



दुर्योग निवंधक: कल्याण 2

दस्तावेजांक व दर्पण: 7407/2011

Saturday, July 09, 2011

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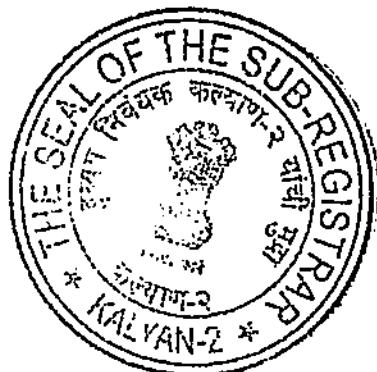
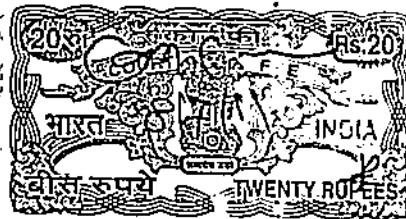
सूची क्र. दोन INDEX NO. II

नोंदणी 03 म.

Regn. 03 m.e.

गावाचे नाव: निलजे

- (1) विलेखाचा प्रकार, मोबाइल्याचे स्वरूप करारनामा
व वाजारभाव (भाडेपटल्याच्या
वावतीत पटाकाकार आकारणी देतो
की पटटेदार ते नमूद करावे) मोबाइल रु. 2,723,364.00
या.भा. रु. 1,989,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)
(1) वर्णन: विभाग नं. 9/23 अ मोजे निलजे घेसर येथील स.नं. 63/1,96/1,123/1/2,92/1,24,
या जागेवरील प्रोजक्ट कासारीओ मधील रिहर डेल विलिंग विंग सी सदनिका नं. 203,2 रा मजला क्षेत्र 686
चौ.फुट कारपेट
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तोळा (1)
- (5) दस्तऐवज करून देण्या-या
पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुक्मनामा
किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता
- (6) दस्तऐवज करून घेण्या-या
पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुक्मनामा
किंवा आदेश असल्यास, वार्दीचे नाव व संपूर्ण पत्ता
- (7) दिनांक करून दिल्याचा: 08/07/2011
- (8) नोंदणीचा 09/07/2011
- (9) अनुक्रमांक, खंड व पृष्ठ 7407 /2011
- (10) वाजारभावाप्रमाणे मुद्रांक शुल्क रु 146008.64
- (11) वाजारभावाप्रमाणे नोंदणी रु 27240.00
- (12) शेरा



सूची क्र. दोन INDEX NO. II
नोंदणी 03 म.
Regn. 03 m.e.



Saturday, July 09, 2011
12:01:56 PM

Original
नोंदणी 39 म.
Regn. 39 M.

पावती

पावती क्र. : 7455

गावाचे नाव निलजे
दस्तऐवजाचा अनुक्रमांक कलन 2 - 07407 - 2011
दस्ता ऐवजाचा प्रकार करारभाग

दिनांक 09/07/2011

सादर करणाराचे नाव: विद्या संजय पवार - २५

नोंदणी फी	-	27240.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) या छायाचित्रण (अ. 13) -> एकत्रित फी (95)	-	1900.00
एकूण रु.		29140.00

आपणास हा दस्त अंदाजे 12:16PM ह्या वेळेस मिळेल

सुलभ

दुर्घट निवंधक
स. दुर्घट निवंधक, कलापाणी-२

बाजार मुल्य: 1989000 रु. मोबदला: 2723304 रु. वर्ग-२
भरलेले मुद्रांक शुल्क: 146500 रु.

देयकाचा प्रकार: डीडी/धनाकर्ताहारे;
येकेचे नाव या पत्ता: भारतीय स्टेट बँक;
डीडी/धनाकर्त्या क्रमांक: 724270; रकम: 27300 रु.; दिनांक: 09/07/2011

"राज्य दोजगांधी अधिन राहून"
कृष्ण निवंधक, कलापाणी-२

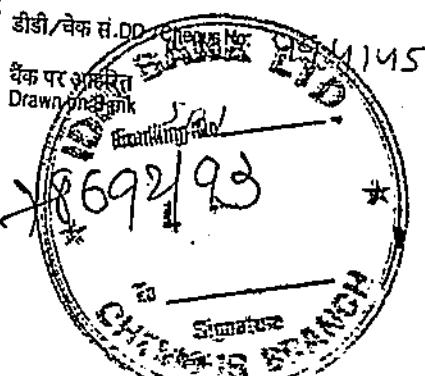
कलन २	
दस्त क्र.	१८१६

① IDBI BANK

ग्राहक प्रति Customer's Copy	क्र.सं. Sr. No.
खाता सं. Acct. No. 37200010056	तारीख Date 01/07/11
आईडीबीआई द्वारा स्टांप द्यूटी Idbi bank A/C stamp duty	
दस्तावेज के प्रकार Type of Document	Agreement for Sale
स्टांप के प्रकार Type of Stamp	विशेष एडेसिव Special Adhesive
फ्रैक्टिंग मूल्य Franking Value	रु. Rs. 1,46,500 + 100
सेवा शुल्क Service Charges	रु. Rs. 720
कुल Total	रु. Rs. 1,46,620/-

स्टांप द्यूटी अदाकर्ता का नाम व पता Name of stamp duty paying party

Vidya Sanjay Pawar

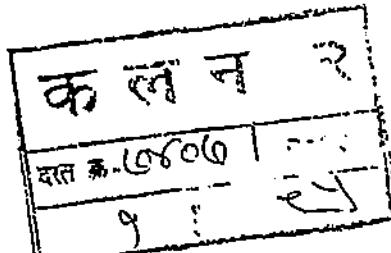


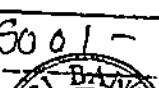
क्रेता / आवेदक के हस्ताक्षर Signature of Purchaser / Applicant
(बैंक के प्रयोग के लिए For Bank's Use only)

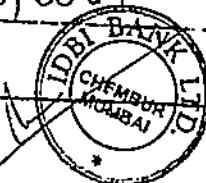
दीसी सं. DC No. तारीख Date:

फ्रैक्टिंग मूल्य क्र.सं. Franking Sr. No.

अनुमति Authorised By
नाम & ऐडीएम (Name & E.M.)



<p>प्रमाणित करने वाले का नाम (Signature)</p> <p>प्रमाणित करने वाले का नाम of S.R.O.</p> <p>ट्रैकिंग नंबर का नाम / Franking Name</p> <p>प्रोजेक्ट का नाम / Project Name</p> <p>प्रीमियम का नाम / Premium Name</p> <p>प्राप्ति का नाम / Recipient Name</p> <p>दस्तखत का नाम / Name of Party</p> <p>इसे जास्तीति नहीं कर सकते हैं।</p> <p>मुद्राएँ मुक्ताएँ रखें। (Stamp Duty Paid.)</p> <p>अधिकारी (In witness)</p> <p>प्रतिशृद्ध अधिकारीयका द्वारा द्वारा दिया गया Authorised Person's till Signature & Date</p>	<p><u>Agreement for Sale</u></p> <p>River Dale-E-203 Casa Rio 2728364/- Vidya S Pawar Lodha Owners Pvt Ltd</p> <p>RS. 1,46,500/-</p> 
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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made at Mumbai (No. 08) day of July, 2011

BETWEEN:

LODHA DWELLERS PRIVATE LIMITED, a Company incorporated and registered under the Companies Act, 1956 and having its registered office at 216, Shah and Nahar Industrial Estate, Dr. E. Moses Road, Worli, Mumbai - 400 018 for and on its behalf and in its capacity as a Constituted Attorney for and on behalf of (a) LODHA CONSTRUCTION (DOMBIVALI), a Partnership Firm registered under the Indian Partnership Act, 1932, (b) LODHA PINNACLE BUILD TECH AND FARMS PRIVATE LIMITED, a Company incorporated and registered under the Companies Act, 1956, (c) GALAXY PREMISES PRIVATE LIMITED, a Company incorporated and registered under the Companies Act, 1956 and (d) MAHAVIR PREMISES PRIVATE LIMITED, a private limited company registered under the Companies Act, 1956, all of them having their registered office at 216, Shah and Nahar Industrial Estate, Dr. E. Moses Road, Worli Mumbai - 400 018 (hereinafter collectively referred to as the "CONFIRMING PARTIES") and hereinafter referred to as "OWNER/BUILDER/PROMOTER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors in title and assigns) of the ONE-PART;

**Industrial Development Bank Of India
Ltd. Shop No. 12-16, Sunny Estate-II,
Sion Mumbai Road, Chembur.**

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AND

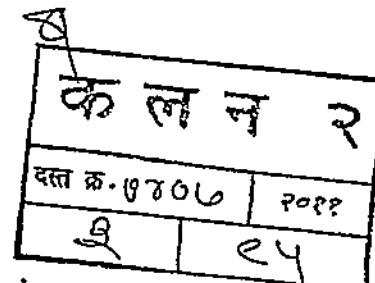
Mrs.VIDYA SANJAY PAWAR & Mr. SANJAY D. PAWAR Residing / having its address at 29-B,KARMAVEER BHauraO PATIL,CO-OP. HSG. SO. 2ND FLOOR RTO LANE,,ANDHERI W,MUMBAI-400053 and assessed to Income Tax under Permanent Account Number (PAN) ANJPP0406H & AAZPP1796M hereinafter referred to as "THE PURCHASER"(which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include; in case of an Individual, such individual's heirs, executors and administrators and permitted assigns; In case of a Partnership Firm, for the time being survivors or the last survivors of them and legal heirs, executors, administrators and the permitted assigns of such last survivor of them; and In case of a Company, its successors in title and permitted assigns) of the OTHER PART;

[The Owner/Builder/Promoter and the Purchaser are hereinafter individually referred to as "Party" and collectively referred to as "Parties"].

