouse two internal roads out of which in respect of one internal

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दस्तावेज क्रमांक (११८० / २००४)

road of 12 mtrs., width there is right of way to the adjoining property bearing C.T.S. No. 92, 92/1 to 15;

- (k) It is intended to construct and provide a Club House in the said Recreation Ground for use by the purchasers of the residential premises on the First Building and the said Second Building;
- (l) Building No. 1 viz. "Raj Legacy-I" consisting of Wings A to F is intended to be constructed in the first phase. In the said First Building Wings A to D will each consist of stilt and 18 Floors and Wings E and F each will each consist of stilt and 19 floors;
- (m) Building No. 2 viz "Raj Legacy II" consisting of wings G to J is intended to be completed in the Second Phase. Wings G to J of the said building No. 2 will each consist of Stilt and 18 upper floors;
- (n) Plans have been approved by BMC under IOD No. CE/939/BPES/AS dated 8/06/2004, hereinafter called "the said First Approved Plans" for construction of Wings D to F. of the said First building;
- (o) The said Second building consisting of Wings A to D is intended to be constructed in due course;
- (p) By an Order dated 9/7/2004 bearing No. C/Desk-II D/LND/NAP/SRK-773 the Collector BSD granted Non-Agricultural permission on the conditions therein contained;
- (q) Commencement Certificate for the said wings D to F of the said 1st building has been issued by BMC on 29th July 2004 under No. CE/939/BPES/AS;
- (r) The Builders have commenced construction of the said First Building consisting of Wings A to F;
- (s) The Plans for approval for construction of the wings A to F of the First Building and of the Second Building will be submitted for further approval either by way of amendment or addition to the said First Approved Plans and the construction of the said Second Building will commence on C.C. upto plinth being issued by the BMC;
- (t) M/s. United Architect Private Limited are appointed as Architects for the said Project;
- (u) The tenements in Wings D to F of the said First Building will consist of residential flats and in Wing A to C of the said First Building and Wing G to J of the said Second Building may, if the builders so decide, commercial premises on ground floor and residential flats in the upper floors or the discretion of the Builders, the entire wings may consist of residential flats. In case of any Wing consisting of commercial

premises, on ground floor, the same may consist of common toilet block;

- VI. (a) The copies of the certificate of Title dated 12th August, 2004 issued by M/s. M. P. Savla & Co., Property Register Card Specifications of the said Flat/Commercial Premises are set out in Annexures "B" to "D" hereto;
- (b) The Purchasers have demanded from the Builders and the Builders have given inspection to the Purchasers of all the documents of title relating to the said property and the plans, designs and specifications prepared by the Builders' Architect and of such other documents as are specified under the Maharashtra Ownership Premises (Regulation of the Promotion of Construction/Sale Management and Transfer) Act, 1963 (hereinafter referred to as "the said Act) and the Rules made thereunder.

- VII. The Purchasers have requested the Builders for allotment and sale to the Purchasers of a Flat/Commercial premises No. 113 on the 1ST Floor in Wing D (BDG. No. 3) admeasuring 508 sq. Ft. approximately of builtup area and car parking stilt/open car parking space No. in the said First Building known as RAJ LEGACY-I described in the Second Schedule hereunder written/in the said Second Building known as RAJ LEGACY II, described in the Third Schedule hereunder written hereinafter collectively referred to as "the said premises" in the said building to be constructed on the said property which the Builders have agreed to sell to the Purchasers on the terms and conditions hereinafter appearing.

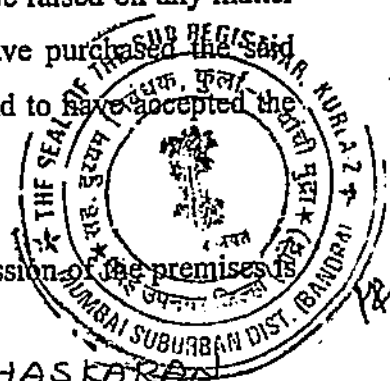
NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED, DECLARED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS UNDER:-

1. The Builders are constructing the said First Building/Second Building on a portion of the said property more particularly described in the Second Schedule hereunder written/Second Building on a portion of the said property and described in the Third Schedule hereunder written in accordance with the approved plans and specifications which have been kept at the office and at site for inspection and which the Purchasers have seen and approved. The Purchasers have also

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बस नमंक (११८४० / २००४)

inspected the said premises and have measured the area and have approved the same.

2. The Purchaser/s has/have prior to the execution of this Agreement satisfied himself/herself/themselves about the title of the Owners and the Builders to the property and he/she/they shall not be entitled further to investigate the title of the said property and no requisition or objection shall be raised on any matter relating thereto. The Purchaser/s shall be deemed to have purchased the said premises on the conditions set out in the recitals above and to have accepted the title thereto.



3. The name and address of the Purchaser/s till possession of the premises taken by the Purchaser/s shall be as under:

Name: MR. ACHARYA MANICKAN BHASKARAN
MRS. RAMANI BHASKARAN
Address: 102, A-Wing, Annapa CHS Ltd,
Kharegoan, Kalwa W, Thane - 400605
Telephone: 25443309 / 9892901999

Mr. Bhaskaran
Ramani
Mr. Bhaskaran
Ramani
Mr. Bhaskaran
Ramani

4. The Purchaser/s hereby agree to acquire Flats/Commercial premises No. 113 on 1ST Floor in Wing D (Bldg. No. 3) of the said First/Second Building together with parking space under stilt in Wing open car parking space on ground floor bearing No. all hereinafter collectively called "the said premises" together with the common area and facilities appurtenant to the said premises and the limited Common Area and facilities subject to which the said premises is nature extent and description of the common area and the limited common areas and facilities area more particularly described in the Fourth Schedule hereunder written as per plan and specifications seen and approved by him/her/them at or for the lump sum price of Rs. 14,92,885 / (Rupees Fourteen Lakh Ninety Two Thousand Eight Hundred Eighty Five only only). The said price is fixed on lump sum basis and has no bearings whatsoever on the actual measurement the ~~comp~~ ^{built up} area of the said premises inclusive of balcony is 508 sq. ft. The typical floor plan of the said premises (Excluding Parking Space) is annexed hereto and marked Annexure "E" and the said premises is shown, surrounded thereon by a red coloured boundary line. The Purchaser/s has /have ascertained the said area. The said premises has been agreed to be sold

बिंदर - ७
दस्तावेज क्रमांक (११८० / २००४)

together with the common area and facilities appurtenant to the said premises and the limited common areas and facilities and the same shall be in proportion to the area of the said premises to the entire area of the said building. The Purchaser/s shall have no claim over limited common area save and except as expressly granted. The Purchaser/s has/have seen approved and accepted the amenities provided in the said premises prior to execution of this Agreement.

5. The said price shall be paid by the Purchaser to the Builders in the manner given below. The percentage referred to hereinbelow are of the total purchase price payable by the Purchasers:-



- i) 15% Earnest Money on execution of this Agreement.
- ii) 12% on completion of Plinth.
- iii) 2.4% on completion of First Slab
- iv) 2.4% on completion of Second Slab
- v) 2.4% on completion of Third Slab
- vi) 2.4% on completion of Fourth Slab
- vii) 2.4% on completion of Fifth Slab.
- viii) 2.4% on completion of Sixth Slab
- ix) 2.4% on completion of Seventh Slab
- x) 2.4% on completion of Eighth Slab.
- xi) 2.4% on completion of Ninth Slab.
- xii) 2.4% on completion of Tenth Slab.
- xiii) 2.4% on completion of Eleventh Slab.
- xiv) 2.4% on completion of Twelfth Slab.
- xv) 2.4% on completion of Thirteenth Slab.
- xvi) 2.4% on completion of Fourteenth Slab.
- xvii) 2.4% on completion of Fifteenth Slab.
- xviii) 2.4% on completion of Sixteenth Slab.
- xix) 2.4% on completion of Seventeenth Slab.
- xx) 2.4% on completion of Eighteenth Slab.
- xxi) 2.4% on completion of Nineteenth Slab.
- xxii) 2.4% on completion of Twentieth Slab.
- xxiii) 3% on commencement of Brick work.
- xxiv) 4% on commencement of Internal Plaster.
- xxv) 4% on commencement of External Plaster.
- xxvi) 3% on commencement of frames of the Doors and windows.
- xxvii) 3% on commencement of sanitary and plumbing works.
- xxviii) 3% on commencement of flooring.

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दस्तावेज क्रमांक (११८४० / २००४)

xxix) 5% on possession.

6. It is expressly agreed that the time for payment of each of the aforesaid installments of the purchase price shall be essence of the contract. The certificate of the Builders' Architect as to completion of any of the work mentioned in the preceding clause shall be conclusive. The Purchaser/s shall within the period of seven days from the receipt of intimation from the Builders to make payment of the installment pay the same to the Builders failing which the Purchaser/s shall without prejudice to the right of the Builders to determine this Agreement liable to pay interest on the defaulted installment at the rate of 21% p.a. till realization.

7. The Recreation Ground and Club-House facility shall be provided for the benefit of residential premises.

8. The Purchaser/s is/are aware that the Builders are entering into similar Agreements with several other parties in respect of other premises in the said building containing similar terms and conditions save and except the sale price which may be mutually agreed upon between the Builders and each Purchaser/s.

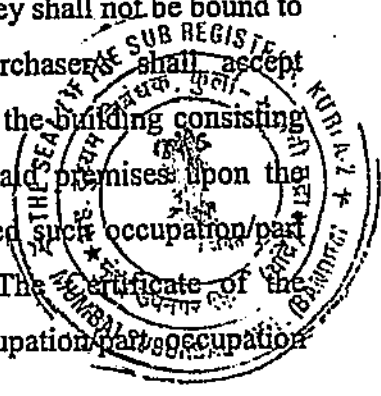
9. Nothing contained in these presents shall be construed to confer upon the Purchaser/s any right, title or interest of any kind whatsoever into or over or as a grant in law of the said premises or the said building or any parts thereof such conferment or grant to take place only upon the transfer by formal document and execution thereof in respect of the said property or part thereof together with the said building to a Co-operative or any other body to be formed by the Purchaser/s of different premises as stated herein.

10. The Purchaser/s has/have agreed to purchase the said premises with full knowledge that construction/development of the Project will take place in phases and application for approval of amendment/additional plans shall be made by the Builders to BMC and other authorities for such further construction/development. It is also agreed that in the event of any additional FSI becoming available, the Builders shall be entitled to construct further additional floor and/or additional structure or structures on the said property and sell of the premises in such additional floor and/or additional structure or structures on the said property and sell of the premises in such additional floor and/or structure/s in such a manner as the Builders may deem fit. In the event of the Builders constructing any additional floor or structure on the said property, the Purchaser/s of such premises shall be enrolled as members of the Co-operative Society. If the same is already

खदर - ७
क्रमांक (११८४० / २००४)

formed. The Purchaser/s hereby give/s his/her/their ~~irrevocable~~ consent to the Builders for carrying out construction of additional floors and additional structure/s as aforesaid and/or amendment/modification of the approval plans. All such additional construction/s shall be carried out in accordance with and in conformity with the plans as may be approved by BMC.

11. The Builders have informed the Purchaser/s that they shall not be bound to obtain Completion Certificate from BMC. The Purchaser/s shall accept Occupation Certificate or part Occupation Certificate for the building consisting of the said premises and will take possession of the said premises upon the Builders intimating the Purchaser of they having obtained such occupation/part occupation certificate by making balance payment. The certificate of the Architects of the Builders to the effect that such occupation/part occupation certificate is issued shall be conclusive.



12. It is hereby expressly agreed and confirmed by the Purchaser/s that the right of the Builders to construct additional structure/s on the said property or put up further additional floors on the said building now under construction or to amalgamate the said property with any other property and to carry out development thereon is an integral part of this Agreement for sale of the said premises to the Purchaser/s and the Purchaser/s will not in any manner object to the Builders constructing such additional structures or carrying out any additional construction work on the said Buildings now under construction. The Purchaser/s also agree/s and undertake/s to give full co-operation and all the facilities to the Builders to carry out additional construction work on the building now under construction and/or construction of additional structures on the said property.

13. It is expressly agreed by and between the parties hereto that the Builders if they so desire are entitled to amalgamate the said property with any other adjoining plot/s and construct the building or buildings thereon as permissible by the BMC and other concerned authorities even after the Society of the said Purchasers of tenements in the said building is formed and registered until the conveyance of the said property is granted to the said Society. The Society or any of its members shall not raise any objection and agree to grant their consents for the same as and when it may be required by the Builders. The said Society shall enroll the premises purchasers of the buildings that may be constructed on the adjoining plots. The Builders shall be entitled to consume FSI and other benefits

खिदर - ७

प्लॉट नं. (११८४० / १२०४)

of the said plot and/or adjoining plot by constructing separate buildings of any or all the plots of separate wings of the building by intermingling the FSI and/or TDR or otherwise.

14. It is hereby expressly agreed and provided that as long as it does not in any way affect or prejudice the rights hereunder granted in favour of the Purchaser/s in respect of the said premises agreed to be purchased by the Purchaser/s, the Builders shall be at liberty to sell, assign, mortgage, lease or otherwise deal with or dispose off their right, title or interest in the said property or in the building to be constructed by the Builders. The mortgage or other encumbrances created by the Builders shall be cleared by the Builders on its own prior to giving possession of the said property to the proposed Co-operative Society.

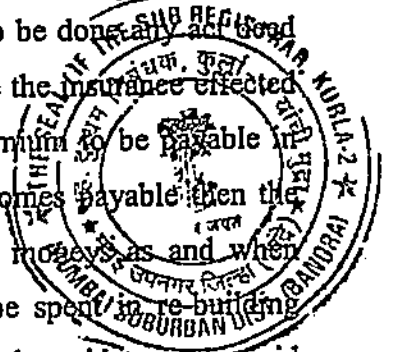
15. The Purchaser/s covenant/s with the Builders that HE/SHE/THEY the Purchaser/s:

- (a) Shall not carry on any work in or use the said premises or permit the same to be used for any purpose whatsoever other than as a premises and what is prescribed by the Municipal Corporation of Greater Mumbai in its By-laws and Rules and Regulations nor for any purpose or in a manner which may or is likely to cause or be a source of nuisance or annoyance or disturbance or inconvenience to the Builders or occupiers of the other premises in the same building or neighbouring properties not for any illegal or immoral purposes. The Purchaser shall use the stilt or open parking space only for purpose of keeping or parking the Purchasers own vehicle;
- (b) Shall not at any time demolish or cause to be demolished the said premises or any part thereof agreed to be taken by the Purchasers nor will the Purchasers at any time make or cause any additions or alterations of whatsoever nature in or to the said premises or any part thereof;
- (c) Shall not enter or remain in the said property or any portion thereof without the prior written permission of the Builders and at their own risks. The Builders shall not be responsible or liable for any damage, injuries, mishap, fatal or otherwise in respect thereof;
- (d) Shall pay the respective arrears of price payable by them, as soon as building is notified by the Builders as complete within seven days of such notice served individually or put up at some prominent place in the building.