WHEREAS:-

- A. By orders bearing serial Nos. TNC-2707/RD/KR.314/10 issued under Section 63 (1A) Sub-Section (1) under Bombay Tenancy and Agricultural Land Act, 1948 dated 26/12/2007,18/06/2009 and 04/08/2010 and subject to the terms and conditions set out therein, the Government of Maharashtra, Department of Revenue, inter-alia, granted permission to the Builder/Promoter for acquisition of 795 Hectares of Agricultural Land in Taluka Kalyan, Ambernath and Thane in District Thane for the purpose of development of Special Township Project. Hereto annexed and marked as Annexure '1' is the copies of the said Orders dated 26/12/2007, 18/06/2009 and 04/08/2010.
- B. By and pursuant to various deeds and documents, the Owner/Builder/Promoter is seized, possessed and otherwise entitled inter alia to develop the said Property (as defined herein). The brief chain of title of the Owner/Builder/Promoter in respect of the said Property is set out in Annexure "2" hereto.
- C. By an Order bearing Serial No. Revenue/k-1/T-7/NAP/SR/301/08 dated 19/09/2008 and 01/10/2010 and on the terms and conditions set out therein, the Collector of Thane and Competent Authority appointed under the Maharashtra Land Revenue Code, 1966 has in respect of the said Property granted permission for the Non Agricultural (NA) use for the development of a residential and commercial complex. Hereto annexed and marked as Annexure "3" are the copies of the said NA Orders dated 19/09/2008 and 01/10/2010.

ver-2



- D. The Owner/Builder/Promoter is inter alia developing the Project by the name "Casa Rio" (as defined herein) on the said Property.
- E. The Project comprises of several residential and/or commercial buildings on the said Property inter alia named Columbia, Mediterranea, Nautica, River View, Victoria, Angelia, Pacifica, Caspiana, Nyasia, Atlantica, Geneva, Persiana, Adriatica, Oceania, River Dale, Antarctic, Arctica, Viva, Magdalena, River Retreat, Aqua, Amazona, Volga, Marina, River Scape, Arabiana, Superia and/or any other name and any other or further buildings constructed or to be constructed on the said Property.
- F. By and pursuant to various letters dated 19/04/2010, 29/04/2010, 21/05/2010 and 26/07/2010 the MMRDA has granted it's in principle layout approval for the development of inter alia the said Property as a Megacity Project subject to the terms and conditions set out therein.
- G. By a Memorandum of Mortgage dated 29/09/2009 registered under No.KLN3-04786 of 2009 on 01/10/2009 with the Office of the Sub-Registrar Kalyan-3 and executed between the Owner/Builder/Promoter, Lodha Pinnacle Build Tech And Farms Private Limited, Galaxy Premises Private Limited, Lodha Estate Private Limited and Mahavir Premises Private Limited as the Mortgagors of the First to Fifth Part, the Owner/Builder/Promoter as the Confirming Party and Punjab and Sind Bank (PSB) as the Mortgagee of the Other Part, the Mortgagors have mortgaged inter alia Survey No. 123 Hissa No. 1 and 2 as more particularly described in Serial No. 1 in the First Schedule in Annexure "A" hereto.
- H. By a Deed of Mortgage dated 21/06/2010 registered under No.KLN1-05059 of 2010 on 21/06/2010 with the Office of the Sub-Registrar Kalyan-1 and executed between the Owner/Builder/Promoter and Lodha Construction (Dombivali) as the Mortgagors of the One Part and Kotak Mahindra Prime Limited (KPML) as a Mortgagee of the Other Part, the Mortgagors have mortgaged inter alia a portion of the said Property (indicated as (\$)) in Annexure "2" hereto, to Kotak Mahindra Prime Limited on the terms, conditions and covenants stated therein.
- I. By a Deed of Mortgage dated 18/02/2011 registered under No.KLN1-01634 of 2011 on 18/02/2011 with the Office of the Sub-Registrar Kalyan-1 and executed between the Owner/Builder/Promoter therein referred to as Mortgagor 1 of the First Part and the person/s specified in Schedule A thereto therein referred to as Mortgagor 2 of the Second Part, the Mortgagor 1 and Mortgagor 2 therein collectively referred to as the Mortgagors and L&FS Trust Company Limited therein referred to as the Security Trustee of the Third

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दस्त क्र. ८०४०५	२०११
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Part , the Mortgagors have mortgaged inter alia the said Property as more particularly described in Annexure "2" hereto in favour of Security Trustee who shall be holding the same on the terms, conditions and covenants stated therein.

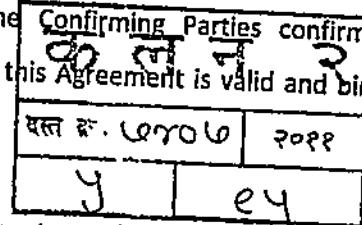
J. The MMRDA has issued the Commencement Certificate bearing No.TCP/MCP-02/L.D.P.L/CC-II/14/2010 dated 1/10/2010 and subject to the terms thereof granted to the Owner/Builder/Promoter interalia the permission to develop the Property. The Owner/Builder/Promoter has accordingly commenced construction in accordance with the plans sanctioned/approved by MMRDA. Hereto annexed as Annexure "4" is the copy of the Commencement Certificate.

K. The Owner/Builder/Promoter has engaged the services of Architects and Structural Engineers for the preparation of the structural design and drawings thereof, and the construction of the "Project" shall be under the professional supervision of the said Architect and the Structural Engineer as required under the bye-laws of the local authorities for the time being in force till the completion of the Project.

L. A copy of the Certificate of Title issued by Advocate Mr. Pradip Garach dated 31st January, 2011, evidencing the nature of the title of the Owner/Builder/Promoter to the said Property on which the said Project is to be constructed, the plans approved by the concerned local authority and the Specifications of the Residential Flat in "Project" are hereto annexed and marked as Annexure "5", "6" and "7" respectively.

M. This Agreement is being executed by the Owner/Builder/Promoter for and on its behalf and also on behalf of (1) Lodha Construction (Dombivali), (2) Lodha Pinnacle Build Tech And Farms Private Limited, (3) Galaxy Premises Private Limited, and (4) Mahavir Premises Private Limited (hereinafter collectively referred to as the "Confirming Parties") in its capacity as a Constituted Attorney of the Confirming Parties. The Confirming Parties confirm the execution of this Agreement and further confirm that this Agreement is valid and binding upon them.

N. The Purchaser has approached the Owner/Builder/Promoter and applied for allotment of the Residential Flat in the Building (as defined hereunder). The Purchaser has also demanded from the Owner/Builder/Promoter and the Owner/Builder/Promoter has furnished/given to the Purchaser inspection and wherever applicable, copies of documents relating to the title, the tentative location and the Building plans and the approved plans and the Purchaser has confirmed that the Purchaser is satisfied in all respects with regard to the title of the Owner/Builder/Promoter in respect of the said Property as well as any encumbrances if any. The Purchaser confirms that the Purchaser shall not further



investigate or raise any objection to and is fully satisfied with regard to the title of the Owner/Builder/Promoter to the said Property and the competency of the Owner/Builder/Promoter to enter into this Agreement.

- O. Relying upon the said application and the representations and declarations made by the Purchaser, the Owner/Builder/Promoter has agreed to sell to the Purchaser and the Purchaser has agreed to purchase from the Owner/Builder/Promoter the Residential Flat at the price and on the terms and conditions hereinafter appearing.

P. The Parties hereto are desirous of recording in writing the terms of this Agreement.

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

1. DEFINITION AND INTERPRETATION-

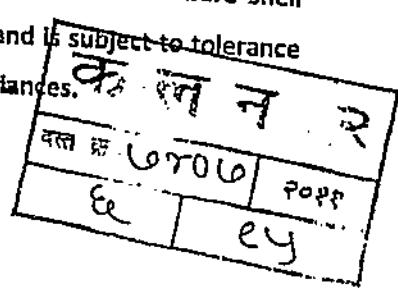
- A. "Agreement" shall mean this Agreement together with the Schedules and Annexures hereto and any other deed and/or document executed in pursuance hereof.