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दस्तावेज क्रमांक (११४०/२००४)

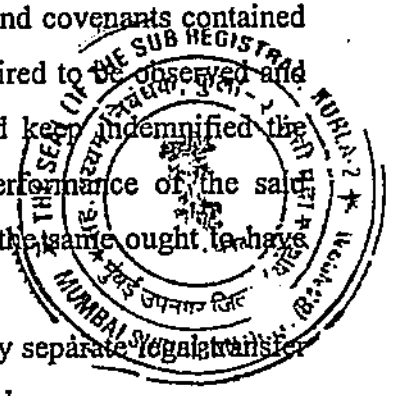
- (e) After the possession of the said premises is handed over to the Purchasers and if any additions or alterations in or about or relating thereto are thereafter required to be carried out by the Municipality or competent authority, the Purchaser agrees that such additions or alterations shall be carried out by the Purchaser and the Purchasers of the other premises in the said building at their own risk and costs and the Builders shall not be or be held to be in any manner liable or responsible for the same.
- (f) Shall always keep the said premises purchased by the Purchaser properly insured against loss or damage by the fire and/or any other risk and the Purchaser shall not do or permit to do or permit to be done any act or good matter or thing which may render void or voidable the insurance effected on the property or render higher or increased premium to be payable in respect thereof. If any such higher premium becomes payable then the Purchaser shall bear and pay the same. All the monies as and when received by virtue of any such insurance shall be spent on re-building and/or repairing the premises. Whenever during the said term the said building or any part thereof shall be destroyed or damaged for any reason whatsoever the Purchaser/s shall pay his/her their share for reinstating and repairing the same. The Purchaser/s shall also pay his/her their proportionate share for keeping the said building in good and substantial repair and condition to the satisfaction of the Builders;
- (g) Shall not obstruct, keep or store or permit to be obstructed kept or stored any goods, articles, things and other merchandise or to park or permit to be parked at any time any vehicles, wagons, cars, lorries, trollies, etc. in the compound of the said plot;
- (h) Shall not store in the said premises any goods of hazardous or combustible nature or which are too heavy to effect the construction or the structure of the said building;
- (i) Shall not close balconies or open space or any other space or make any alteration in the elevation and shall not put in any window ventilator or on the exterior of the said premises except at the entrance of the said premises a sign board or plate outside the same signifying his ownership of the same;
- (j) Shall not throw dirt, rubbish, rags, waste or refuse or permit the same to be thrown in the passages, landing, staircases, corridors, sinks, baths or lavatories on the said building and the open spaces around the said building and in the like manner shall not store any article or merchandise



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in the said passages, landings, staircases and corridors in the said building and the open spaces around the said buildings;

- (k) Shall not decorate or paint the exterior of the said premises otherwise than in a manner agreed to by a majority of the tenement acquirers, occupiers or users of the premises comprised in the said building and failing such Agreement in the manner as near as may be to which the same was previously decorated or painted;
- (l) Shall observe and perform the terms, conditions and covenants contained in this Agreement so far as the same are not required to be observed and performed by the Builders and to indemnify and keep indemnified the Builders against the non-observance and non-performance of the said terms, conditions and covenants except so far as the same ought to have been observed and performed by the Builders;
- (m) That the Builders shall not be liable to execute any separate legal transfer in respect of the said premises in favour of the Purchasers;
- (n) That so long as each premises in the building shall not be separately assessed for municipal charges and water tax, the Purchaser/s shall pay a proportionate to the carpet area of the premises of the water tax and Municipal taxes and maintenance charges assessed on the whole building PROVIDED HOWEVER that if any special taxes and/or rates are demanded by Bombay Municipal Corporation or any other authority by reason of any permitted use of the said premises and road, the Purchaser/s and other Purchasers shall observe and perform all rules and regulations of Municipal Corporation of Greater Mumbai and other statutory bodies and shall indemnify and keep indemnified the Builders against any loss or damages;
- (o) Shall maintain at his own costs the said premises agreed to be acquired by him/her/them in the same good condition state and order in which it is delivered to him/her/them and shall abide by all the bye-laws, rules and regulations of the Government, Municipal Corporation of Greater Mumbai and B.E.S. & T. Undertaking or any other Competent Authority and shall attend, answer and be responsible for call notices, violations of any of the condition for the observance and performance of the said rules and bye-laws;
- (p) Shall keep the said premises and walls and partition walls, sewers, drains, lift, pump and appurtenances thereto in good tenantable repairs and conditions and in particular so as to support shelter and protect the various parts of the building;



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- (q) Shall pay to the Bombay Municipal Corporation the necessary charges for connecting the drainage and sewerage from the said building/s and/or septic tank to the public drain and sewerage when laid or called upon by the Municipal Corporation of Greater Mumbai.

16. On possession being taken by the Purchaser/s of the said premises the Purchaser/s shall have no and shall not be entitled to make and shall not make any claim, objection, contention, or proceedings against the Builders regarding the said building or the said premises or any part thereof or any item thereof in respect of anything connected with the same including quality of construction, materials and additions or alterations, etc. or which may be alleged not to have been carried out or completed or of defective workmanship and all such claims, contentions and objections, if any, shall be treated and deemed to have been extinguished and/or waived as the Purchaser/s have been extinguished and/or waived as the Purchaser/s has/have inspected the ready premises and the whole property;

17. The Purchaser/s is/are informed by the Builders that the arrangement for water supply has been made as per prevailing rules and regulations of BMC at the time of sanction of water connection and subject to the undertakings which may be required to be given by the Builders and/or on behalf of the Builders to BMC subject to any terms and conditions, which may be stipulated by BMC. In spite of this, if any shortage of water supply occurs, the Builders shall not be liable for the same and shall not be liable to supply any additional pumps or tanks or any other thing or make any additional or other arrangements in that behalf. Any deposit or deposits required to be paid by the Builders to BMC in that behalf or to be paid by the Builders, out of the deposits to be paid by the Purchaser/s to the Builders hereunder and if the Builders shall pay the said deposits or any of the or any part thereof out of their pocket, they shall be entitled to reimburse themselves for such payments out of the said deposits as and when collected and without prejudice to other rights and remedies of the Purchaser/s.

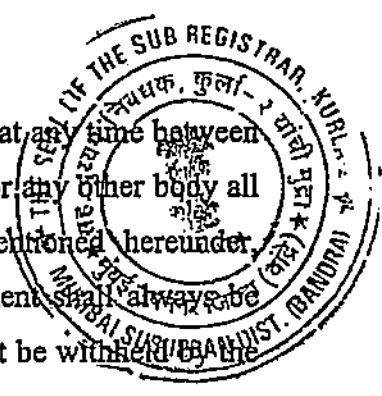
18. The Purchaser/s shall have no claim or right to any part of the said property and also to any part or parts of the said building other than the said premises agreed to be taken by him/her/them. All lobbies, staircases, remain the property of the Builders until the whole property is assigned and transferred to the Co-operative Society as the case may be as herein mentioned but subject always

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 प्लॉट क्रमांक (११८४० / २००४)
 in favour of the Builders as per E

to the rights, reservations, covenants and easements in
 herein provided.

19. The Builders shall be entitled to give terrace adjoining to any of the premises to the Purchasers thereof for his/her/their exclusive use as "Terrace Flat" and the Purchasers of the other premises shall not be entitled to raise any objection to the same.

20. Irrespective of dispute, if any, arising and/or pending at any time between the Builders and the Purchaser and/or Co-operative Society or any other body all amounts, contributions and deposits including amount mentioned hereunder payable by the Purchaser to the Builder under this Agreement shall always be paid punctually by the Purchaser to the Builders and shall not be withheld by the Purchaser for any reason whatsoever.

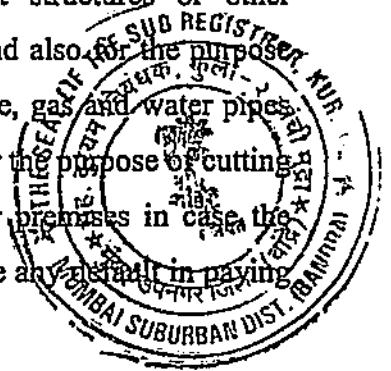


21. The Builders shall in respect of any amount due and payable by the Purchaser under the terms and conditions of the Agreement have first and paramount lien and charge on the said premises agreed to be acquired by the Purchaser without prejudice to the Builders other rights under this Agreement and/or law. The Purchaser shall be liable to pay to the Builders interest at the rate of 18% per annum on all the amount due and payable by the Purchaser to the Builder under the terms and conditions of this Agreement, if such amount or amounts remain unpaid for seven days or more after becoming due.

22. The Purchaser hereby agrees that in event of any amount payable by way of premium to the Municipality or to the State Government or betterment or development charges or assessment tax, levies, assessments, impositions, revenue or other tax or payment of a similar nature becoming payable by the Builders and the stamp duty and registration charges, if any, on the documents to be executed under or in pursuance of this Agreement becoming payable by the Builders and the Stamp Duty and Registration Charges, if any, on the documents to be executed under or in pursuance of this Agreement becoming payable by the Builders the same shall be borne and paid by the Purchaser in proportion to the Area of the said premises agreed to be purchased by the Purchaser and in determining such amount the decision of the Builders shall be final, conclusive and binding upon the Purchaser.

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23. The Purchaser shall permit the Builders and their Surveyors and agents with or without workmen and other at all reasonable time to enter into and upon the said premises or any part thereof to view and examine the state and condition thereof and/or for the purpose of repairing any part of the building and/or the said premises and/or for the purpose of making repairing, maintaining, rebuilding, clearing, lighting and keeping in order and good condition all service, lift, pumps, drains, pipes, cables, water cover, gutters, wires, part structures or other conveniences belonging to or used for the said building and also for the purpose of laying down, maintaining, repairing and testing drainage, gas and water pipes and electric wires, etc. and for similar purposes and also for the purpose of cutting of the supply of water to the said premises or any other premises in case the Purchaser or other Purchaser or Purchasers shall have made any default in paying his/her/their share of water charges/tax.



24. The Purchaser agrees to sign and deliver to the Builders before taking possession of the said premises all writings, and Papers as may be reasonably necessary and required by the Builders including possession letter, electric meter transfer forms and other papers necessary or expedient for formation and registration of the Society.

25. The Purchaser agrees and undertakes on demand to do, execute and deliver and cause to be done, executed and delivered all acts, deeds, things, matters, documents, letter, writings and papers as may be reasonably required by the Builder for further better or more perfectly affecting or carrying out the provisions hereof or for protecting or preserving the rights and interest of the Builders for securing the due fulfillment of the provisions hereof on the part of the Purchaser.

26. The Builder alone shall have a right to make additions and alterations to the said building or any part or part thereof including the said premises and also to raise or put up additional storey or storeys or structures on the open land or open part or parts of the said building including terraces at any time either before after transfer of the property and such right shall include the right to use the floor space index or the additional floor space which may be available in respect of the said plot or other land at any time in future or by use of TDR and as may be permitted by BMC and such additional Floor Space Index, additions, and alterations and additional structures or storeys shall always be and shall always deemed to be the sole property of the Builders who shall be entitled to deal with or dispose of the

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same in any way they choose without any objection or hindrance from the Purchaser and the Purchaser hereby consent to the same. The Purchaser hereby agrees that he will agree to the Purchasers of such additional storey or structure being made members of the Co-operative Society. The Purchaser shall not be allowed the use of the terrace and parapet walls of the terrace and the Builders shall have the exclusive use of the said terrace and parapet walls till the said premises is transferred to the Society subject only to the access thereto of the said Society to attend to any leakage from terrace and/or to the water tanks, lift machine room on the said terrace or any repairs to the same. The terrace on the top of the building including the parapet walls shall always be the property of the Builders until the formation of the Society. The Agreement with the Purchasers of the premises in the said building shall be subject to the aforesaid rights of the Builders who shall be entitled to use the said terrace including the parapet wall or any external wall for any purpose including the display of advertisement and signboard and the Purchaser shall not be entitled to raise any objection or to seek any abatement in the price of the premises agreed to be acquired by the Purchaser and/or to any compensation of damages on the ground of inconvenience or any other ground whatsoever including obstruction of air and/or light. The Purchaser hereby agrees that all necessary facilities, assistance and co-operation will be rendered by the Purchaser to the Builders to enable the Builders to make any additions and alterations and/or to raise additional storey or storeys or structures in accordance with the plans sanctioned or which may be hereafter sanctioned by BMC and the Purchaser hereby further agrees that after the proposed Co-operative Society is registered, the Purchaser as members of such Society shall accord his/her consent to such Society for giving to the Builders and give full facility, assistance and co-operation to enable the Builders to make the said additions and/or alterations and/or additional storey or storeys or structures as aforesaid and to make the said additional storey or storeys or structures which may be constructed by the Builders and also for the aforesaid purpose to shift the present water tanks and lift machine room on the upper floors when so constructed and Purchaser hereby consent to the same being done by the Builders PROVIDED that as long as the Builders do not in any way affect or prejudice the right hereby granted in favour of the Purchaser the Builders shall always be entitled to sell, assign and otherwise deal with or dispose of their rights, title and interest in the said land hereditaments and premises and the building under construction and/or hereafter to be erected thereon.

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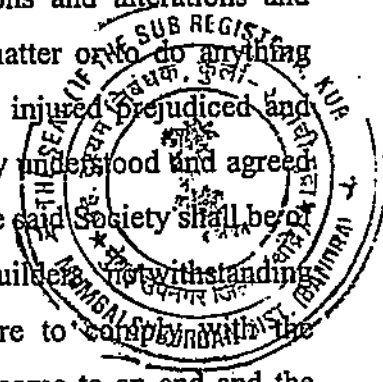
27. In the event of non-observance or non-performance of the provisions of this Agreement on the part of the Purchasers this Agreement shall at the option of the Builders come to an end and out of the purchase price paid by the Builders a sum equal to 50% shall stand forfeited to the Builders and all rights of the Purchasers in respect of the said premises shall be extinguished and come to an end and the Purchasers shall not be entitled to take and shall not take any objection or proceeding or make any claim in that behalf. The balance 50% of the purchase price shall be paid by the Builders without interest upon the Purchasers removing himself and handing over possession of the said premises to the Builders.

28. If after the possession of the said premises offered to the Purchasers any additions or alterations, in or about or relating to the said building or any part thereof are at any time required to be made by the Government, Municipality or any Statutory, Public or Local Authority, the same shall be the responsibility of the Purchaser/s and all other Purchasers of the said premises in the building and shall be carried out by the purchasers in the said building at their costs and expenses and the Purchasers and other such Purchaser/s shall bear and pay the said in the proportion of the area of their respective premises and shall be liable for and shall bear all consequences of delay or default in that behalf including any fine, penalty, action or proceedings and costs, damages and expenses or injury which may be occasioned in that behalf and the Purchaser/s shall bear and pay his/her/their share of contribution thereof immediately on demand. The Builders shall not be in any manner liable or responsible to carry out the said additions or alterations or any of them or for the aforesaid consequences or to bear, pay or contribute anything in that behalf.

29. The Purchasers of all the premises in the said first and second building will form a Co-operative Society or body. The Builders shall be entitled to cause the Purchasers of each building to form a separate Society or body for each building. The Purchaser agrees and undertakes to be a member of such Co-operative Society/body and this Agreement shall be treated as an irrevocable application and consent to become such a member. The Purchaser shall pay entrance fee and share monies to the Promoter of the said Society for becoming members thereof. If the Purchaser of the tenements do not take steps for formation of such society then the Builders may at their option take such steps and in that case the Purchaser shall within one week from being called upon to do so by the Builders time being of the essence do execute and delivered by the

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Other Purchasers to the Builders all acts, documents and papers for or in connection with the formation and registration of such Co-operative Society as the case may be bye-laws or constitution of rules thereof or other papers to be submitted in connection therewith even subsequent to the same being signed or approved by the Purchasers as may be required by the Authorities concerned or as may be desired by the Builders to protect the right and interest of the Builders and the purchasers agrees to be bound by the said additions and alterations and undertakes not to take any objection or action in the matter or to do anything whereby the rights and interest of the Vendors may be injured, prejudiced and endangered in any manner or likely so to be. It is clearly understood and agreed that the responsibility for formation and registration of the said Society shall be of the Purchasers and other Purchaser/s and not of the Builders, notwithstanding anything done by the Builders in that behalf. Failure to comply with the provisions of this clause will render this Agreement to come to an end and the money paid by the Purchasers shall stand forfeited to the Builders.



30. The Purchasers shall regularly pay every month on account of the outgoings and expenses inclusive of those mentioned in the Fifth Schedule hereto. The aforesaid payments are not final and exact and same shall be adjusted towards the final and exact amount to be decided by the Society to be formed by the Purchasers of tenements in the said premises.

31. The Purchasers hereby agree to contribute and/or pay his proportionate share towards the costs, expenses and outgoings in respect of the matters specified in the Fifth Schedule hereunder written as and when the same is demanded by the Builders, till the formation of the society when the land and building are transferred to it.

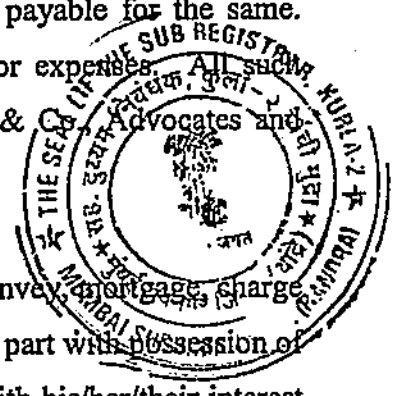
32. The Purchasers shall before taking possession of the said premises over and above purchase price pay the amounts to the Builders, the following amounts:

- a) Rs. 350/- (Rupees Three Hundred and Fifty only) for entrance fees and share money;
- b) Rs.2,500/- (Rupees Two Thousand Five Hundred only) for formation, legal charges, registration and other expenses of the Society;

- c). Rs.6,500/- (Rupees Six Thousand Five Hundred only) for professional charges and legal charges for preparation of this Agreement;
- d) Rs.6,000/- (Rupees Six Thousand only) for installation of Electric Transformer or Sub-Station, Cable charges and CFO cable charges;
- e) Rs.6,000/- (Rupees Six Thousand only) for towards Electric meters, water meters, provisional outgoings for municipal taxes, water bill, common electric bills, maintenance charges, garden expenses, other Society expenses and rainwater harvesting;
- f) Rs.5,500/- (Rupees Five Thousand Five Hundred only) for pipe gas connection charges;
- g) Development charges @ Rs.14/- (Rupees Fourteen only) per sq. ft. on saleable area;
- h) Purchasers of residential premises shall pay the following at the time of taking possession;
- I) One year maintenance charges and other outgoings charges @ Rs.2.50 per sq. ft. on saleable area.(Approximately and tentative and may increase with the increase in Municipal taxes and other charges.)
- II) (a) Clubhouse, swimming pool membership charges Rs.15000/- (Rupees Fifteen thousand only) for 1 BHK, Rs.20000/-(Rupees Twenty thousand only) for 2 BHK, Rs.25000/-(Twenty five thousand only) for 3 BHK. The Builders shall be entitled to retain this amount towards costs for providing Clubhouse and this amount is not to be paid over to the society.
- (b) Rs. 8000/- (Rupees Eight thousand only) for 1 BHK Rs. 10000/- (Rupees Ten thousand only) for 2 BHK, Rs.12000/- (Rupees Twelve thousand only) for 3 BHK towards corpus fund for upkeep and maintenance of common facilities like clubhouse, swimming
33. Notwithstanding payment towards maintenance charges and other outgoings as provided in item (I) of the preceding clause hereto, the Purchaser shall, however, continue to be liable monthly outgoings as provided in Fourth schedule hereto. The Builders shall at their option be entitled to make payment of Municipal Taxes and other outgoings on behalf of the Purchasers out of the said deposit and the balance of the said deposit and other deposit shall be transferred to the proposed society to the credit of the Purchasers at the time of the transfer of the said property.

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34. Over and above payment of professional charges for forming the proposed Co-operative Society for preparing Conveyance and other documents in favour of such proposed Co-operative Society as provided herein, the Purchasers also pay on demand stamp duty and registration charges, if any, payable on the Sub-lease/ documents to be executed in favour of such Society and/or any additional professional charges payable for the same. The Builders shall not be liable to bear any cost or expenses. All such documents shall be prepared by M/s. M. P. Savla & Advocates and Solicitors.
35. The Purchasers shall not let, sub-let, sell, transfer, convey, mortgage, charge or in any way encumber or deal with or dispose of or part with possession of his premises or part thereof not assign, let or part with his/her/their interest under or the benefit of this Agreement or any part thereof till all his/her/their dues of whatsoever nature owing to the Builders are paid and only if the Purchaser has/have not been guilty of breach or non-compliance with any of the terms and conditions of this Agreement and until they obtain previous consent in writing of the Builders.
36. Any delay or indulgence by the Builders in enforcing the terms of this Agreement or any forbearance or giving of time to the Purchasers shall not be construed as a waiver on the part of the Builders of any breach of non-compliance of any of the terms and conditions of this Agreement and until they obtain previous consent in writing of the Builders.
37. If the Purchasers neglects, omits or fails for any reason whatsoever to pay to Vendors any of the amount due and payable by the Purchasers under the terms and conditions of this Agreement within the time herein specified or if the Purchasers shall in any other way fail to perform or observe any of the covenants and stipulations on its part herein contained or referred to the Builders shall be entitled to re-enter upon and resume possession of the said premises and of everything whatsoever therein and this Agreement shall cease and stand terminated and the earnest money and all other amount already paid by the Purchasers shall have no claim for refund or payment of the said earnest money and/or the other amount already paid by the Purchasers or any party thereof and the Purchasers hereby agree to forfeit all his/her/their right, title and interest in the said premises and all amounts



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 पुस्तक क्रमांक (१९८४/२००४)
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already paid and in such event the Purchasers and/or his/her/their nominee or nominees shall also be liable to immediate ejections as trespassers and the right given by this clause to the Builders as trespassers shall be without prejudice to any other right, remedies and claims whatsoever at law or under this Agreement of the Builders against the Purchasers PROVIDED THAT if the Agreement is terminated by the Builders shall also be entitled to sell and dispose off the said premises to any third party at the risk of the Purchasers and to appropriate and forfeit the Purchase price and/or the amount paid by the Purchasers to the Builders.

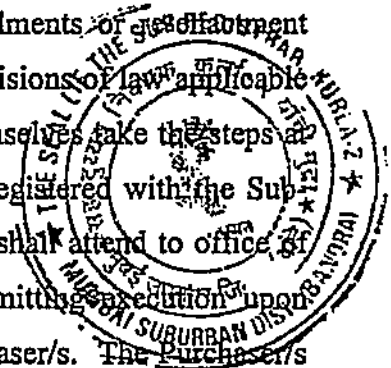
38. The said First Building shall always be known as "RAJ LEGACY-I" and the said Second Building shall always be known as "RAJ LEGACY-II" and the name of the Co-operative Society or Limited Company or Association to be formed shall always bear the same i.e. 'RAJ LEGACY-I LEGACY-II' Co-operative Housing Society Limited, respectively, and this shall not be changed without the written permission of the Builders.

39. After the construction of the said buildings is completed and all the tenements in the said two buildings are sold and disposed off and after the Builders have received in full the dues payable to them under the terms of this Agreement and the Agreement with various Purchaser/s the Builders shall execute Conveyance of the said property together with the said building in favour of one or more Societies or any other body.

40. Notwithstanding what is provided in the preceding clause, if the tenement Purchasers of any of the said two buildings option to form a separate Society and desire the Builders to transfer the said building to such Society or body prior to completion of the Project, the Builders shall grant lease only in respect of the said first Building of the portion described in the Second schedule hereunder together with the said First Buildings and in respect of the said Second Building on the portion described in the Third schedule hereunder written together with the said Second Building after construction of all the wings is completed for a period of 999 years together with right to use R.G. internal roads and other common amenities in common with the occupants of the Second Building and also subject to Right of way in respect of 12 meters internal road from the adjoining property bearing CTS Nos. 92, 92/1 to 15.

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 घट्टा क्रमांक (११८०/१२००४)
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 Purchaser/s be sufficient 28

41. All letters, receipts, and/or notices issued by the Builders under certificate of posting to the address of the Purchaser/s be sufficient proof of receipt of the same by the Purchaser/s and shall fully and effectually discharge the Builders.
42. The Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flat Act, 1963 and the Maharashtra Ownership Flat Rules, 1964 or the Companies Act, 1956, or the Maharashtra Apartment Ownership Act as the case may be or any amendments or ^{or any other provisions of law applicable thereto.} thereof for the time being in force or any other provisions of law applicable thereto. The Purchaser/s shall himself/herself/ themselves take the steps at his/her/their own cost for getting this Agreement registered with the Sub-Registrar of Assurances, Mumbai and the Builders shall attend to office of the Sub-Registrar of Assurances, Mumbai for admitting execution upon receipt of the information in writing from the Purchaser/s. The Purchaser/s will bear and pay the costs of registration charges, stamp duty etc. The Purchaser/s shall lodge this Agreement for registration within one month from the date hereof. Till this Agreement is not registered, the Builders shall not be bound to hand over possession of the said premises to the Purchaser/s.
43. The Deposits and moneys paid by the Purchaser/s to the Builders as provided hereinafter deducting the costs, charges and expenses shall be transferred by the Builders only to the Co-operative Society or any other body as the case may be as hereinabove mentioned and such deposits shall bear no interest from the day they are paid till the day they are transferred as hereinabove mentioned.
44. It is hereby agreed that the Builders will be entitled to sell the premises, in the said building for the purpose of using the same as Banks, Dispensaries, Nursing Homes and/or Maternity Home, Coaching Classes and for other business purpose and the Purchaser/s shall not object to the user of the said premises for the aforesaid purpose by the Purchaser/s thereof.
45. The Purchaser/s agree/s and undertake/s to pay to the Builders all outgoing, maintenance charges and taxes allocable to the said premises proportionately and on that account shall pay to the Builders every month provisional sum of Rs. 1567/5 /- per sq. ft. of ~~super building~~ ^{saleable} area for the



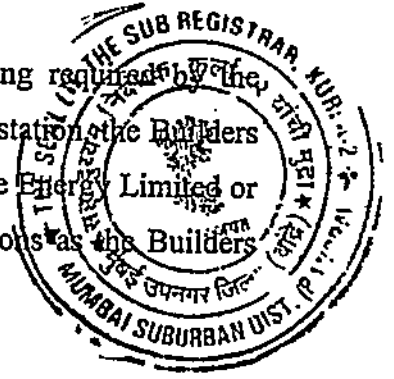
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premises on account of and towards the aforesaid outgoings alongwith maintenance charges and taxes of the building from the date of receipt of the notice to take possession being offered to the Purchaser/s until the property is transferred to a Co-operative Society Limited. The Builders shall be entitled to claim enhanced amount towards monthly payment of outgoings, maintenance charges and taxes, if the total outgoings payable exceed the amounts payable by the Purchaser/s as provided herein.

46. In the event of any portion of the said property being required by the Reliance Energy Limited for putting up an electric sub-station the Builders shall be entitled to give such portion to the said Reliance Energy Limited or any other body for such purpose on terms and conditions as the Builders may think fit.
47. In the event of any portion of the land being notified for set back prior to the transfer of the property to Co-operative Housing Society or any other body the Builders alone shall be entitled to receive the amount of compensation or FSI for setback land.
48. The Builders shall hand over possession of the said property to the Co-operative Society or any other body to be formed by all the Purchaser/s, upon all the tenements having been sold and the Builders having received full purchase price from all the Tenants, Purchasers.
49. It is specifically agreed that Stamp Duty and Registration charges in respect of this Agreement shall be borne and paid by the Purchaser alone.
50. The Building proposed to be constructed on the said property is expected to be completed and possession of the said premises is expected to be delivered by _____ 200__ subject however to the availability of Cement, Steel and other building materials, electrical and/or other power connection, elevator, drainage and water connection and subject to any Civil Commotion or any Act of God or any other natural calamities or Act of State or Force Majeure or any act of enemy, war or law or ordinance restraining sale of development of land or building material or labour strike or any litigation or any objection of Municipal or other authorities or any other reason or circumstances whatsoever beyond the control of the Builders and in such event the time for completion of the building and delivery of possession of



Dr. Shukla

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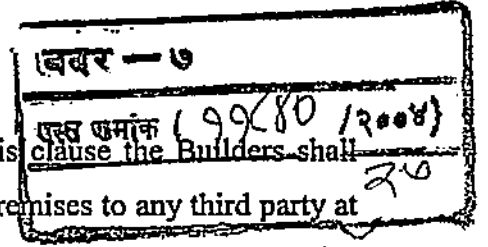
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the said premises shall stand and be automatically extended for such further time as the Builders may determine. Under any ~~circumstances~~ the Purchaser/s shall not be entitled to any damage whatsoever on account of delay or default in giving possession of the said premises.

51. The Purchaser/s shall take possession of the said premises within seven day of the Builders giving written notice, intimating to the Purchaser/s that the said premises is ready for occupation by making all the payments payable at the time of possession as provided herein.