B. "Amenities" shall mean the Amenities in respect of the Residential Flat as set out in Annexure "10" hereto.

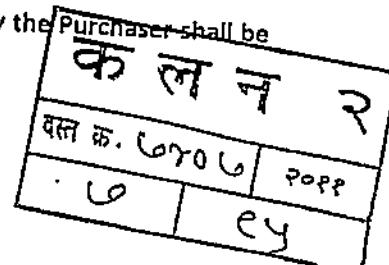
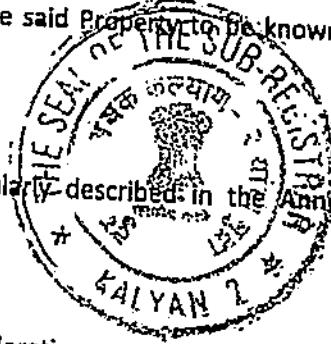
C. "Building" shall mean the building in which the Residential Flat is situated and described in Annexure "8" hereto.

D. "Buildings" shall mean one or more residential buildings having several wings each to be constructed on the said Property by name Columbia, Mediterranea, Nautica, River View, Victoria, Angelia, Pacifica, Caspiana, Nyasia, Atlantica, Genevia, Persiana, Adriatica, Oceania, River Dale, Antarctica, Arctica, Viva, Magdalena, River Retreat, Aqua, Amazona, Volga, Marina, River Scape, Arabiana and Superia and any other or further buildings either residential and/or commercial being or proposed to be constructed or developed on the said Property.

E. "Carpet Area" shall mean the carpet area of the Residential Flat including all passages, decks, balconies, service slabs, cupboards, niches and/or any other area which the Purchaser is exclusively entitled to use. Such carpet area is calculated on bare shell basis, prior to application of any finishes / finishing material and is subject to tolerance of +/- 2% on account of structural, design and construction variances.



- F. "Common Areas and Amenities" shall mean the common areas and amenities as set out in Annexure "10" hereto.
- G. "Contribution" shall mean the amounts payable by the Purchaser in respect of the Residential Flat/ towards layout deposits, IOD deposits or permanent deposits, water connection charges, electricity charges, betterment charges, property tax, gas connections charges, internet connection deposits, telephone connection deposits, Service Tax, VAT charges, sinking fund charges etc..
- H. "Liquidated Damages" shall mean an amount equivalent to 10% of the Total Consideration payable by the Purchaser under clause 21 upon the Purchaser committing breach/default of any of the terms hereof.
- I. "Project" shall mean the construction and development of several multi-storied residential commercial/buildings/complex on the said Property to be known as "Casa Rio".
- J. "Property" shall mean the lands more particularly described in the Annexure "1" hereto.
- K. "Refund Amount" shall mean the Total Consideration or part thereof paid by the Purchaser hereunder after deducting therefrom the Liquidated Damages and any other amount and dues payable by the Purchaser to the Owner/Builder/Promoter.
- L. "Residential Flat" shall mean a Residential Flat in the Building and the details thereof are given in Annexure "8" hereto.
- M. "Total Consideration" shall mean the amounts payable/agreed to be paid by the Purchaser for purchase of the Residential Flat as set out in clause 5 below and in Annexure "9" hereto.
- N. "Transfer of the Residential Flat" shall mean the sale, transfer, assignment to any third party of (I) the Residential Flat or the interest therein and/or (II) the benefit of this Agreement and/or (III) (a) in case the Purchaser is a company, (i) the change in control and/or (ii) management and/or (iii) shareholding of not less than 26%, of the company and (b) in case the Purchaser is a partnership firm or an LLP, the change in constitution thereof. The term "Transfer" in respect of the Residential Flat by the Purchaser shall be constituted liberally.



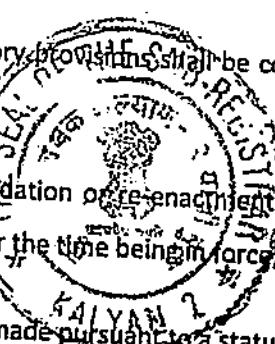
It is however, clarified that Transfer in favour of (i) a Relative (as defined under the Companies Act, 1956) or (ii) a holding/subsidiary company shall not constitute Transfer of the Residential Flat.

- O. "Ultimate Organization" shall mean a Society or a Limited Company or a condominium of purchasers proposed to be formed in accordance with the provisions of the Maharashtra Ownership Flats (Regulation of the promotion of construction, sale, management and Transfer) Rules, 1964 and/or the Companies Act, 1956 and/or the Maharashtra Apartment Ownership Act, 1970 and in the manner contemplated herein.

2. RULES FOR INTERPRETATION

In this Agreement where the context admits:-

- 2.1. All references in this Agreement to statutory provisions shall be construed as meaning and including references to:-
- Any statutory modification, consolidation or re-enactment (whether before or after the date of this Agreement) for the time being in force;
 - All statutory instruments or orders made pursuant to a statutory provision; and
 - Any statutory provision of which these statutory provisions are a consolidation, re-enactment or modification.
- 2.2. Words denoting the singular shall include the plural and words denoting any gender shall include all genders.
- 2.3. Headings to clauses, sub-clauses and paragraphs are for information only and shall not form part of the operative provisions of this Agreement or the Schedules and shall be ignored in construing the same.
- 2.4. Any reference to the words "hereof," "herein", "hereto" and "hereunder" and words of similar import when used in this Agreement shall refer to clauses or schedules of this Agreement as specified therein.
- 2.5. The words "include" and "including" are to be construed without limitation.
3. The recitals above shall form part and parcel of this Agreement.



कॉलन्डर	
दस्त क्र. ६२०८	२०४४
C	EY

4. DISCLOSURES AND TITLE

- 4.1 The Purchaser hereby declares and confirms that prior to the execution of this Agreement, the Owner/Builder/Promoter has made full and complete disclosure of the title to said Property and the Purchaser has taken full, free and complete inspection has satisfied himself/herself/themselves of the particulars and disclosures of the following:-
- a) Nature of the Owner/Builder/Promoter's title to the said Property and all encumbrances, if any, thereto, along with all the relevant documents.
 - b) The drawings, plans and specifications in respect of the Project.
 - c) Nature and particulars of fixtures, fittings and amenities to be provided in the Residential Flat.
 - d) All particulars of designs and materials to be used in construction of the Residential Flat and the Project.

- 4.2 The Purchaser further confirms and warrants that the Purchaser is satisfied in respect of the title of the said Property as well as encumbrances, if any, including any right, title, interest or claim of any other party to or in respect of the said Property and shall not raise any queries or objections and waives his right in that regard.

5. AGREEMENT TO SELL AND CONSIDERATION

- 5.1 The Purchaser hereby agrees to purchase from the Owner/Builder/Promoter and the Owner/Builder/Promoter hereby agrees to sell to the Purchaser, the Residential Flat for the Total Consideration as set out in Annexure "9" hereto and subject to terms and conditions hereinafter mentioned.
- 5.2 The said Total Consideration shall be paid in installments in the manner and within the timelines set out in Annexure "9" hereto, time being of the essence. It is specifically agreed that the Owner/Builder/Promoter has agreed to accept the aforesaid Total Consideration on the specific assurance of the Purchaser that the Purchaser shall:
- (i) Make payment of the installments as stated in Annexure "9" hereto, without any delay or demur for any reason whatsoever
 - (ii) Observe all the covenants, obligations and restrictions stated in this agreement, in letter and spirit, and,
 - (iii) Any breach or failure to observe the aforesaid covenants, obligations and restrictions would constitute a major breach of the terms of this Agreement by the Purchaser.

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- 5.3 It is specifically agreed that the apportionment of the proportionate price of the common areas and amenities is notional and the said composite purchase price is not subject to change under any circumstance whatsoever.
- 5.4 It is clarified and the Purchaser accords his consent that any payment made by the Purchaser to the Builder / Promoter hereunder shall be appropriated in the manner below :
- (a) Firstly towards costs and expenses for enforcement of this Agreement and recovery of the Total Consideration,
 - (b) Secondly, towards interest on the amounts (including Total Consideration) payable hereunder and
 - (c) Finally towards Total Consideration and the charges payable hereunder.

Under any circumstances and except in the manner as aforesaid, no express intimation or communication by the Purchaser, with regard to appropriation/application of the payments made hereunder shall be valid or binding upon the Builder / Promoter.

- 5.5 Subject to the cost of Input not exceeding 10% of the current costs of the Inputs, the Total Consideration is free of any escalation or increase therein. However, in case of increase in costs of Inputs exceed 10%, the same shall be added to the Total Consideration as per the input price index of construction material on a pro rata basis and the Purchaser shall be liable to pay such amounts to the Owner/Builder/Promoter within 7 days from the receipt of the demand and in writing in that regard.