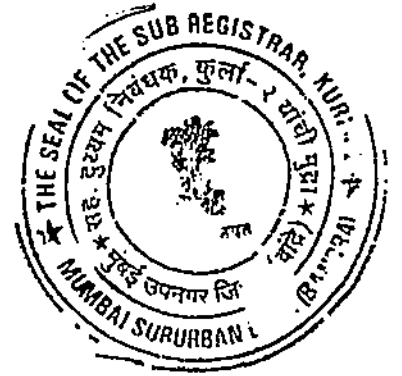
52. The Builders shall in respect of any amount due and payable by the Purchaser/s under the terms and conditions of the Agreement have first and paramount lien and charge on the said premises agreed to be acquired by the Purchaser/s without prejudice to the Builders other rights under this Agreement and/or laws. The Purchaser/s shall be liable to pay to the Builders interest at the rate of 18% per annum on all amounts due and payable by him/her/them to the Builders under the terms and conditions of this Agreement, if such amount or amounts remain unpaid for seven days or more after becoming due.

53. If the Purchaser/s neglect(s), omit(s) or fail(s) for any reason whatsoever to pay to the Builders any of the amount due and payable by the Purchaser/s under the terms and conditions of this Agreement (whether before or after delivery of possession) within the time herein specified or if the Purchaser/s shall in any other way fail to perform or observe any of the covenants and stipulations on its part herein contained or referred to the Builders shall be entitled to re-enter upon and resume possession of the said premises and of every thing whatsoever therein and this Agreement shall cease and stand terminated and the earnest money and all other amount already paid by the Purchaser/s shall have no claim for refund or payment of the said earnest money and/or the other amount already paid by the Purchaser/s or any part thereof and the Purchaser/s hereby agree to forfeit all his/her/their right, title and interest in the said Flat/Parking Space and all amounts already paid and in such event the Purchaser/s and/or his/her/their nominee or nominees shall also be liable to immediate ejections as trespassers and the right given by this clause to the Builders shall be without prejudice to any other right, remedies and claims whatsoever at law or under this Agreement of the Builders against the Purchaser/s PROVIDED THAT if the Agreement is



terminated by the Builders in pursuance of this clause the Builders shall also be entitled to sell and dispose off the said premises to any third party at the risk of the Purchaser/s and to appropriate and forfeit the purchase price and/or the amount paid by the Purchaser/s to the Builders.

IN WITNESS WHEREOF the Builders through one of their partners and the Purchaser hereto have hereunto set and subscribed their respective signature on the day, month and year first hereinabove written;



THE FIRST SCHEDULE ABOVE REFERRED TO
(Description of Amalgamated Plot)

ALL THAT pieces or parcels of land or ground admeasuring in aggregate 25040.70 sq. metres, (24986.20 sq. metres, as per ULC NOC) and shown as admeasuring 25040.40 sq. mtres, as per present City Survey Records situate at Village Hariyali (Vikhroli) in the Bombay Suburban district which prior to amalgamation thereof was bearing the particulars as under:

Sr. No.	C.T.S. No.	Survey No.	Hissa No.	Area Sq. Mtrs.
1.	95, 95/1 to 7 95/9 95/10 & 96	85 85-B(part)	2	12,605.50
2.	98, 98/1 to 13	84	6	1,363.00
3.	97, 97/1 to 4 96/1 and 96/2	84-A 85-A	2 1} 3}	11,110.72

and which said property after amalgamation bears the particulars as under:

Sr. No.	C.T.S. No.	Area sq. mtrs.
1.	95-A	22,952.80

खिदर - ७
सप्त क्रमांक (११८४० / २००४)
2,087.60

2.

95-B

25,040.40

and bounded as follows:

- On or towards EAST by : Central Railway lines;
 On or towards WEST by : Lal Bahadur Shastri Marg;
 On or towards NORTH by : By property bearing C.T.S. No.99 & 100.
 On or towards SOUTH by : By property bearing C.T.S. No.92, 92/1 to 5
 95/8,94

THE SECOND SCHEDULE ABOVE REFERRED TO:

(Description of portion occupied by First Building)

ALL THAT portion of land occupied by the Plinth area together with appurtenant land approximately 6830 sq. metres of the First Building known as "RAJ LEGACY-I" as shown in plan annexed hereto and marked as Annexure 'A' and being a portion of the property described in the First Schedule hereunder witten siutate at Village hariyali and bearing C.T.S. Nos. 95-A(part) and 95-B(part).

THE THIRD SCHEDULE ABOVE REFERRED TO:

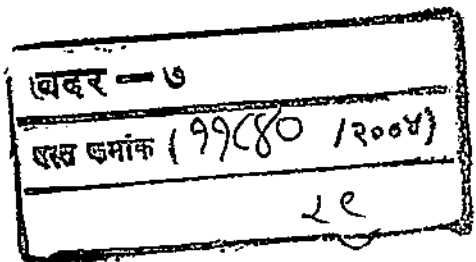
(Description of portion occupied by Second Building)

ALL THAT portion of land occupied by the Plinth area together with appurtenant land approx. 4320 Sq. metres of the Second Building known as "RAJ LEGACY-II" as shown in plan annexed hereto and marked as Annexure 'A' and being a portion of the property described in the First Schedule herein above written siutate at Village Hariyali and bearing C.T.S. Nos. 95-A (part) and 95-B(part)

THE FOURTH SCHEDULE ABOVE REFERRED TO:

(Description of Common Area and Facilities)

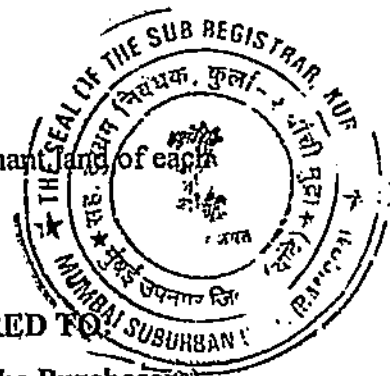
1. Common Passages.
2. Staircase and Lift well.
3. Top Terraces.
4. Septic Tanks.
5. Overhead and suction water storage tanks.
6. Electric Meter Room.



7. Pump Room.
8. Two internal Roads.
9. Three Recreation Grounds with Clubhouse.
10. Entrance Lobby on Ground floor.

LIMITED AREAS WHICH ARE NOT ALLOWED TO BE USED:

1. Terraces attached to a particular flat.
2. Parking Space under Stilt.
3. Open Car Parking Space.
4. Area of the property other than plinth area and appurtenant land of each Building.



THE FIFTH SCHEDULE ABOVE REFERRED TO:

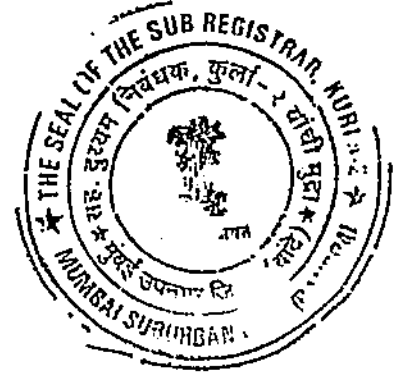
(Particulars of outgoing and expenses payable by the Purchasers)

1. The expenses of maintaining, repairing, redecorating etc. of the buildings and in particular the roof, gutters and rain water pipes of the buildings, water pipes and electric wiring in, under or upon the buildings or enjoyed or used by the Purchaser/s in common with the other occupiers of other shop, flats and offices and the main entrance passage, landing and staircases of the buildings as enjoyed by the Purchaser/s used by him/her/them in common as aforesaid and the boundary compound walls of the buildings, compounds, terraces etc.
2. The costs of cleaning and lighting the passages, landings, terraces, staircases and other parts of the buildings so enjoyed or non-enjoyed or used by the Purchaser/s aforesaid.
3. Maintenance of Garden and recreation place, internal roads.
4. The costs of decorating the exterior of the building.
5. The costs of the salaries of clerks, bill collectors, sweepers, lift, attendants, watchmen, security guards, water connections, etc.
6. The costs of working and maintenance/replacement of water pumps, lifts, lights, sewerages, pumping station and other services.
7. Municipal and other taxes.
8. Insurance of the buildings.
9. Legal expenses and other professional charges and incidental costs to be incurred.

बिबर - ७

एस्त क्रमांक (११८४० / २००४)

10. Cost of Tube well, motive power machine i.e. oil operated/electric pump motor and its maintenance/replacement etc.
11. Such other expenses necessary or incidental for the maintenance and upkeep of the building.
12. Deposits like electric meters, water meters and use of Municipal Corporation of Greater Mumbai Road.



बिबर - ७
बस्त क्रमांक १९९४० (२००५)
39

SIGNED AND DELIVERED by the)
Within named : BUILDERS)

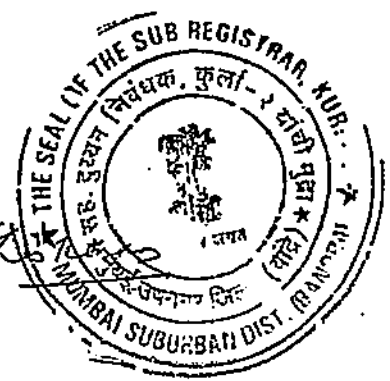
[Signature]
PARTNER

M/s. RAJESH CONSTRUCTION CO.)

In the presence of)

SIGNED AND DELIVERED by the)

Within named : PURCHASER/S)



MR. ACHARYA MANICKAN)

[Signature]

BHASKARAN)

MRS. RAMANI BHASKARAN)

[Signature]

in the presence of)

RECEIVED the day and year First)

Hereinabove written of and from the)

Within named Purchaser a sum of)

Rs. 188933 1/2 (Rupees one Lakh Eighty

Eight Thousand Nine Hundred ^{Thousand} _{only} Three ^{only}

towards Earnest Money/Part payment *by cheque*
No. 301506 State Bank of India,
For Marked.
payable to us as within mentioned.)

Rs. 188933 / 4

Witness:

WE SAY RECEIVED
For RAJESH CONSTRUCTION CO.

[Signature]
PARTNER
BUILDERS

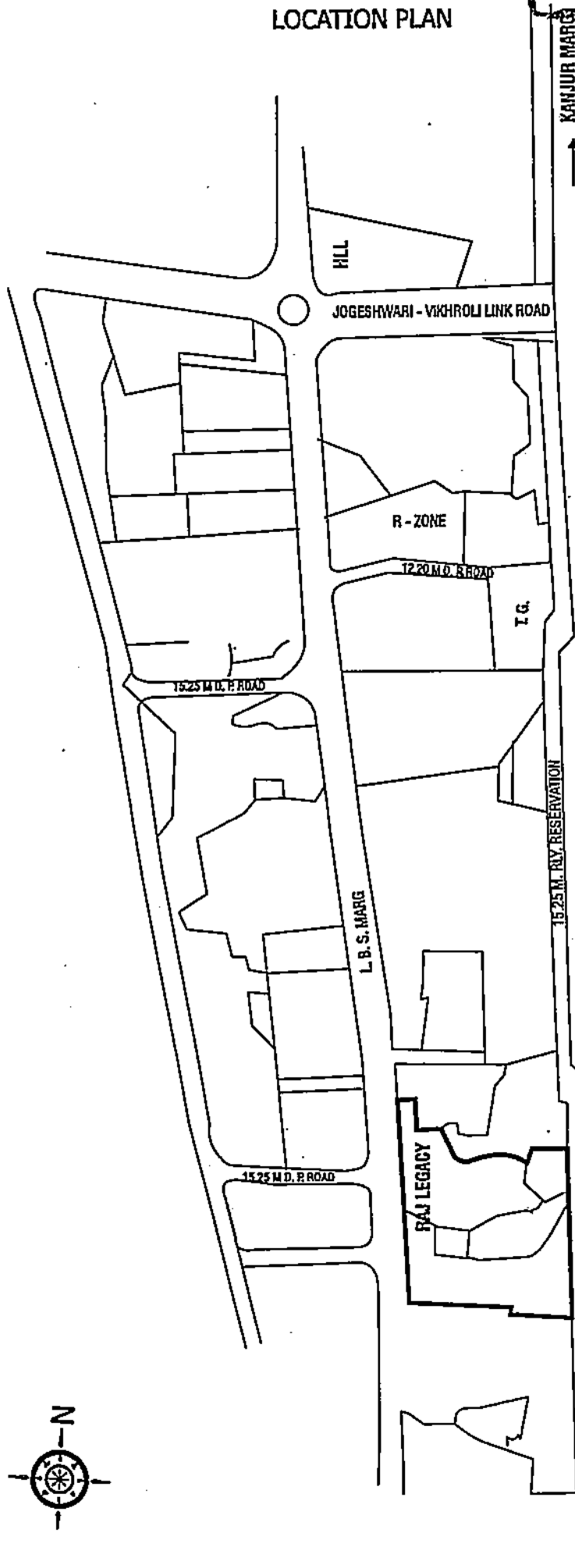
Raj Legacy - I & II

LOCATION PLAN

बिहार - ७

99C86 12004

32



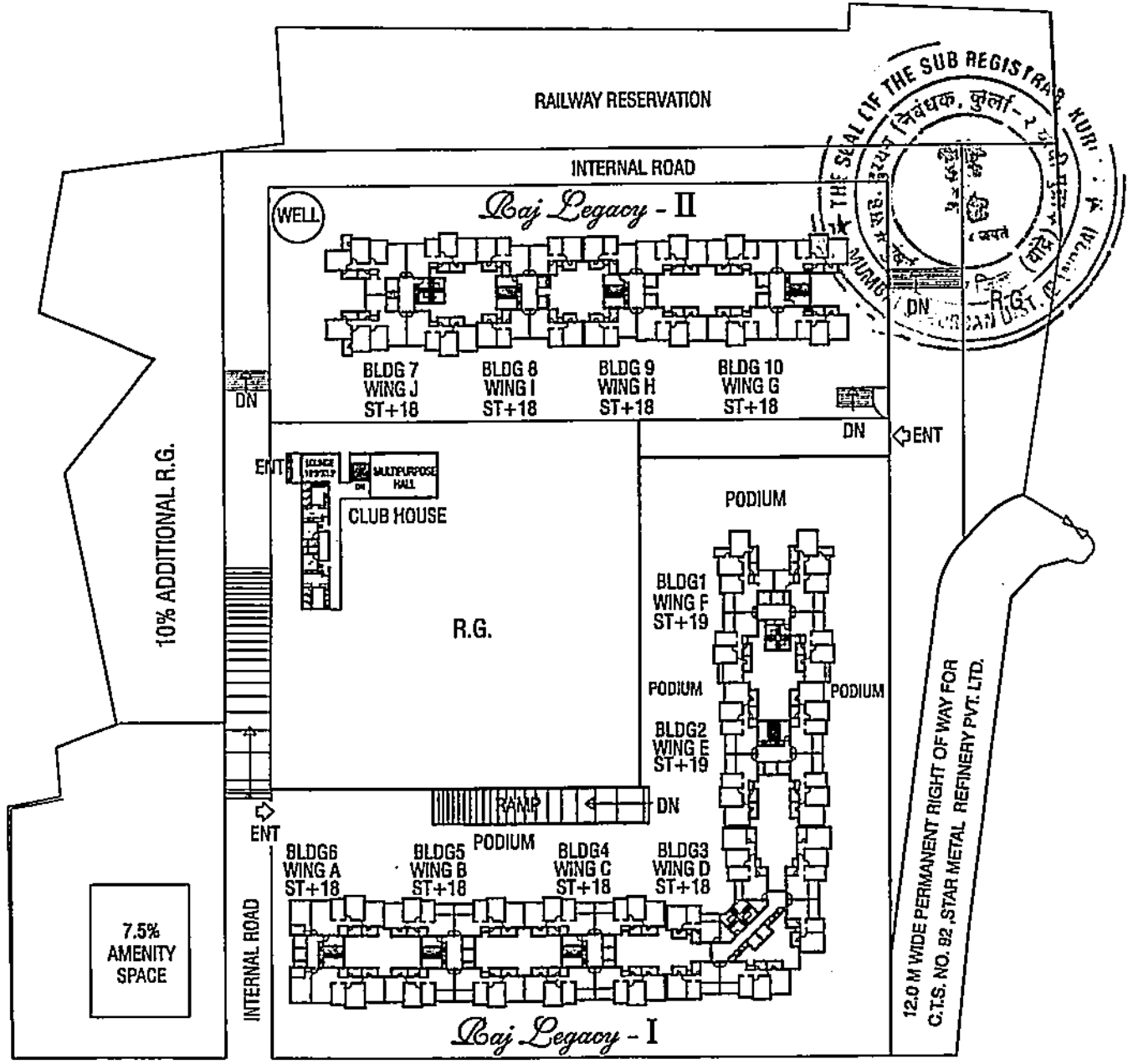
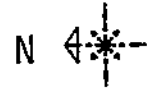
KANJUR MARG
RAILWAY STATION
↑