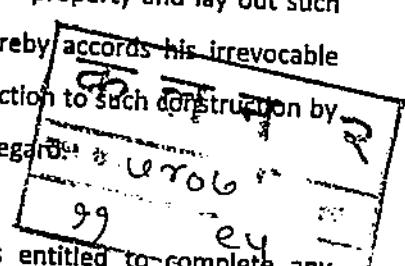
6. CONSTRUCTION AND DEVELOPMENT

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- 6.1 The Owner/Builder/Promoter shall, subject to the terms hereof, construct the Building in accordance with the plans, designs and specifications approved by the concerned local authority and observe, perform and comply with all the terms, conditions, stipulations and restrictions imposed by the concerned local authority while sanctioning the plans. The Owner/Builder/Promoter shall, obtain from the concerned local authority occupation and/or completion certificates in respect thereof. Without prejudice to the aforesaid, the Purchaser hereby confirms and agrees that the Owner/Builder/Promoter shall be entitled to amend and modify the plans, specifications and drawings of the Building/Project and/or the Residential Flat, as the Owner/Builder/Promoter may consider necessary or as may be required by the concerned local authority without prejudicially affecting the Building. It is clarified that in the event the final area of the Residential Flat is more than the area agreed to be provided, the Purchaser agrees and

undertakes to pay additional consideration to the Owner/Builder/Promoter for such excess area on a pro rata basis, based on the Total Consideration stated in clause 5.1 hereinabove.

- 6.2 The Owner/Builder/Promoter reserves to itself without any demur or objection by the Purchaser, the right to lay out further additional construction on the said Building/Property to the maximum level/extent permissible by vertical extensions of the Building as also construction of additional buildings thereon. The Purchaser is aware that the Owner/Builder/Promoter is developing and constructing the Project consisting of several residential/commercial buildings on the said Property including the Building and may construct further upper floors on the Project/Building, as aforesaid, by using the available and/or acquired FSI/TDR/ any other available means of development. The Purchaser hereby accords his unconditional and irrevocable consent to the Owner/Builder/Promoter for the construction of buildings and/or additional upper floors on the Building. The Purchaser has no objection and undertakes not to raise any objection and the rights of the Purchaser to undertake ~~any~~ such claims, if any, in this regard shall be deemed to have been waived. The Owner/Builder/Promoter shall, however, ensure that the free ingress to and egress of the Purchaser from the Residential Flat is not adversely affected. It is further agreed that in the event the Purchaser disputes the rights of the Owner/Builder/Promoter and/or objects to construction of the building by the Builder/Promoter then in such case the Owner/Builder/Promoter shall have right to terminate this Agreement, notwithstanding the fact that the Purchaser has paid the said Total Consideration amount and/or has been put into possession of the Residential Flat.
- 6.3 The Owner/Builder/Promoter, if permitted by the appropriate authorities reserves to itself the right to transfer the construction permissible on the said Property or transfer to the said Property construction permissible on any other property and lay out such construction accordingly at any time. The Purchaser hereby accords his irrevocable consent to the same and undertakes not to raise any objection to such construction by the Owner/Builder/Promoter and waives his rights in that regard.
- 6.4 The Owner/Builder/Promoter shall be at liberty and is entitled to complete any portion/floor/wing/part of the said Building and apply for and obtain Part Occupation Certificate thereof. When offered, the Purchaser shall be obliged to take possession of the Residential Flat on the basis of such Part Occupation Certificate which relates to the Residential Flat. In such an event, the Owner/Builder/Promoter shall without any hindrance or objection by the Purchaser, be entitled to carry out by itself or through its



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contractors or otherwise the remaining work in respect of the said Building and/or the Project even if the same causes any nuisance and annoyance to the Purchaser.

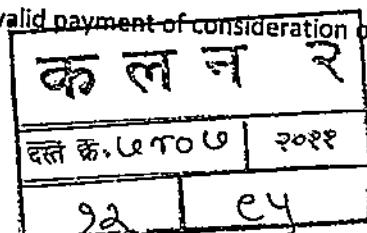
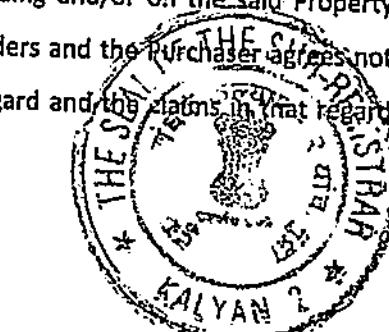
6.5 The Purchaser agrees that till such time said Project is conveyed in favour of the Ultimate Organization, the Owner/Builder/Promoter shall retain with itself all the rights on the terrace, in the compound and on the said Building either by themselves or through their nominee or nominees as the case may be. Subject to the aforesaid, the Owner/Builder/Promoter shall be at absolute liberty to allot/assign the said right to such person/s in the manner as they may deem fit and proper. Unless specifically provided herein or by a separate agreement, deed and or writing in favour of the Purchaser, the Purchaser shall not be entitled to the benefit of such rights. Subject to the aforesaid, the Purchaser further agrees that the Owner/Builder/Promoter shall be entitled to exclusively exploit commercially the restricted amenities including but not limited to installing on the terraces of the said Building and/or on the said Property antennae of various telecom and other service providers and the Purchaser agrees not to raise any objection or make any claims in that regard and the claims in that regard shall be deemed to have been waived.

7. SECURITIZATION OF THE TOTAL CONSIDERATION

The Purchaser hereby accords/grants his irrevocable consent to the Owner/Builder/Promoter to securitize the Total Consideration and/or part, thereof and the amounts receivable by the Owner/Builder/Promoter hereunder and to assign to the Banks / Financial Institutions the right to directly receive from the Purchaser the balance consideration / or part thereof hereunder. The Purchaser agrees and undertakes, upon receipt of any such intimation in writing by the Owner/Builder/Promoter to pay without any delay, demur, deduction or objection to such Bank / Financial Institutions, the Total Consideration or part thereof and/or the amounts payable hereunder as per Annexure "9" hereto. The Owner/Builder/Promoter covenants that the payment of such balance consideration or part thereof in accordance with the terms hereof, by the Purchaser to the Bank / Financial Institutions, shall be a valid payment of consideration or part thereof and discharge of his obligations hereunder.

8. LOAN AGAINST THE RESIDENTIAL FLAT

8.1 It is hereby further expressly agreed that notwithstanding that the Purchaser approaches/has approached any Bank/Financial Institution for availing of a loan in order to enable the Purchaser to make payment of the Total Consideration or part thereof in respect of the Residential Flat to the Owner/Builder/Promoter; and that the Purchaser has mortgaged the Residential Flat with such Bank/Financial Institution (which is to be



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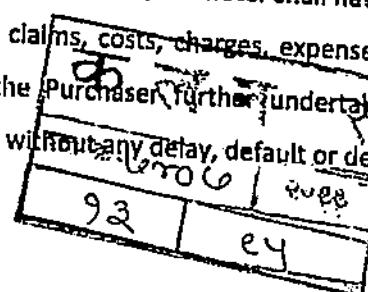
subject to issuance by the Owner/Builder/Promoter of a No-Objection Letter in favour of such Bank/Financial Institution) for repayment of the loan amount, it shall be the sole and entire responsibility of the Purchaser to ensure that the payment of the Total Consideration or the part thereof and/or the amounts payable hereunder, is completed. Further, the Owner/Builder/Promoter shall not be liable or responsible for the repayment of any such loan amount or any part thereof taken by the Purchaser to such Bank/Financial Institution.

- 8.2 The Purchaser hereby expressly agrees that as long as the aforesaid loan remains unpaid/outstanding, the Purchaser, subject to the terms hereof, shall not sell, transfer, let out and/or deal with the Residential Flat in any manner whatsoever without obtaining the prior written permission of the Owner/Builder/Promoter and such Bank/Financial Institution. The Owner/Builder/Promoter shall not be liable or responsible for any of the acts of omission or commission of the Purchaser which are contrary to the terms and conditions governing the said loan. It shall be the responsibility of the Purchaser to inform the Ultimate Organization about the lien/charge of such Bank/Financial Institution and the Owner/Builder/Promoter shall not be liable or responsible for the same in any manner whatsoever.

- 8.3 The Purchaser shall indemnify and keep indemnified the Owner/Builder/Promoter and its successors and assigns from and against all claims, costs, charges, expenses, damages and losses which the Owner/Builder/Promoter and its successors and assigns may suffer or incur by reason of any action that such Banks/Financial Institutions may initiate on account of such loan or for the recovery of the loan amount or any part thereof or on account of any breach by the Purchaser of the terms and conditions governing the said loan in respect of the Residential Flat. Notwithstanding the provisions hereof, the Purchaser hereby agrees and undertakes that the Owner/Builder/Promoter shall have first lien/charge on the Residential Flat towards all the claims, costs, charges, expenses and losses etc. of the Owner/Builder/Promoter and the Purchaser further undertakes to reimburse the same to the Owner/Builder/Promoter without any delay, default or demur.

9. CAR PARKING

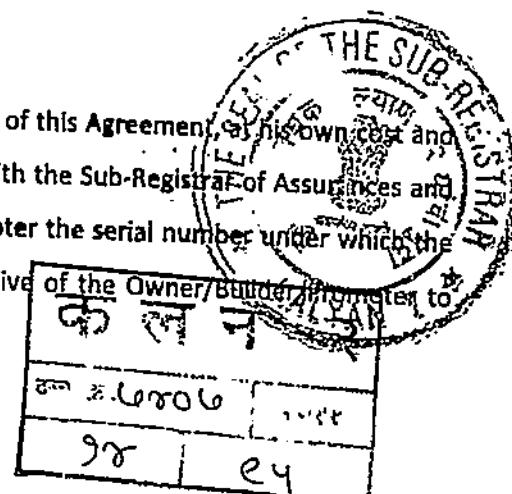
The Purchaser is aware that as a part of the Building and a common amenity, the Owner/Builder/Promoter is constructing multiple basement and multiple podiums which consist of several open/covered/stilt car parking spaces to be used by the Purchasers of the residential flats in the Building/Project. At the request of the Purchaser, the Owner/Builder/Promoter hereby allocates to the Purchaser car parking space/s as set out in Annexure "8" hereto (hereinafter referred to as "the said Car Parking Spaces"). The



exact location of the Car Parking Spaces allocated to the Purchaser shall be finalized by the Owner/Builder/Promoter at the time of handing over of possession of the Residential Flat. The Purchaser is aware that the Owner/Builder/Promoter has in the like manner allocated and shall be allocating other car parking space/s to several purchasers of the residential flats in the Building/Project and the Purchaser undertakes not to raise any objection in that regard and the rights of the Purchaser to raise any such objection shall be deemed to have been waived. The Purchaser hereby accords his irrevocable and unconditional consent to the Owner/Builder/Promoter to allocate the other car parking spaces to the Purchasers of the respective Residential Flats in the Building. The Purchaser hereby confirms warrants and undertakes to use the car parking spaces so allocated to him for the purpose of the parking of car only, and not otherwise. The Purchaser hereby further warrants and confirms that the Purchaser shall upon formation of the Ultimate Organization, as contemplated herein, cause such Ultimate Organization to confirm and ratify and shall not and/or shall cause the Ultimate Organization not to alter or change the allocation of car parking spaces in the manner allocated by the Owner/Builder/Promoter to the various purchasers (including the Purchaser herein) of the residential flats in the Building/Project.

10. REGISTRATION

The Purchaser shall immediately after execution of this Agreement, at his own cost and expenses, lodge the same for the registration with the Sub-Registrar of Assurances and shall forthwith inform the Owner/Builder/Promoter the serial number under which the same is lodged so as to enable the representative of the Owner/Builder/Promoter to attend the office and admit execution thereof.

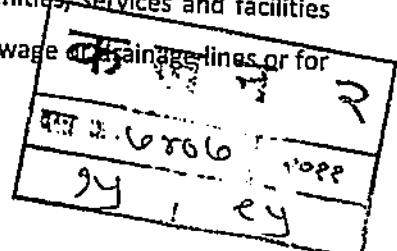


11. POSSESSION

- 11.1 Subject to the Purchaser not being in breach of any of the terms hereof and the Purchaser having paid all the dues and amounts hereunder including the Total Consideration, the Owner/Builder/Promoter shall endeavor to provide the Residential Flat to the Purchaser for fit outs on or before the Fit out Date as set out in Annexure "8" hereto. The Owner/Builder/Promoter shall endeavor to complete the construction of Building and make available the key Common Areas and Amenities within a period of 6 (six) months from the Fit Out Date as set out in Annexure "8" hereto.
- 11.2 The Owner/Builder/Promoter shall be entitled to a grace period of (9) nine months beyond the aforesaid dates respectively.

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- 11.3 In the event, the Owner/Builder/Promoter fails to make available the Residential Flat to the Purchaser for fit-outs or complete the Building, as the case may be, beyond the aforesaid grace period of (9) nine months, the Purchaser may, by giving notice in writing to the Owner/Builder/Promoter elect to terminate this Agreement and in such event, the Owner/Builder/Promoter shall be liable to refund to the Purchaser the Total Consideration or part thereof paid by the Purchaser in respect of the Residential Flat with simple interest at 9 percent per annum from the date of receipt of the Total Consideration or part thereof till the date of such termination. The repayment of such amounts shall be made by the Owner/Builder/Promoter in 12 equal installments starting 60 days from the date of such termination. In the event of such termination neither Party shall have any other claim, against the other, in respect of the Residential Flat or arising out of this Agreement and the Owner/Builder/Promoter shall be at liberty to sell and dispose of the Residential Flat to any other person at such price and upon such terms and conditions as the Owner/Builder/Promoter may deem fit and proper.
- 11.4 If as a result of any legislative order or regulation or direction of the Government or Public authorities, the Owner/Builder/Promoter is unable to complete the aforesaid Building and/or give possession of the Residential Flat to the Purchaser in the time as prescribed in 11.1 and 11.2 above, the Owner/Builder/Promoter may by notice in writing terminate this Agreement and the only responsibility and liability of the Owner/Builder/Promoter in such an event will be to pay over to the Purchaser such consideration or as may have been paid by the Purchaser with simple interest thereon @ 9% per annum from the date of receipt of each installment till the date of notice of termination by the Owner/Builder/Promoter. The repayment of such amounts shall be made by the Owner/Builder/Promoter in 12 equal installments starting 60 days from the date of such termination.
- 11.5 Notwithstanding any of the provisions herein, the Owner/Builder/Promoter shall be entitled to reasonable extension of time for making available the Residential Flat for fit out or completion of said Building on the aforesaid dates, if the same is delayed for reasons beyond the control of the Owner/Builder/Promoter including on account of:-
- (i) Non-availability of steel, cement, other said building material, water or electric supply.
 - (ii) Labour problems, shortage of water supply or electric power or by reason of any act of God if non delivery of possession is as a result of any notice, order, rule or notification of the Government and/or any other public or Competent authority or of the court or on account of delay in issuance of NOC's, Licenses, Occupation Certificate etc. or non availability of essential amenities, services and facilities such as lifts, electricity and water connections or sewage drainage lines or for



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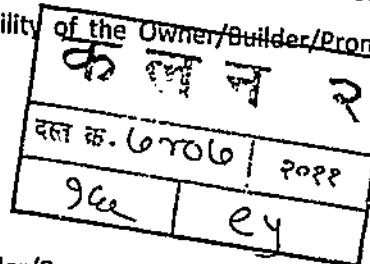
any other reason technical or otherwise or for any reason beyond the control of the Owner/Builder/Promoter.

- (iii) Economic Hardship.
- (iv) Delay in receipt of documents and/or approvals related to and necessary for the Building.

11.6 The Purchaser shall take possession of the Residential Flat within (15) Fifteen days of the Owner/Builder/Promoter giving written notice to the Purchaser intimating that the Residential Flat is ready for use and occupation. In the event the Purchaser fails and /or neglects to take possession of the Residential Flat within the said period, the Purchaser shall be liable to pay the Owner/Builder/Promoter compensation calculated at the rate of Rs. 10/- per sq. ft of the carpet area per month or part thereof till such time the Purchaser takes possession of the Residential Flat. Notwithstanding the aforesaid, it shall be deemed that the Purchaser has taken possession from the expiry of the 15th day of the date of the said written notice and this date shall be deemed to be the "Date of Possession" and all the obligations of the Purchaser related to the Residential Flat shall be deemed to be effective from the date of such Deemed Possession. The Purchaser shall alone be responsible/liable in respect any loss or damage that may be caused to the Residential Flat from the expiry of 15 days from the Notice of Possession.

12. DEFECT LIABILITY

If within a period of 12 months from the date of making available the Residential Flat to the Purchaser for fit outs, the Purchaser brings to the notice of the said Owner/Builder/Promoter any defect in workmanship of the Residential Flat or the material used thereon (wear and tear and misuse excluded), wherever possible, such defects (unless caused by or attributable to the Purchaser) shall be rectified by the Owner/Builder/Promoter at their own costs. In case it is not possible to rectify such defects, the Purchaser shall be entitled to receive from the Owner/Builder/Promoter reasonable compensation for rectifying such defect, based on the estimated cost of rectifying such defect as may be determined by the Project Architect of the Owner/Builder/Promoter. Provided that the liability of the Owner/Builder/Promoter under this clause shall not exceed Rs. 1,00,000/-.