↓
VIKHROLI
RAILWAY STATION

ANNEXURE A

बिबर - ७
प्लॉट नं. ११८४० १२००४
३५



Raj Legacy - I & II
LAY OUT PLAN

ANNEXURE -B

M. P. SAVLA & CO.
ADVOCATES & SOLICITORS

M. P. SAVLA

Phones Off. : 2267 5873

Resl. : 2671 6578

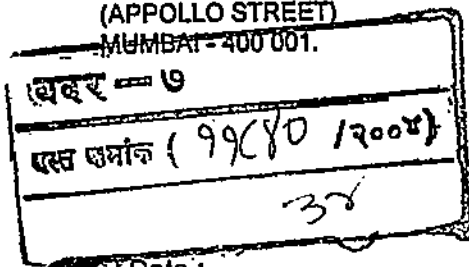
Telfax : 2267 6789

E-mail : 1) mpsavla@bom9.vsnl.net.in

2) mpsavla@vsnl.com

Ref. No. : **MPS/574/RB.** /2004.

BHARAT HOUSE, 2ND FLOOR,
104, MUMBAI SAMACHAR MARG,
(APPOLLO STREET)
MUMBAI - 400 001.



Date:

Re: Property at village Hariyali
(Vikhroli) bearing C.T.S.
Nos.95A and 95B admeasuring
25040.79 sq. mtrs.

THIS IS TO CERTIFY THAT we have investigated the title of M/s. Rajesh Construction Co., a partnership firm, carrying on business at 139, Sakar Chambers 2nd Floor, N.M. Road, Fort, Mumbai-400 hereinafter referred to as "the said Builders" to the properties hereinafter described in the Schedule hereunder written called "the said property".

2. The Builders purchased the said property by virtue of three documents of Conveyance as under:

Sr. No.	Date	Name of the Vendor	Area sq.mtrs.	CTS No.	Registration No. with Sub-Registrar at Kurla
1.	17.4.2003	Smt. Tanima Dey & Others Trustees of Dey Family Trust	12605.50	95, 95/1 to 7, 95/9, 95/10 & 96	BDR/7/3257 of 2003
2.	17.4.2003	Smt. Tanima Dey & Others Trustee of Tanima Anuradha Shantanu Dey Trust	1363	98, 98/1 to 13	BDR/7/3256 of 2003
3.	3.7.2003	Smt. Sosaradevi G.Jain & others	11072.20	97, 97/1 to 4, 96/1 & 96/2	BDR/7/6098 of 2003

3. The aforesaid properties were purchased by the Builders subject to occupancy thereof by Western India Paper and Board Mills Private Limited, hereinafter referred to as "the Tenants".

4. The said properties admeasuring 25040.70 sq. mtrs., were amalgamated by virtue of approval contained in Letter dated 22nd April, 2004 of BMC bearing No.CE/123/BPES/205.

5. Upon amalgamation the said property was allotted CTS No.95A and 95B admeasuring 22952.80 sq. mtrs., and 95B admeasuring 2087.60 sq. mtrs., both admeasuring in aggregate 25040.40 sq. mtrs.

6. The said Tenants have by a writing dated 10th August, 2004 surrendered their tenancy in respect of the said Tenancy unto the Builders.

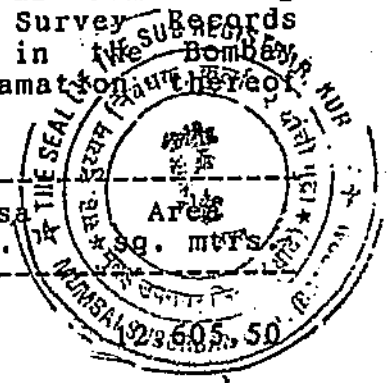
बंदर - ७
 19/8/2004
 31

We hereby certify that the title of the Builders M/s. Rajesh Construction Co., to the said property described in the Schedule hereunder written is marketable and free from encumbrances.

THE SCHEDULE ABOVE REFERRED TO:

ALL THOSE pieces or parcels of land or ground admeasuring in aggregate 25040.70 sq. mtrs.. (24986.20 sq. mtrs., as per ULC NOC) and shown as admeasuring 25040.40 sq. mtrs., as per present City Survey situate at Village Hariyali (Vikhroli) in Suburban District which prior to amalgamation was bearing the particulars as under:

Sr. No.	CTS No.	Survey No.	Hissa No.	Area sq. mtrs.
1.	95, 95/1 to 7 95/9, 95/10 & 96	85	2	
2.	98, 98/1 to 13	84	6	1,363.00
3.	97, 97/1 to 4 96/1 and 96/2	84-A 85-A	2 1 } 3 }	11,110.72



and which said property after amalgamation bears the particulars as under:

Sr.No.	CTS No.	Area sq. mtrs.
1.	95-A	22,952.80
2.	95-B	2,087.60

		25,040.40

and bounded as follows:

- On or towards EAST by : Central Railway linings;
- On or towards WEST by : Lal Bahadur Shastri Marg;
- On or towards NORTH by : Property bearing CTS No.100;
- On or towards SOUTH by : Property bearing CTS Nos.92, 95/8 and 94.

Dated this 12th day of August, 2004.

For M/s. M. P. Savla & Co.,

M. P. Savla

Proprietor
 Advocates & Solicitors.

ANNEXURE - C

मालमत्ता पत्रक

खिबर - ७
 बरस क्रमांक (११४०/२००४)
 ३२

विभाग/गाजे -- हरिसाही तालुका/न.मु.सा.का. -- न.मु.अ.वाटकोपर

नगर धुपापन क्रमांक विहट नंबर प्लॉट नंबर क्षेत्र भागगाभिसर शासनक्या दिलेन्या आम्हाराची ची किल्ला धुपापन्या तापराील आतापु ह्याच्या पेन सपासणीची निवड घेऊ

१५अ	३६	७७११.० + १७२२१.४० सामिती	क	[रु. ३५७.० ता. १.८.२२ ते] [१२.७.७१] (यला सा.सि.स.न. १५/१ ते १०) रु. ५५४५.५० दि. १.८.७१ पासुन फुडील जातेसापर्यंत
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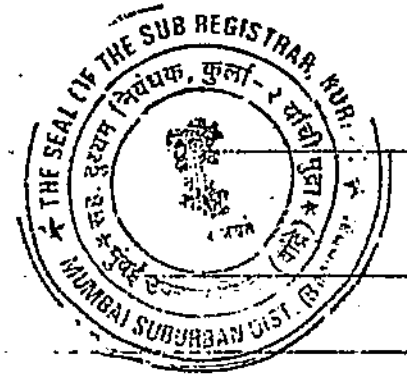
सुविभाषिसर --

हक्कचा मुळ धारक यव
 [१] श्री. भिमजी गोविंदजी बोले
 [२] श्री. नानालाल जिवराम बोले
 [३] श्री. भागवानलाल त्रिकमजी बोले
 [४] श्री. माणलाल त्रिकमजी बोले

पट्टेदार
 [लिसेी (पट्टेदार) - रंगेन्द्रनाथ से. मनेजीगी]
 [डायरेक्टर वेस्टर्न पेटर्न अँड योर्ड मिल्स]
 [सा.सि. (यला सा.सि.स.न. १५/१ ते ७)]

इतर धार --

इतर रीते --

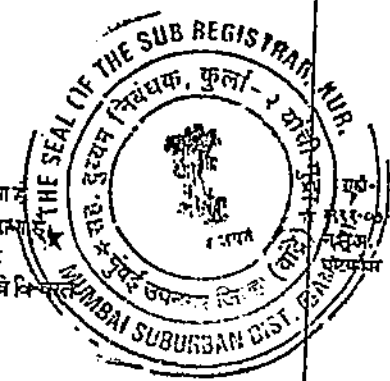


दिनांक	व्यवहार	खट क्रमांक	नविन धारक (धो) पट्टेदार (धो) किल्ला धार (धो)	साक्षात्कार
०३/०५/१९७८	न.धु.क्र. १३ प्रमाणे	--	(H) [१] श्री. भिमजी गोविंदजी बोले-१/३] [२] श्री. नानालाल जिवराम बोले-१/३] [३] श्री. भागवानलाल त्रिकमजी बोले-१/३] [४] श्री. माणलाल त्रिकमजी बोले-१/३]	यो. १९७८-०७-२५ न.धु.स. घाटकोर
०७/१९७८	न.धु.क्र. १३ प्रमाणे	--	(H) [१] श्री. हेमन्त गिरधरलाल बोले-१/३] [२] अश्विन गिरधरलाल बोले-१/३]	यो. १९७८-०७-२५ न.धु.स. घाटकोर
०४/०७/१९७८	न.धु.क्र. १३ प्रमाणे	--	(H) [राजन माणलाल बोले-१/३] [प.मु. यती]	यो. १९७८-०७-२५ न.धु.स. घाटकोर
०३/११/१९८१	न.धु.क्र. १३ प्रमाणे	--	(H) [श्रीमती मयाभायानलाल बोले-१/३]	यो. १९८१-१२-३० न.धु.स. घाटकोर
०७/१३/१९८२	सु.वि.सो. आदेशा सा. अण्णर उपनिवृत्त/पिकाती मुयर्स टपनगर किल्ला अधारी यापेवफडेल आदेशा का. ADC/LND/२९०७ अन्वय रु. ५५४५.५० व अ.स.स.स. साक्षात् यव प्रत्य रगाम क्र. १२०७१.४ सो.सो. अ.स.स. ५५४५.५० रु. ५५४५.५० पासुन फुडील जातेसापर्यंत	--		यो. १९८२-१२-२१ न.धु.स. घाटकोर

मालमत्ता पत्रक

भाग/गावे -- हरियाली गातुका/न.भु.अ.घाटकोपर न.भू.अ.घाटकोपर तालुका -- मुंबई उपनगर जिल्हा
 न.भू.अ.घाटकोपर मंडल नं. १५ प्लॉट नं. १५ क्षेत्र चौ.मी. धारणा/प्रकार शासनद्वारा दिलेल्या अकरणीया किंवा भाड्याच्या तपसवेल आणि त्याच्या वेत तपसवणीचे किंवा वेळ

क्र.	व्यवहार	खंड क्रमांक	नविन धारक (धा) पुरेदार (धे) किंवा धार (धा)	साक्षात्कृत
२३/१०/१९८६	स्व.सुषी म.न.भू.अ.फ. ७ मुम्बई उ.नू. अदारा क्र.न.भू. १५, १६, १७/ हरियाली/८६ दि. २३.१०.८६ व फावणी नोंदणी पत्रक दि. २१.१२.८८ अन्वये पुरेदारचे सुक्ष्मचे नामदा दुसली केली यारा साक्षि सि.स.न. १५/१ ते ७, १५/१, २०	-	(L) पुरेदार "रोलेन्द्रनाथ मॅनेजिंग डायरेक्टर वेस्टर्न इंडिया पेपर अँड बोर्ड मिल्स प्रायव्हेट लिमिटेड"	सा. १८६-११-२७ न.भू.अ. घाटकोपर
१५/०७/१९९१	S.I. हायकोर्ट कन्वेंट टर्म प्रमाणे धारक श्री. चानलाल निखराम बंलें व इतर ४ यांची नये कमी. खरेदने संपूर्ण क्षेत्र	म.जि.नि.भू. अ. तथा न. भू.अ.फ.७ मुलुड याचा दि. १५.७.९१ चा आदेश.	धारक १) श्रीमती तनिमा दे २) श्रीमती अ.नुरमा ३) श्री. गोमाम दे ४) श्रीमती टास्टवे	सा. १९२-०७-११ न.भू.अ. घाटकोपर
२४/०५/२००६	S.I. म.जि.तप.नगर जिल्हा यापेक्षाहील कंगवा-सो/कापर/२डी पेटिशनान्व ए.अ.अ.के. ५२८ दि.०२.४.०४ अन्वये न.भू.अ.१५/१ ते ७, १५/१, २०/ १६, १७/१ ते २, १७, १७/१ ते ४ व १८, १८/१ ते १२ यांचे पट्ट्याक्षेत्र १७२२९.४० चौ. मी. मीटराक्षेत्र न.भू.अ. १५ अन्वये हरी व क्षेत्र रॉमिल करून न.भू. अ. १५ चे २५०४०.४० चौ. मी. क्षेत्र कायम केले व वी.ए.ल.स.देसा गणाने रेल्वे आस्थाक्षेत्र २०८७.६ चौ. मी. क्षेत्राचे नविन मि. प. उचळली त्यास न.भू. अ. १५ असा फर्माफ दिला व न.भू. अ. १५ ची रेल्वे आस्थागावे क्षेत्र २०८७.६ चौ.मी.यकायकरून रिल्ल्या २२१५२.८० चौ.मि क्षेत्र कायम करून त्यास १२अ असा रॉजवेल केला. १८९१/०४ अन्वये आल्याची तारीख १८/०४	S.I. र.द.क. अ.द.७/ ३२५७/०२ दि. १७/४/०३ श्रीमती तनिमा दे आणि इतर-२ डे फॅमिली ट्रस्टचे संपत्ती कडून	धारक ने.रा.ने.रा. कन्वेंशन का.	फॅमिली ८६ प्रमाणे सा. १९२/२००३ न.भू.अ. घाटकोपर
			प्रमाण पत्र मिळकत पत्रिनेना प्रमाणित प्रतीकर दाखल क्षेत्र - २२५५२.८०	फॅमिली १०१ प्रमाणे सा. २४/०५/२००६ न.भू.अ. घाटकोपर