13. SET OFF / ADJUSTMENT

The Purchaser hereby grants to the Owner/Builder/Promoter the unequivocal and irrevocable consent to recover / set off / adjust the amounts payable by the Purchaser to the Owner/Builder/Promoter including the Total Consideration, the said Charges, Interest and/or Liquidated Damages from the amounts if any, payable by the

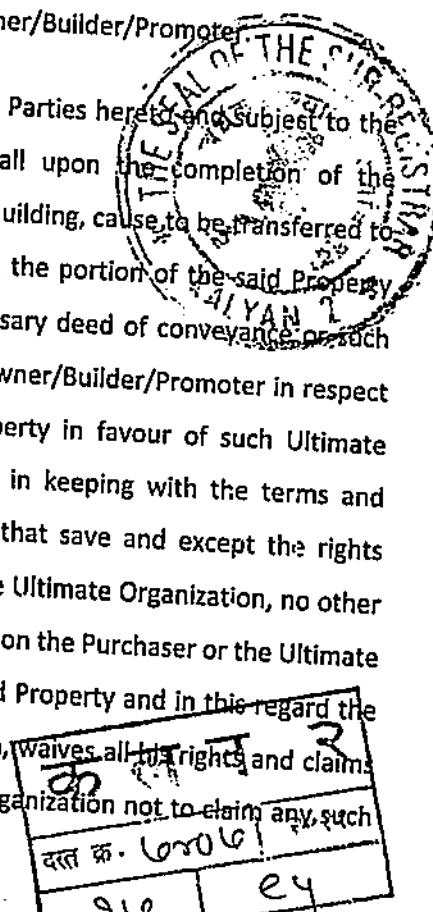
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Owner/Builder/Promoter to the Purchaser. The Purchaser agrees and undertakes not to raise any objection or make any claims with regard to such adjustment / set off and the claims, if any, of the Purchaser, in that regard, shall be deemed to have been waived.

14. ULTIMATE ORGANIZATION

- 14.1 The Purchaser along with other purchasers of residential flats in the Building shall upon completion of the Project and provided that all the residential flats therein are sold, join in forming and registering the Ultimate Organization to be known by such name as the Owner/Builder/Promoter may in its sole discretion decide for this purpose and from time to time sign and execute the application for registration and other papers and documents necessary for the formation and the registration of the Ultimate Organization and duly fill in, sign and return to the Owner/Builder/Promoter within 7 days of the same being forwarded by the Owner/Builder/Promoter to the purchasers, so as to enable the Owner/Builder/Promoter to register the Ultimate Organization of the residential flat purchasers.
- 14.2 The Purchaser agrees and undertakes to cause the Ultimate Organization to ratify and confirm that the name of the Building/ and/or Ultimate Organization shall not be changed without the prior written consent of the Owner/Builder/Promoter.
- 14.3 Unless it is otherwise agreed to by and between the Parties hereto and subject to the provisions hereof, the Owner/Builder/Promoter shall upon the completion of the Project and sale of all the residential flats in the said Building, cause to be transferred to the Ultimate Organization the Building together with the portion of the said Property beneath thereto by obtaining or executing the necessary deed of conveyance or such other document as would transfer the rights of the Owner/Builder/Promoter in respect of the Building and/or the portion of the said Property in favour of such Ultimate Organization and such deed of conveyance shall be in keeping with the terms and provisions of this Agreement. It is further clarified that save and except the rights agreed to be conferred upon the Purchaser and/or the Ultimate Organization, no other rights are contemplated or intended to be conferred upon the Purchaser or the Ultimate Organization, in respect of the Said Building or the said Property and in this regard the Purchaser for himself and/or the Ultimate Organization, waives all his rights and claims and undertakes not to claim and cause the Ultimate Organization not to claim any such right in respect of the Said Building or the said Property.
- 14.4 It is clarified and the Purchaser agrees and understands that irrespective of the possession of the residential flat being given to the Purchaser and/or the Management being given to the ad-hoc committee of the residential flat purchasers and/or



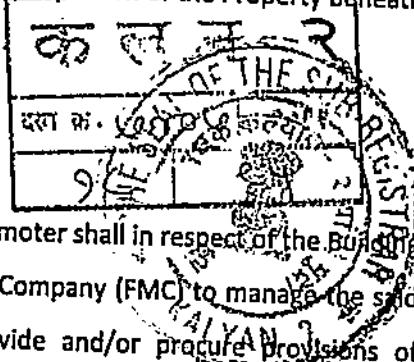
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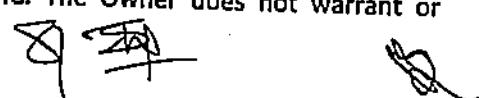
conveyance of the said Building and the portion of the said Property beneath the Building being conveyed to the Ultimate Organization, the rights under this Agreement reserved for the Owner/Builder/Promoter including the right to exploit the potential of the said Property shall be subsisting and shall continue to vest in the Owner/Builder/Promoter and the Purchaser in this regard for himself and the Ultimate Organization waives all his rights in that regard and undertakes and/or cause the Ultimate Organization not to claim any such rights till the Deed of Conveyance or such other document is executed conveying the said Property in favour of any Ultimate Organization/Condominium or a federation thereof.

- 14.5 The Owner/Builder/Promoter hereby agrees that they shall, before handing over possession of the Residential Flat to the Purchaser and in any event before execution of a deed of conveyance in favour of the Ultimate Organization, as contemplated herein, make full and true disclosure of the nature of the title to the said Property as well as encumbrances and/or claims, if any in/over the said Property. The Owner/Builder/Promoter shall, as far as practicable, ensure that upon such Conveyance in favour of the Ultimate Organization, the Building and portion of the Property beneath it, is as far as practicable is free from encumbrances.

15. FACILITY MANAGEMENT COMPANY

The Purchaser is aware that the Owner/Builder/Promoter shall in respect of the Building and/or the Project appoint a Facility Management Company (FMC) to manage the said Property and the facilities/amenities and/or provide and/or procure provisions of services including operating the Club. The Purchaser alongwith the other purchasers of the residential flats shall be entitled to avail of the services to be provided or arranged by or through the FMC at a cost or charges that may be fixed by the FMC. All costs, charges and expenses that may be claimed by the FMC shall be to the account of and borne by the purchasers of the residential flats and/or units in the Building/Project. These costs shall be shared by all such purchasers on a pro-rata basis determined by the Owner /Builder/Promoter and/or FMC. The Purchaser agrees and undertakes to cause the Ultimate Organization to be bound by the rules and regulations that may be framed by the FMC. The FMC shall have the exclusive right to continue to manage the said Property for a period of Five years which will commence from the date of obtaining Occupation Certificate (OC) in respect of the Project. The Purchaser alongwith the purchasers of other residential flats shall undertake and cause the Ultimate Organization to ratify the appointment of the FMC as aforesaid. The Purchaser is aware that the Owner/Builder/Promoter is not in the business of providing services proposed to be provided by the FMC or through the FMC. The Owner does not warrant or





guarantee the use, performance or otherwise of these services provided by the respective service Providers/FMC. The Parties hereto agree that the Owner is not and shall not be responsible or liable in connection with any defect or the performance/non performance or otherwise of these services provided by the respective service providers/FMC.

16. COMMON AREAS AND AMENITIES, RESTRICTED AREAS AND AMENITIES AND CLUB

16.1 The Owner/Builder/Promoter shall make available the Common Areas and Amenities. The terms of user of the Common Areas and Amenities are also set out in Annexure "10" hereto.

16.2 Restricted Areas and Amenities

On making full payment of all amounts due under this Agreement and completion of the Building, the Purchaser shall be entitled to use the facilities of the "CLUB", which is proposed to be constructed on a portion of the said Property under the control of the FMC or any other person nominated by the FMC. The Purchaser shall be entitled to nominate maximum of 6,(Six) individuals including the Purchaser (all of whom are direct family members and staying with the principal occupant in the Residential Flat) to be admitted as a member and to avail the facilities of the said Club. Additional memberships would be available on request on a chargeable basis. The membership will be subject to the terms and conditions, rules and usage charges, as may be framed/levied from time to time by the operator(s) of "the CLUB". The right to use the facilities at the Club shall be personal to the Purchaser of the Residential Flat in the Building and shall not be transferable in any manner to any third person or party whatsoever. In the event that the Residential Flat in the Building is sold/transferred by the Purchaser then the Purchaser shall be deemed to have transferred the right to utilize the said facilities as well as Chief Membership to the then purchaser/transferor of the Residential Flat. It is, however, clarified that the Owner/Builder/Promoter/Operator shall be entitled to grant membership rights to such other person(s) as they may deem fit to be and the Purchaser shall not be entitled to object to the same. The Purchaser shall be obliged to pay the charges, if any, levied by the operator of the club for specific service(s) availed of by the Purchaser. The Purchaser hereby agrees, confirms and declares that the said "CLUB" shall always remain the property of the Owner/Builder/Promoter. The Purchaser shall, in addition to the Total Consideration and other amounts payable hereunder, at the time the Residential Flat is made available to the Purchaser for fit-outs, be obliged to and agrees to pay to the Builder/Promoter/Operator service/user fees as set out in Annexure "11" towards non-refundable club membership admission service/user fees in respect of the Club for a period of 24 months from the month the services of the Club are made available to the

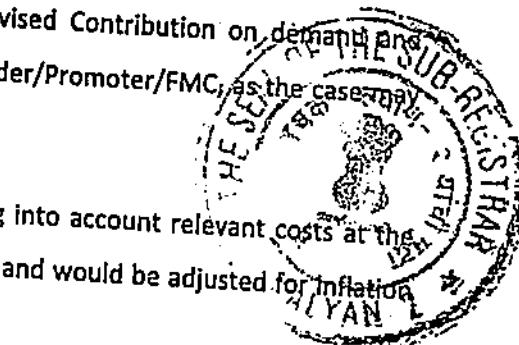
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purchasers of the residential flats in the Building. The membership to the Club shall be renewed on such terms, conditions and charges as may be imposed by the Operator of the Club.

- 16.3 The Owner/Builder/Promoter does not warrant or guarantee the use, performance or otherwise of these services. The Parties hereto agree that the Owner/Builder/Promoter shall not be responsible and/or liable in connection with any deficiency or the performance/non performance of the services for otherwise provided to the Purchaser.

17. CONTRIBUTION, CHARGES AND EXPENSES

- 17.1 The Purchaser shall on or before delivery of formal possession of the Residential Flat, in addition to Total Consideration and Contribution, pay to the Owner/Builder/Promoter the amounts mentioned in Annexure "11" hereto.
- 17.2 The Purchaser is aware that the Contribution is provisional and is subject to the revision by the Owner/Builder/Promoter/FMC, to which the Purchaser has no objection. The Purchaser agrees and undertakes to pay such revised Contribution on demand and without any demur or objection to the Owner/Builder/Promoter/FMC, as the case may be.
- 17.3 The Contribution charge has been calculated taking into account relevant costs at the time of commencement of the construction activity and would be adjusted for inflation at the time of possession.
- 17.4 After the expiry of the period of 24 months from the date the Residential Flat is made available for fit-out possession, the Purchaser agrees and undertakes to pay such provisional monthly Contribution and such proportionate share of outgoings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever. All the deposits payable to MCGM, TMC, MSEB., for water connection and electricity charges, gas connection, I.O.D. deposit, layout deposit, permanent deposits and the deposits payable for the amenities to be provided such as Internet connection, telephone connection or any other amenity specified at a later date in respect of the Residential Flat which become payable and shall be paid or reimbursed to the Owner/Builder/Promoter by the Purchaser.
- 17.5 Without prejudice to the provisions of clauses 17.1 to 17.4, the Purchaser agrees and undertakes to pay proportionate share towards development charges, betterment charges, repair and maintenance charges and property tax that may be levied or become payable and as determined by the Owner/Builder/Promoter/ FMC in respect of the said Property and/or the Residential Flat, as the case may be.



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17.6 The Owner/Builder/Promoter shall maintain a separate account in respect of sums received by the Owner/Builder/Promoter from the Purchaser as advance or deposit, sums received on account of the share capital for the promotion of the Ultimate Organization towards the outgoings, legal charges and shall utilize the amount only for the purposes for which they have been received.

18. TAXES, LEVIES AND CHARGES

18.1 The Purchaser agrees that all levies and/or of taxes and/or assignments and/or charges of any nature whatsoever (present or future), including but not limited Service Tax and VAT, Stamp Duty, Registration Charges as are or may be applicable and/or payable hereunder or in respect of the Residential Flat or otherwise shall:-

- i. be solely and exclusively borne and paid by the Purchaser, and
- ii. shall be exclusive of and in addition to the Total Consideration.

18.2 It is, however, clarified that the property taxes in respect of the Residential Flat shall be borne and paid by the Purchaser only after the Owner/Builder/Promoter makes available the Residential Flat for fit-outs.

18.3 The Purchaser confirms and agrees that the Purchaser alone shall and undertake to bear and pay on demand all sums, taxes, levies, charges, deposits, duties, fees and premium.

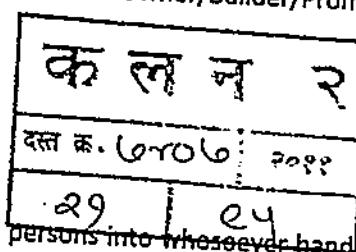
19. INTEREST

The Purchaser agrees to pay to the Owner/Builder/Promoter interest @ 18 percent per annum, quarterly compounded, on all the amounts including the Total Consideration or any part thereof, which become due and payable by the Purchaser to the Owner/Builder/Promoter under the terms of this Agreement from the date the said amount becoming due and payable by the Purchaser to the Owner/Builder/Promoter, till the date of realization of such payment.

20. PURCHASER'S COVENANTS:

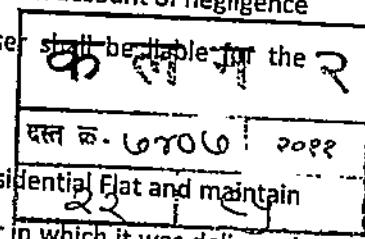
The Purchaser for himself with intention to bring all persons into whosoever hands the Residential Flat may come, doth hereby covenant with the Owner/Builder/Promoter as follows herein below.

- a. To maintain the Residential Flat at the Purchaser's own cost in good tenantable repair and proper condition from the date the possession of the Residential Flat is



taken and shall not do or suffer to be done anything in or to the Building in which the Residential Flat is situated, or to the staircase or any passages in which Residential Flat may be situated against the rules, regulations or bye-laws or concerned local or any other authority or change / alter or make addition in or to the Building in which the Residential Flat is situated and the Residential Flat itself or any part thereof.

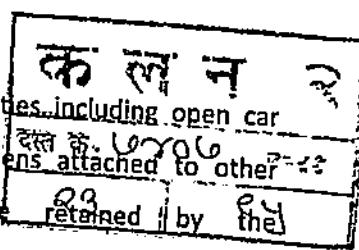
- b. The Building/Project name shall not be changed at any time by the Purchaser or the Ultimate Organization without the prior written consent of the Owner/Builder/Promoter.
- c. The Purchaser shall only upon obtaining and after receipt of the Occupation Certificate, use the Residential Flat or any part thereof or permit the same to be used for purpose of residence and shall use the Car Parking Space only for purpose of keeping or parking the Purchaser's own vehicle.
- d. Not to store in the Residential Flat any goods which are of a hazardous, combustible or dangerous nature so as to damage the construction or structure of the Building in which the Residential Flat is situated or the storing of such goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages on upper floors which may damage or likely to damage the staircases, common passages or any other structure of the Building in which the Residential Flat is situated, including entrances of the Building in which the Residential Flat is situated and in case any damage is caused to the Building in which the Residential Flat is situated or the Residential Flat on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of such breach.
- e. To carry out at his own cost, all internal repairs to the Residential Flat and maintain the Residential Flat in the same condition, state and order in which it was delivered by the Owner/Builder/Promoter to the Purchaser and shall not do or suffer to be done anything in or to the Building in which the Residential Flat is situated which may be given as per the rules, regulations and bye-laws of the concerned local authority or other public authority. In the event of the Purchaser committing any act in contravention of the above provision, the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and / or other public authority.
- f. Not to make any changes whatsoever which would cause any change to the external façade of the Residential Flat/ Building, including but not limited to not making any

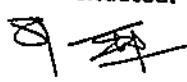


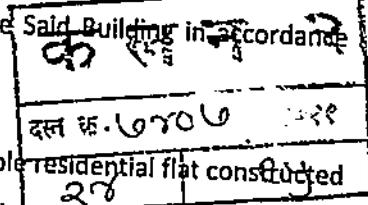
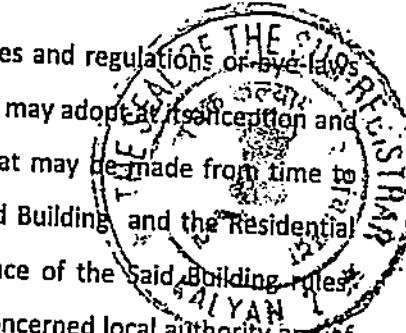
change or to alter the windows and/or grills provided by the Owner/Builder/Promoter.