नगर भूमापन अधिकारी
 घाटकोपर

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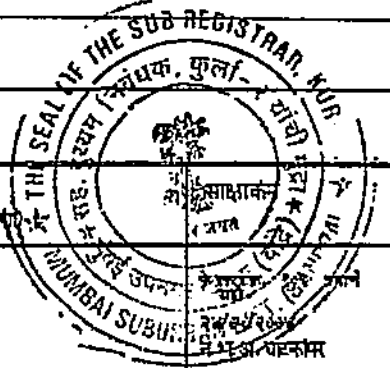
लिटर - ७
 दस्तावेज क्रमांक (१९८७/२९००)
 ३८
 मुंबई उपनगर जिल्हा
 शासनाच्या दिलेल्या आज्ञावलीच्या किंवा भाद्रपदाचा तपसरोल आणि त्याच्या फेर तपसरोलची नियत धोरण

मालमत्ता पत्रक

विभाग/मार्गे -- हरियाली ग्राहकाने/मु.मा.का. -- न.पू.अ.घाटकोपर

नगर धुपापन क्रमांक	मिटर क्रमांक	प्लॉट क्रमांक	क्षेत्र चौ.मी.	भारतीय मालक	पिन कोड
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१५५				चौ.मीटरस २०८७.६	फ
सुविधाधिकार	--				
हक्कच्या मुळ धारक वर्ष	--				
प्लॉट क्रमांक	--				
क्षेत्र भाग	--				
क्षेत्र रॉरे	--				



दिनांक	व्यवहार	छाड क्रमांक	नविन धारक (धा) म्हेदार (प) क्रिया धार (प)
२४/०५/२००६	ना.जिल्हाधिकारी मु.उप.जिल्हा गांधीनगर/फ.सौ/कार्या २ डी/पोस्टिंगाजल/पस.आर/कं.५२८ दि.०२/४/०४ अन्वये न.पू.क्र.१५,१५/१ ते ७,१५/१,२०,१६,१६/२ ते ७,१७,१७/१ ते ७,१८,१८/१ ते ७ हा मिळकतीचे सामील-धारणकार म्हणून २५०४०.४० चौ.मी.क्षेत्रातून 'रेल्वे वाळण' असलेल्या क्षेत्राची नवीन मि.प.दफदली.		धारक मे.राजेश चन्द्रकरान कपनी (रेल्वे आवांग)

तपसरोल करणा - छठी नक्का - न.पू.अ.घाटकोपर
मुंबई उपनगर जिल्हा

अज क्रमांक १९८७/२९०० व वाळ्याची साखळ २१०१/२९
 मक्कलेचा २०२००० नगर कारीख २१०१/२९
 मक्कलेची ५०००० नगर २१०१/२९
 तपसरोल शुल्क २०००० नगर २१०१/२९
 कायद शुल्क २०००० नगर कारीख
 वकूष शुल्क २०००० नगर कारीख

नगर धुपापन अधिकारी
 घाटकोपर

प्रसाध पत्र
 मिळकत पत्रिकात नोंदविले जाईल यावर वास्तव्य
 क्षेत्र २०८७.६ चौ.मी.
 पसरी दोन हजार सव्योपेक्षी शुल्क २१०१/२९
 मीटर हे मुळ निवृत्त नविन धारक नगर कारीख
 क्षेत्राच्या मोजकत असल्याची तादी देण्या जाई.

सहायक नगरपालिका
 मुंबई उपनगर जिल्हा
 मुंबई

Form 346
88

This I.O.D. is issued subject to compliance of provision of U.L. (GDR) Act, 1978.

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

EC-48
बिबर - ७
वस्तु क्रमांक (99/80 / 2004)
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Intimation of Disapproval under Section 346 of the Municipal Corporation Act, as amended up to date.

TRUE COPY

FOR UNITED ARCHITECTS PVT. LTD

No. E.B./CE/ 939 BS/A S, of 200 - 200

8 JUN 2004

MEMORANDUM

Municipal Office,

Mumbai - 200

Owner: Shri Rajesh Patel of M/s. Rajesh Construction

With reference to your Notice, letter No. 2673 dated 22.4.04 and delivered on

200 and the plans, Sections Specifications and Description and further particulars and details of your buildings at Proposed bldg. on plot bearing CTS. No. 95/9, 95/10, 96, 96/1 to 2, 97, 97/1 to 4 & 98, 98/1 to 10 of Village Hariyali, Vikhroli (W) for Shri Rajesh Patel of M/s. Rajesh Construction Co. or work proposed to be erected or executed. I have to inform you that I cannot approve the building or work proposed to be erected or executed. and I therefore hereby formally intimate to you, under Section 346 of the Bombay Municipal Corporation Act as amended upto-date, my disapproval by thereof reasons :-

- A. CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK BEFORE PLINTH C.C.
1. That the commencement certificate under Sec.45/69(1)(a) of the M.R.& T.P. Act will not be obtained before starting the proposed work.
 2. That the compound wall is not constructed on all sides of the plot clear of road widening line with foundation below the bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C. Regulation No.38(27).
 3. That the low lying plot will not be filled up to reduced level of atleast 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.
 4. That the specification for layout/D.P./or access roads/development of setback land will not be obtained from Executive Engineer (Road Construction) before starting the construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D., the completion certificate will not be obtained from Executive Engineer (R.C.)/Executive Engineer (S.W.D.) E.S. before submitting building completion certificate.
 5. That the Licensed Structural Engineer will not be appointed, supervision memo as per appendix XI Regulation 5(3)(IX) will not be submitted by him.
 6. That the structural design and calculations for the proposed work considering seismic forces as per I.S. Code Nos. 1893 and 4326 and for existing building showing adequacy thereof to take up additional load will not be submitted by him.
 7. That the regular/sanctioned/ proposed lines and reservations will not be got demarcated at site through A.E.(Survey)/E.E.(T&C)/E.E.(D.P.)/D.I.L.R. before applying for C.C.

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

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

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the day of ~~27~~ JUN 2009, but not so as to contravene any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time in force.

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

8/6/09
Executive Engineer, Building Proposals,
Zone,

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, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.

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

"Every person who shall erect a new domestic building shall cause the same to be built so that every part of the plinth shall be--

"(a) Not less than, 2 feet (60 cms.) above the centre of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be laid in such street"

"(b) Not less than 2 feet (60 cms.) above every portion of the ground within 5 feet (160 cms.) of such building.

"(c) Not less than 92 ft. () meters above Town Hall Datum."

(4) Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises 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.

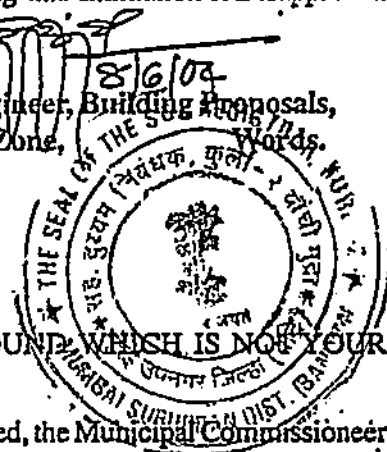
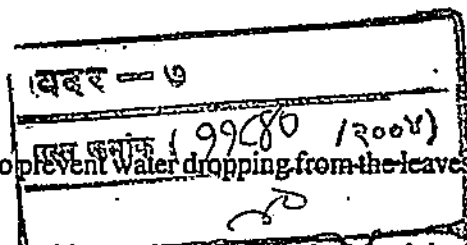
(5) Your attention is further drawn to the provision of Section 353-A about the necessity of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance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

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

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

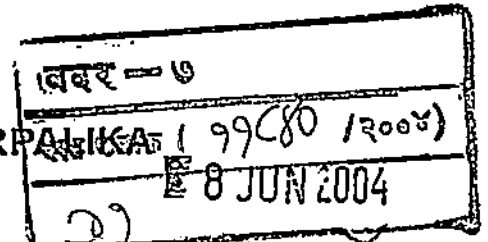
(8) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the site that may be fixed by the Collector, under the Land Revenue Code and Rules thereunder.

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

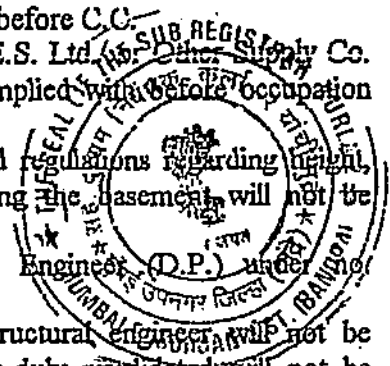


BRIHANMUMBAI MAHANAGARPALIKA

No.CE/939/BPES/AS



8. That the registered undertaking and additional copy of plan shall not be submitted for agreeing to hand over the setback land free of compensation and that the setback handing over certificate will not be obtained from Ward Officer and the ownership of the setback land will not be transferred in the name of M.C.G.M.
9. That the agreement with existing tenants along with the plans will not be submitted before C.C.
10. That the consent letter from existing tenants for proposed additions/alterations in their tenement will not be submitted before C.C.
11. That the Indemnity Bond indemnifying the Corporation for damages, risks, accidents, etc. and to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C./starting the work.
12. That the existing structure proposed to be demolished will not be demolished or necessary phase programme with agreement will not be submitted and got approved before C.C.
13. That the requirements of N.O.C. of DO/Lab Commissioner/B.S.E.S. Ltd. (or) Other Supply Co. will not be obtained and the requisitions, if any, will not be complied with before occupation certificate/B.C.C.
14. That the basement will not comply with the Basement Rules and regulations regarding height, ventilation users, etc and registered undertaking for not misusing the basement, will not be submitted before C.C.
15. That the conditions mentioned in release letter of Executive Engineer (D.P.) under ChE/167/DPES dt. 6.6.03 will not be complied with.
16. That the qualified registered site supervisor through architect/structural engineer will not be appointed before applying for C.C. & his name and licence No. duly revalidated will not be submitted.
17. That the true copy of sanctioned layout sub-division /amalgamation approved under No CE/123/BPES/LOS dtd 22.4.04 alongwith the terms and conditions will not be submitted before C.C. and compliance thereof will not be done before submission of B.C.C.
18. That the extra water and sewerage charges will not be paid to Asst. Engineer, Water Works, before C.C.
19. That adequate care in planning, designing and carrying out construction will not be taken in the proposed building to provide for the consequence of settlement of floors and plinth filling etc.
20. That adequate care will not be taken to safeguard the trees existing on the plot while carrying out construction work & remarks from S.G. shall not be submitted.
21. That the notice under Sec.347 (1)(a) of the Mumbai Municipal Corporation Act will not be sent for intimating the date of commencement of the work
22. That this office will not be intimated in prescribed proforma for checking the opens spaces and building dimensions as soon as the work upto plinth is completed
23. That the clearance certificate from assessment Department regarding upto date payment of Municipal taxes etc. will not be submitted.
24. That the requirement of bye law 4© will not be complied with before starting the drainage work and in case Municipal sewer is not laid, the drainage work will not be carried on as per the requirement of Executive Engineer (Sewerage Project), Planning & completion certificate from him will not be submitted.
25. That the copy of Intimation of Disapproval conditions & other layout or sub division conditions imposed by the Corporation in connection with the developmental site shall not be given to the would be purchaser and also displayed at site.
26. That the N.A. permission from the Collector of Bombay shall not be submitted.
27. That a Janata Insurance Policy or policy to cover the compensation claims arising out of Workmen' s Compensation Act 1923 will not be taken out before starting the work and will not be renewed during the construction.
28. That the development charges as per M.R.T.P.(amendment) Act 1992 will not be paid.
29. That the carriage entrance shall not be provided before starting the work.
30. 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.



Executive Engineer Building Proposals
(Eastern Suburbs.)

BRIHANMUMBAI MAHANAGARPALIKA

No.CE/939/BPES/AS

बिंदर - ७

पत्र क्रमांक (११८४० / २००४)

8 U/LC/D-III/2004


31. That the adequate & decent temporary sanitary accommodation will not be provided for construction workers on before starting the work.
32. That the documentary evidence regarding ownership, area and boundaries of holding is not produced by way of abstracts form the District Inspector of Land Records, extracts from City Survey Record and conveyance deed etc.
33. That separate P.R.Cards for each sub-divided plots, road etc.will not be submitted.
34. That the debris will not be removed before submitting the building completion certificate and requisite deposit will not be paid before starting the work towards faithful compliance thereof.
35. That the No Objection Certificate from Hydraulic Engineer for the proposed development will not be obtained and his requirements will not be complied with
36. That the registered undertaking agreeing to form Co-op. Housing society will not be submitted before starting the work.
37. That the society will not be formed & got registered and true copy of the registration of society will not be submitted.
38. That the proposal for amended layout / sub-station shall not be submitted and get approved before starting the work and terms and conditions thereof will not complied with
39. That the proposal will contravene the section 251 (A)(A) of the Mumbai Municipal Corporation Act.
40. That the remarks from Asst.Engineer, Water Works regarding location, suction tank, overhead storage tank for proposed and existing work will not be submitted before starting the work and his requirements will not be complied with.
41. That the capacity of overhead tank will not be provided as per 'P' form issued by department of Hydraulic Engineer and structural design to that effect admitted before requesting to grant commencement certificate.
42. That the phase programme for infrastructure development will not be submitted and got approved and will not be developed as per phase programme.
43. That the undertaking for paying additional premium due to increase in land rate as and when demanded shall not be submitted.
44. That the N.O.C. from Insecticide Officer shall not be obtained.
45. That the board mentioning the name of Architect/Owner shall not be displayed on site.
46. That the parking layout shall not be got approved from E.E.(T&C) & shall not be submitted.

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

1. That the N.O.C. from Civil Aviation Department will not be obtained for the proposed height of the building.
2. That the requirement of N.O.C. from C.A.U.L.C.& R. Act will not be complied with before starting the work above plinth level.
3. That C.C. beyond 50% of permissible BIJA excluding D.P.Road will be released only after handing out of 17.5% AOS to MCGM.

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

1. That some of the drains will not be laid internally with C.I.pipes.
2. That the conditions mentioned in the clearance under No.C/U/LC/D-III/Sec 22/7391 dt.18.9.03 & C/U/LC/D-III/Sec.22/72 dt. 6.5.04 obtained from the competent authority under U.L.C.& R. Act 1976 will not be complied with and fresh ULC order showing revised area under road setback will not be submitted.
3. That the dust bin will not be provided as per C.E.'s circular No.CE/9296/11 of 26.6.1978.
4. That the surface drainage arrangement will not be made in consultation with Executive Engineer (S.W.D.) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate.
5. That the existing well will not be covered with R.C.C. slab.


Executive Engineer Building Proposals
(Eastern Suburbs.)

BRIHANMUMBAI MAHANAGARPALIKA

No.CE/939/BPES/AS


8 JUN 2004 (99CYO 12008)

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6. That 10 ft.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 unbuild 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 before O.C.C./B.C.C.
9. That the parking spaces shall not be provided as per D.C.Regulation No.36.
10. That B.C.C. will not be obtained and I.O.D.and debris deposit etc.willnot be claimed for refund within a period of 6 years from the date of its payment.
11. That the provision will not be made for making available water for flushing and other non-potable purposes through a system of borewell and pumping that water through a separate overhead tank which will be connected to the drainage system and will not have any chance of mixing with the normal water supply of the Corporation.
12. That the certificate to the effect that the licensed surveyor has effectively supervised the work and has carried out tests for checking leakages through sanitary blocks, terraces, fixtures, joints in drainage pipes etc.and that the workmanship is found very satisfactory shall not be submitted.
13. That three sets of plans mounted on canvas will not be submitted.
14. That the certificate from Lift Inspector regarding satisfactory installation and operation of lift shall not be submitted.
15. That the federation of flat owners of the sub-division/layout for construction and maintenance of the infrastructure will not be formed
16. That post mail boxes at ground floor for residence/occupation at upper floors shall not be provided.
17. That the every part of the building construction and more particularly, overhead tank will not be provided with a proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder etc.
18. That the garages will not be constructed and kept open type as approved and they will be enclosed without obtaining prior permission to that effect.
19. That the requisitions of clause No.45 & 46 of D.C.R.91 shall not be complied with.
20. That the infrastructural works such as; construction of handholes/manholes, ducts for underground cables, concealed wiring inside the flats/rooms, rooms/space for telecom installations etc. required for providing telecom services shall not be provided.
21. That the final N.O.C. from Superintendent of Garden shall not be submitted
22. That the provision for rain water harvesting as per design prepared by approved consultant in the field shall not be made to the satisfaction of Municipal Commissioner.
24. That the Vermiculture bins for disposal of wet waste as per the design and specification of Organisations / individuals specialized in this field, as per the list furnished by Solid Waste Management Department of MCGM, shall not be provided to the satisfaction of Municipal Commissioner.

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

1. That certificate under Section 270-A of the Bombay Municipal Corporation Act will not be obtained from H.E.'s department regarding adequacy of water supply.
2. That the ownership of the recreation space/swimming pool /Club House shall not vest by provision in a deed of conveyance in all the property owners on account of whose holding the R.G./Swimming Pool Club House is assigned.


Executive Engineer
(Building Proposals)(Eastern Suburbs)
8/6/04

VALID UPTO 28 JUL 2005

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

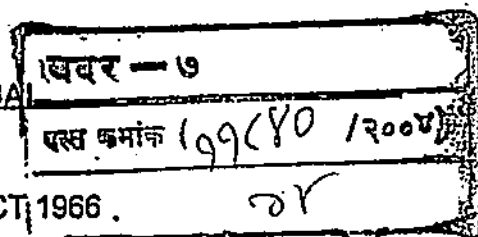
MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM "A"

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No.CE/ 939 /BPES/AS 129 JUL 2004

COMMENCEMENT CERTIFICATE



To :

Shri Rajesh Patel of
M/s Rajesh Const. Co.

With reference to your application No. 9993 dated 22/7/2004

for Development Permission and grant of Commencement Certificate under section 44 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, 1988 to erect a building in Building No. _____ on plot No. _____ C.T.S.No. 95/351, 95/3, 95/10, 96/96, 112, 97/37/1104, 98/78/11713 situated at Road/Street W/Chivali (W) Ward S Diun/Village/Town Planning Scheme No. Harnand



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.

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.

TRUE COPY

[Signature]

FOR UNITED ARCHITECTS PVT. LTD

...2/-

खबर - ७
बस्त क्रमांक (११८४० / २००४)
२५

(Gen-520)

: 2 :

(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. THE SUB REGISTRAR, KURLA 2 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 28 JUL 2005

C.C. upto steel slab i.e. plinth C.C.

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


28.07.2004
Assistant Engineer Building Proposals
Eastern Suburbs (S. & T Ward)
Executive Engineer, Building Proposals
(Eastern Suburbs)
FOR

MUNICIPAL COMMISSIONER FOR GREATER BOMBAY.

ANNEXURE - D

बिबर - ७
बल्ले क्रमांक (११८४० / २००८)
२५

AMENITIES/SPECIFICATIONS:

1. Building shall be of R.C.C Structure.
2. Lift in each wing.
3. Marble mosaic in hall.
4. Marble mosaic tiles in bedroom and kota stone in kitchen.
5. Concealed copper wiring with best quality fitting.
6. Concealed plumbing.
7. Geyser and wash basin in each bathroom.
8. Coloured tiles upto 3 ft. level in bathroom and 1 ½ ft. in W.C.
9. Aluminium sliding window in hall and bedroom.
10. Common TV Antenna.
11. Beautiful Land Scaped Garden with playing amenities.

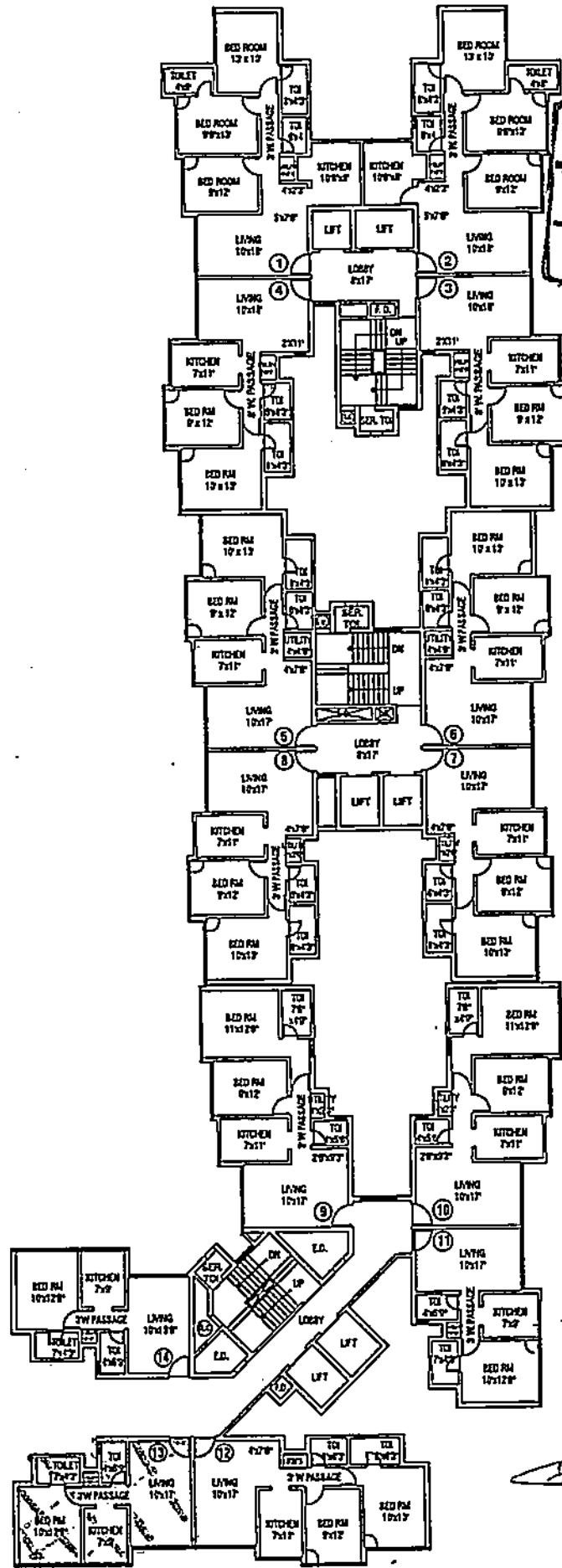
P.S.: Builder/Developer reserves the right to amend or alter the above specifications for equivalent/alternate option if circumstances so require.



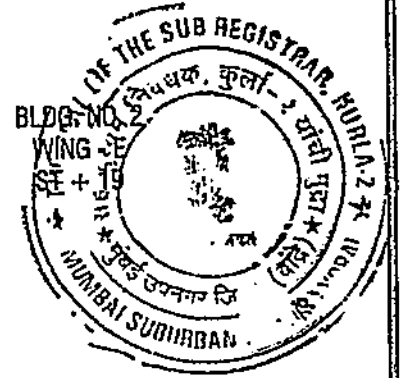
ANNEXURE "E"

Raj Legacy - I

TYPICAL FLOOR PLAN



बिंदर - ७
प्लॉट क्रमांक (१८८० / २०००)
BLDG. NO. 1
WING - F
ST + 19



BLDG. NO. 3
WING - D
ST + 18

Raj Legacy

DR Kalyan

Dr. P. Shesham

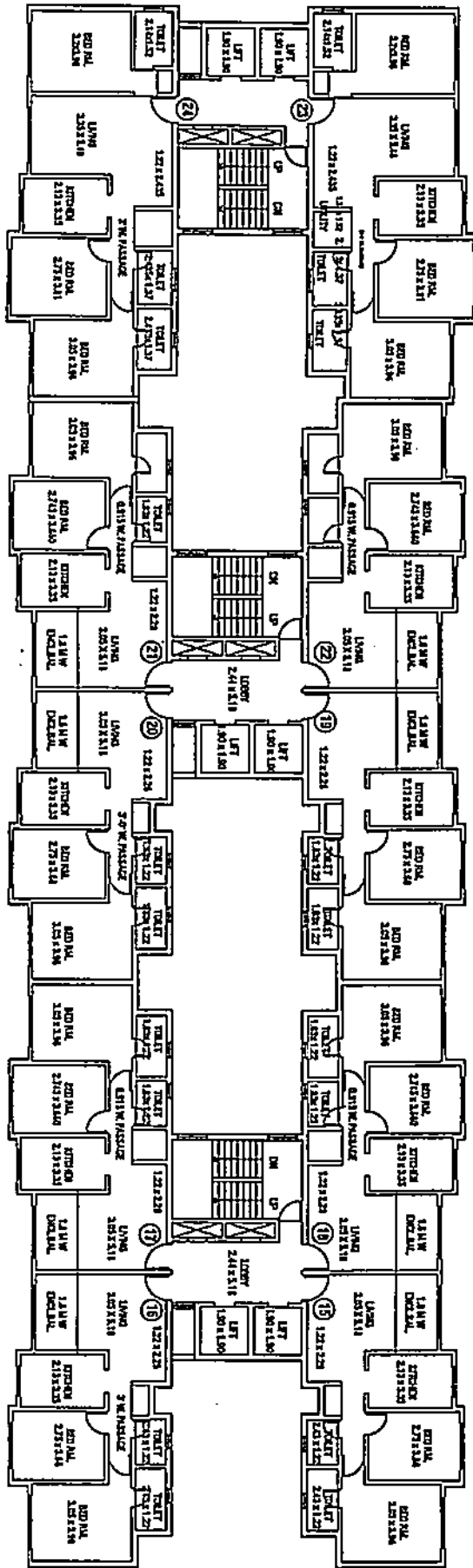
FLAT NO. 113 ON 1ST FLOOR IN WING D

(BLDG. No. 3)

ANNEXURE "E"

Raj Legacy - I

TYPICAL FLOOR PLAN

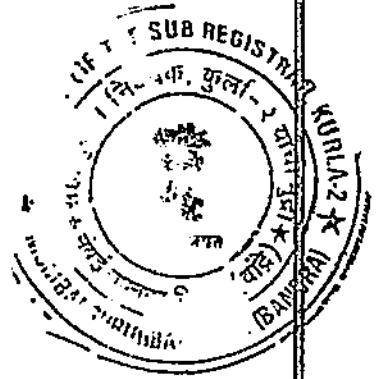


BLDG6
WING A
ST+18

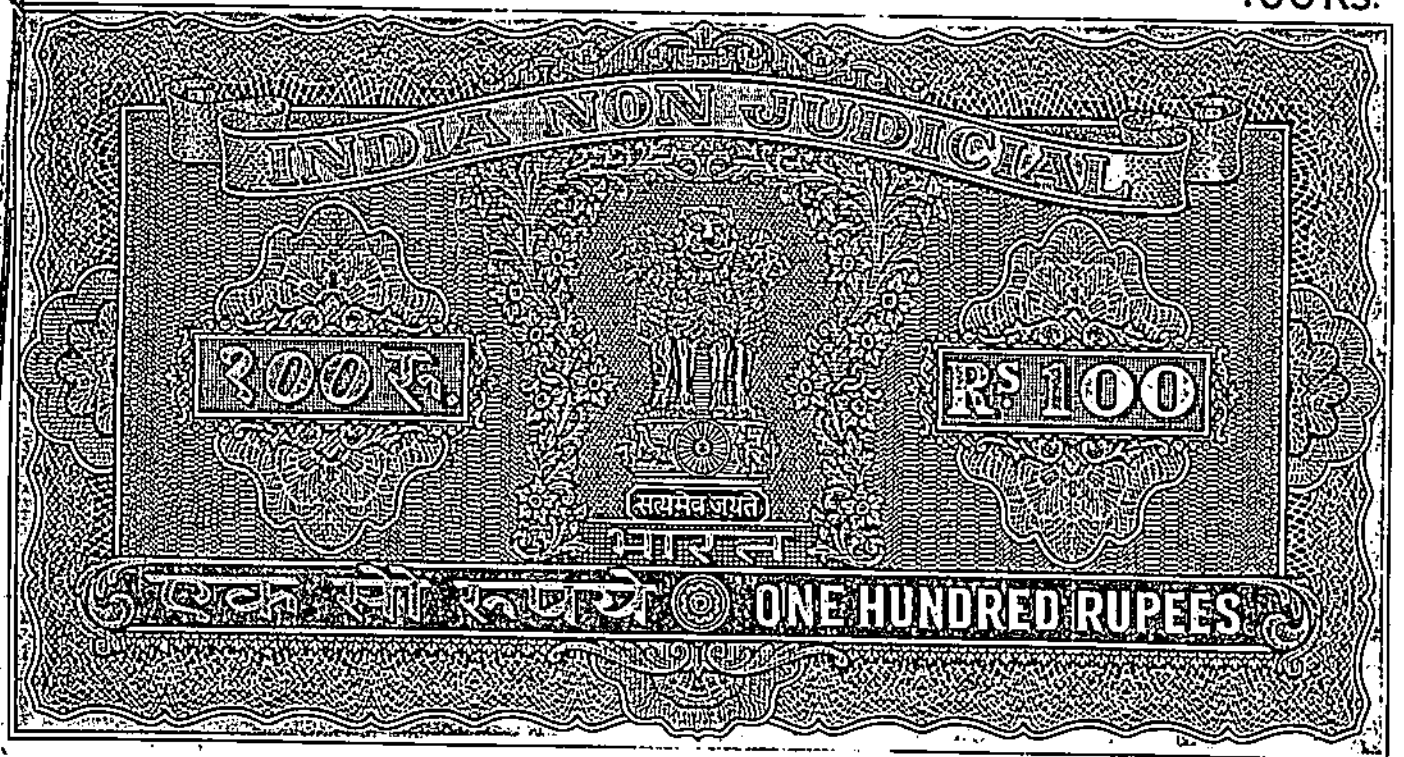
BLDG5
WING B
ST+18

BLDG4
WING C
ST+18

ब्लक - 6
बसत क्रमांक (99080 / 1000)
72



FLAT NO. _____ ON _____ FLOOR IN WING _____



धामता हंपदा जे. भंगनागा
परवाना धारक मुद्रांक क्रमांक-4010
के. जयराव राव, एम. ए. ए.
गोखले (ए.) इन्जी.
कक्षा... 7/3...
सर्वेची. श्री. श्री. लीम/ Rajeesh Construction Co-ve
बांता न्यायिकेतर मुद्रांक पेपर विकला.

जुलै - 10 1998
दस्ता क्रमांक (99/80 / 2008)

J. Bhambhani
परवाना धारक मुद्रांक निकेता

SPECIFIC POWER OF ATTORNEY

BY THIS SPECIFIC POWER OF ATTORNEY

CONSTRUCTION CO. through it's Partners (1) MR. RAJESH R. PATEL
(2) MR. HARISH R. PATEL and (3) MR. AJAY N. PATEL having its office
at 139, Seksaria Chambers, N.M. Road, Fort, Mumbai-023 SEND
GREETINGS:-



WHEREAS we are unable to remain present for registration of Agreement for Sale of flat/shop executed by us and the flat/shop purchaser and therefore we do hereby appoint, nominate and con-

Temp

RPD



बिबर - ७
पत्र क्रमांक (११८४० / १२००४)
५०



either or anyone.
 stitute (1) MR. RAHUL NARSIDAS PATEL, Aged 32 years, residing at 9/47 Vikas, Garodia Nagar, Ghatkopar (E), Mumbai 400 068 and (2) Mr. DILIP GANPAT SAWANT, Aged 25 years, residing at 2/2, Wadi, Caves Road, Jogeshwari (East), Mumbai 400 068 as our lawful attorney for us and on our behalf to appear at the office of the Sub-Registrar of Assurances, Bandra/Mumbai or any other registering authority to lodge the Agreements for Sale executed by us with the flat/shop purchaser and to sign before register and records of the Registrar's Office and to complete the registration in all respects on our behalf and in our name.

KP
 Sawant

We do hereby ratify and confirm that all acts, deeds and things done by my said Attorney shall be deemed to have been done by us personally and we undertake to ratify and confirm all and whatsoever our said Attorney shall lawfully do by virtue of this Specific Power of Attorney.

SIGNED SEALED AND DELIVERED)

by the withinnamed PARTNERS OF)

RAJESH CONSTRUCTION CO.)

1) MR. RAJESH R. PATEL)

2) MR. HARISH R. PATEL)

3) MR. AJAY N. PATEL)

In the presence of.....)

Specimen Signature of)

Constituted Attorney)

MR. DILIP GANPAT SAWANT)

Specimen Signature of)

Constituted Attorney)

MR. RAHUL N. PATEL)

Identified by me

Advocate High Court

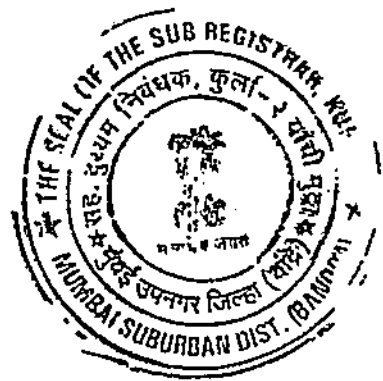
खबर - ७
दस्तावेज क्रमांक (१९८४० / २००४)
५९

Rajesh Patel

01-2-99

[Handwritten signatures]

[Signature]



[Signature]

सर्वर मूल्य नामा आज तारीख 9/2/52

भी. रजम डाक पेटक कड 85 धंदा. 2) श्री हरीश डाक पेटक कड 82

प्रांनी महः मयस मावांकिन करन दिला व त्यांच्या
मोठली दिदी 1 भी. 2/2/52

धंदा 3) डाक-पुनःपेटक

पेटक काट काट 90/1 3/2

का. 32 धंदा
श. 939 लखनऊरे मालिक

अधिप्रमाणः पी व 4/ मिळाळी.

कुर्. 23

तारीख 9/2/52

श्री श्री राम प्रकाश पाटी धंदा
रा. मद्रका मद्रा सिडक
वरील 15 45

994
9-2-52

खिदर - ७
बस्य लमांक (9980 / 1900)
42

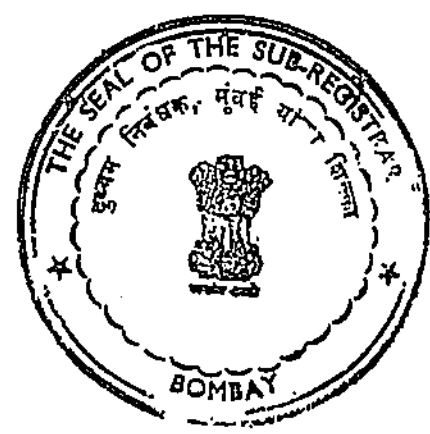
Rip. Pochi

Rip. Pochi
दुप्यम निबंधक, मुंबई



वरील मुरालार फात याही मजकूर शाही लिहाज डाक.

दुप्यम निबंधक, मुंबई



Tuesday, November 23, 2004
10:41:46 AM

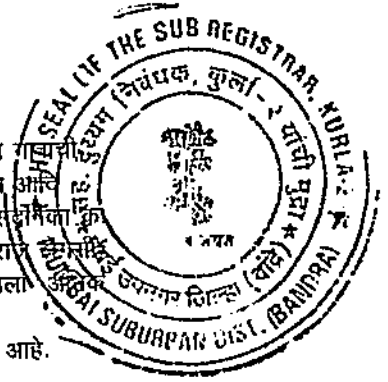
नोंदणीपूर्व गोषवारा

(1) विलेखाचा प्रकार	करारनामा
(2) मोवदला	रु. 1,492,885.00
(3) वाजारभाव (भाडेपट्ट्याच्या वावतीत पट्टाकार आकारणा देतो की पट्टेदार ते नमूद करावे)	रु. 882,827.00
(4) वाजारभावाप्रमाणे मुद्रांक शुल्क	रु 58400.00
(5) वाजारभावाप्रमाणे नोंदणी फी	रु 14928.85
(6) दस्त निष्पादित केल्याचा	20/11/2004

सूचना

- 1) ही माहिती पक्षकारांनी साक्षात्कृत केलेल्या इनपुट फॉर्मवर आधारित आहे.
- 2) दस्ताची माहिती संगणकावर घेण्यात आली याचा अर्थ दस्त नोंदणीसाठी स्वीकारला असा नाही. दुय्यम निबंधक दस्त नाकारू शकतात किंवा नियमानुसार योग्य ती अन्य कार्यवाही करू शकतात.
- 3) बदल/दुरुस्त्या कराव्यात. * लामू नसलेला मजकूर खोडावा
- 4) क्रमांक 1,2,3,4,5,6 मध्ये बदल करता येणार नाही

(7) पृष्ठांची संख्या	55
(8) मू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	(1) सितिएस क्र.: 95/ए/95/बी
(9) मालमत्तेचे इतर वर्णन	(1) वर्णन: विभागाचे नाव - हरियाली - कुर्ला उपविभागाचे नाव - 112/532 - भुभाग: उत्तरेस गावाची सीमा, पूर्वेस लाल वहादूर शास्त्री मार्ग, दक्षिणेस आर्य शंकराचार्य मार्ग व पश्चिमेस गावाची सीमा---सोसा लि. 113, पहीला मजला, डी विंग, विल्डींग नं 3, राण -1, एल वी एस रोड, विक्रोळी मुं 83, तळमजला 18 मजल्यांची इमारत, (1) वांधीव मिळकतीचे क्षेत्रफळ 47.21 चौ.मी. आहे.



(10) क्षेत्रफळ

(11) आकारणी किंवा जुडी देण्यात असेल तेव्हा

(12) *दस्तऐवज करून देण्या-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व पत्ता

(13) *दस्तऐवज करून घेण्या-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व पत्ता

(1) मे/- राजेश कंस्ट्र. कंपनीचे भागिदार हरिश आर पटेल तर्फे मुखत्यार दिलीप सावंत - :- घर/प्लॉट नं: 2/2, राम वाडी, केव्हज रोड, जोगेश्वरी पु मुं 60; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.

(1) आचार्य मणिकन भास्करन - :- घर/प्लॉट नं: 102, ए विंग, अमया को ऑ ही सोसा लि., खारेगाव, कळवा प टाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: एसीएचपीए4112बी.

(2) रमनी भास्करन - :- घर/प्लॉट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: एसीएचपीवी8816सी.

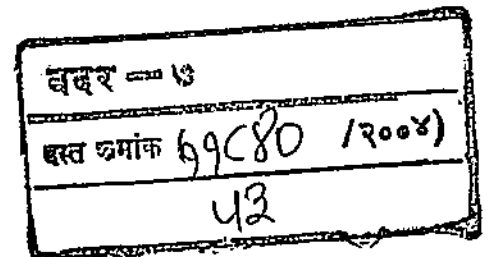
पूर्व नोंदणी गोषवा-यामध्ये इनपुट फॉर्म प्रमाणे अचूक डाटा एंट्री करण्यात आली आहे.

पूर्व नोंदणी गोषवारा तपासून पाहिला
* तो बरोबर आहे/त्याच्यात नमूद केलेले
बदल/दुरुस्त्या कराव्यात.
(पक्षकाराची स्वाक्षरी)

(डाटा एंट्री ऑपरेटर ची स्वाक्षरी)

नोंदणीपूर्व गोषवारा इनपुट फॉर्म प्रमाणे आहे व याचा मेळ मूळ दस्ताशी घेण्यात आला आहे. पक्षकाराने नमूद केलेले
*बदल/दुरुस्त्या याचा समावेश करण्यात आला आहे.

(दुय्यम निबंधकाची स्वाक्षरी)

सह. दुय्यम निबंधक, कुर्ला-२
मुंबई उपनगर जिल्हा

वदर7

दस्त क्र 11840/2004

48

23/11/2004

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

10:44:30 am

कुर्ला 2 (विक्रोळी)

दस्त क्रमांक : 11840/2004

दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: भे/- राजेश कस्ट्र. कंपनीचे भांगिवार हरिश आर पटेल तर्फे मुखत्यार दिलीप सावंत - -
पत्ता: घर/फ्लॅट नं: 2/2, राम वाडी, केव्हज रोड,
जोगेश्वरी पु मु 60
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत

लिहून घेणार

वय 30

सही

33525 - 98314



2 नाव: आचार्य भणिकन भास्करन - -
पत्ता: घर/फ्लॅट नं: 102, ए विंग, अमया को ऑ ही
सोसा लि, खारगाव, कळ्या प टाणे
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव: -
तालुका:

लिहून घेणार

वय 43

सही

33525 - 98315



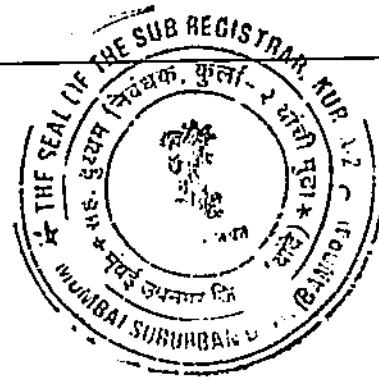
3 नाव: रमनी भास्करन - -
पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव: -
तालुका: -
पिन: -
पॅन नम्बर: एसीएचपीवी8816सी

लिहून घेणार

वय 38

सही

33525 - 98315





दस्त गोपवारा भाग - 2

वदर7

दस्त क्रमांक (11840/2004)

५५५५

दस्त क्र. [वदर7-11840-2004] चा गोपवारा
याजार भुल्य :882827 मोयदला 1492885 भरलेले मुद्रांक शुल्क : 58400

पावती क्र.:11971 दिनांक:23/11/2004
पावतीचे वर्णन
नांव: आचार्य मणिकन भास्करन - -

दस्त हजर केल्याचा दिनांक :23/11/2004 10:38 AM

निष्पादनाचा दिनांक : 20/11/2004

दस्त हजर करणा-याची सही :

15000 :नोंदणी फी
1100 :नक्कल (अ. 11(1)), पृष्ठांकनाची
नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

16100: एकूण

दस्ताचा प्रकार :25) करारनामा

शिकका क्र. 1 ची वेळ : (सादरीकरण) 23/11/2004 10:38 AM

शिकका क्र. 2 ची वेळ : (फ्री) 23/11/2004 10:43 AM

शिकका क्र. 3 ची वेळ : (कपुली) 23/11/2004 10:44 AM

शिकका क्र. 4 ची वेळ : (ओळख) 23/11/2004 10:44 AM

दु. निबंधकाची सही, फुर्ला 2 (विक्रोळी)

र. द. खोडके

दस्त नोंद केल्याचा दिनांक : 23/11/2004 10:44 AM

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळखतात,
व त्यांची ओळख पटवितात.

1) जगदीश गडीकरी - - ,घर/फ्लॅट नं: वी/306, शिवालय , दहीसर पू मुं 68

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

2) प्रशांत माळी- - ,घर/फ्लॅट नं: वरीलप्रमाणे

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

प्रमाणित करण्यात येते कि या दस्तामध्ये

एकूण देणाऱ्या (५५) पांदा आहेत.

वदर ७ / १९८७ / २००४

पुस्तक क्रमांक १

नोंदला २३/११/०४

दिनांक

दु. निबंधक नि. धक फुर्ला-२
मुंबई उपनगर जिल्हा.

र. द. खोडके

दु. निबंधकाची सही
फुर्ला 2 (विक्रोळी)

र. द. खोडके



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Fort Market Branch Mumbai
Saba Kadu: (8326113)