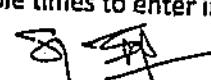
- g. Not to demolish or cause to be demolished the Residential Flat or any part thereof, nor at any time make or cause to be made any structural additions or alterations of any nature whatsoever in or to the Residential Flat or any part thereof, nor any alteration in the elevation and outside color scheme of the Said Building in which the Residential Flat is situated and keep the portion, sewers, drains pipes in the Residential Flat and appurtenances thereto in good tenantable repair and condition, and in particular so as to support, shelter and protect the other parts of the Said Building in which the Residential Flat is situated and shall not chisel or in any other manner damage or cause damage to the columns, beams, walls, slabs or RCC, Pardis or other structural members in the Residential Flat without the prior written permission of the Owner/Builder/Promoter and/or the Ultimate Organization.
- h. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said Property and/or the Building in which the Residential Flat is situated or any part thereof or whereby any increase in the premium shall become payable in respect of the insurance.
- i. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the Residential Flat in the compound or any portion of the said Property and/or the Said Building in which the Residential Flat is situated.
- j. Ensure and cause the Ultimate Organization that the Building is painted once every 5 years and kept in good and proper condition.
- k. Not to put any wire, pipe, grill, plant, outside the Residential Flat and not to dry any clothes and not to put any articles outside the Residential Flat or the windows of the Residential Flat.
- l. Not to put any claim in respect of the restricted amenities including open car parking space, open space, stilt parking, hoarding, gardens attached to other residential flats or terraces and the same are retained by the Owner/Builder/Promoter as restricted amenities.
- m. To pay, to the Owner/Builder/Promoter, within 7 days of demand by the Owner/Builder/Promoter, its share of security deposit demanded by concerned local authority or government or giving water, electricity or any other service connection to the Said Building in which the Residential Flat is situated.



- n. To clear and pay increase in local taxes, development charges, water charges, insurance and such other taxes, fees, levies, if any, which are imposed by the concerned local authority and / or government and / or other public authority, on account of change of user of the Residential Flat by the Purchaser viz user for any purposes other than for residential or otherwise.
- o. The Purchaser shall not without the prior written consent of the Owner/Builder/Promoter let, sub-let, transfer, assign or part with Purchaser's interest or benefit under this Agreement or part with the possession of the Residential Flat until the possession of the Residential Flat is handed over to the Purchaser. In any other case and unless the Deed of Conveyance as contemplated herein is executed in favour of the Ultimate Organization, the Purchaser may with the prior written consent of the Owner/Builder/Promoter (which consent may not be unreasonably withheld) sell, transfer, lease, assign or dispose of the Residential Flat provided that the Purchaser is not in breach of any of the terms hereof and all amounts due and payable under this Agreement have been paid.
- p. The Purchaser shall observe and perform all the rules and regulations or bye-laws which the Ultimate Organization of the said Property may adopt at its inception and the additions, alterations or amendment thereof that may be made from time to time for the protection and maintenance of the Said Building and the Residential Flat therein and for the observance and performance of the Said Building rules, regulations and bye-laws for the time being of the concerned local authority and of government and other public bodies. The Purchaser shall also observe and perform all the stipulations and conditions laid down by the Ultimate Organization regarding the occupation and use of the Residential Flat in the Said Building in accordance with the terms of this Agreement.
- q. The Purchaser agrees and acknowledges that the sample residential flat constructed by the Owner/Builder/Promoter and all furniture's, items, electronic goods, amenities etc. provided thereon are only the purpose of show casing the residential flat and the Owner/Builder/Promoter is not liable/required to provide any furniture, items, electronic goods amenities etc. as displayed in the sample residential flat, other than as expressly agreed by the Owner/Builder/Promoter under this Agreement.
- r. Until a Deed of Conveyance in favour of the Ultimate Organization is executed and the entire Project is declared by the Owner/Builder/Promoter as completed, the Purchaser shall permit the Owner/Builder/Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times to enter into and upon



the Residential Flat, Building and Buildings or any part thereof to view and examine the state and condition thereof.

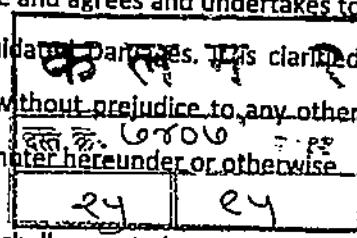
21. DEFAULT, TERMINATION AND LIQUIDATED DAMAGES

21.1 In the event the Purchaser commits:-

- (a) default in payment of any amount due and payable under this Agreement (including his proportionate share of taxes levied by the concerned local authority and other outgoings) and/or
- (b) breach of any of the terms and conditions herein contained, the Owner/Builder/Promoter may at its own option and without prejudice to the other rights and remedies available hereunder or otherwise by a notice in writing:-
 - i) require the Purchaser to specifically perform this Agreement, or
 - ii) terminate this Agreement.

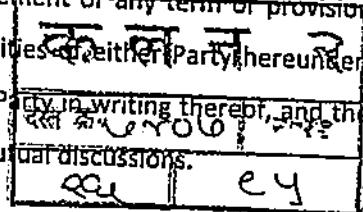
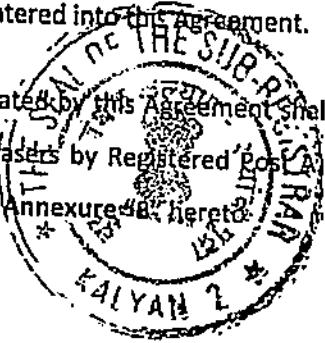
Provided however, always that the power of termination herein before contained shall not be exercised by the Owner/Builder/Promoter unless and until the Owner/Builder/Promoter shall have given to the Purchaser (15) fifteen days prior notice in writing of its intention to terminate this Agreement and of the breach of terms and conditions in respect of which it is intended to terminate the Agreement and the default shall have been made by the Purchaser in remedying such breach or breaches within a period of 30 days from the date such notice. Provided further that upon termination of this Agreement as aforesaid, the Owner/Builder/Promoter shall refund to the Purchaser the Refund Amount in 12 equal monthly installments and the first such installment shall commence from the expiry of the 13th month of the month in which the termination takes place. The Owner/Builder/Promoter shall not be liable to pay to the Purchaser any interest on the amount so refunded upon such termination.

- 21.2 Upon such breach or default, the Purchaser shall be liable and agrees and undertakes to forthwith pay to the Owner/Builder/Promoter the Liquidated Damages. It is clarified that the liabilities to pay Liquidated Damages shall be without prejudice to any other rights and remedies available to the Owner/Builder/Promoter hereunder or otherwise.
- 21.3 In the event this Agreement is terminated, the Purchaser shall cease to have right of any nature whatsoever either in respect of the Residential Flat or against the Owner/Builder/Promoter, and the Owner/Builder/Promoter shall be entitled to deal with and/or dispose of the Residential Flat in the manner it deems fit and proper.



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- 21.4 Subject to the terms hereof, the said Property shall be transferred by the Owner/Builder/Promoter by causing to execute a Deed of Conveyance/Assignment and in such document the Owner/Builder/Promoter shall join as a Confirming Party transferring the Said Building. In the event of the transfer of the said Property being effected earlier for any reason whatsoever, then in such case, all the rights of the Owner/Builder/Promoter under this Agreement shall be in full force and binding upon the transferees and all its members and such transfer shall always be deemed to be subject to the provisions of this Agreement and the transferees shall not have any better right than the right intended to be granted under this Agreement.
- 21.5 Nothing contained in this Agreement is intended to be or shall be construed as a grant, demise or assignment in law of the Residential Flat or of the said Property and Said Building or any part thereof. The Purchaser shall have no claim with regards to all the open spaces, parking spaces, lobbies, staircase, terraces, gardens attached to the other residential flats recreation spaces etc., save and except in respect of the Residential Flat hereby agreed to be sold to him/her/them as set out herein.
- 21.6 The Purchaser hereby declares that he has read and understood the Agreement and all the documents related to the said Property and the Residential Flat purchased by the Purchaser and has expressly understood the contents, terms and conditions of the aforesaid documents and all the disclosures made by the Owner/Builder/Promoter as aforesaid, after being fully satisfied the Purchaser has entered into this Agreement.
- 21.7 All Notices to be served on the Purchasers as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchasers by Registered Post A.D. / Under Certification of Posting at the address specified in Annexure 4A hereto.
22. DISPUTE RESOLUTION AND GOVERNING LAW
- A. If any dispute or difference arises between the Parties at any time relating to the construction or interpretation of this Agreement or any term or provision hereof or the respective rights, duties or liabilities of either Party hereunder, then the aggrieved Party shall notify the other Party in writing thereof, and the Parties shall endeavor to resolve the same by mutual discussions.
- B. If the dispute or difference cannot be resolved within a period of 7 days, from the notice by the aggrieved Party under sub clause (a) above, then the dispute shall be referred to Arbitration. Arbitration shall be conducted in Mumbai, India in accordance with the provisions of the Arbitration and Conciliation Act, 1996 or any other statutory modifications or replacement thereof. All arbitration



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[Handwritten signatures]

compliance of any of the terms and conditions of this Agreement by the Purchaser nor shall the same in any manner prejudice or affect the rights of the Owner/Builder/Promoter.

25. **ENTIRE AGREEMENT**

The Parties agree that the Agreement, Schedules, Annexures and Exhibits and Amendments thereto, constitute the entire understanding between the Parties concerning the subject matter hereof. The terms and conditions of this Agreement overrides, supersedes, cancels any prior oral or written all agreements, negotiations, commitments, writings, discussions, representations and warranties made by the Owner/Builder/Promoter in any documents, brochures, advertisements, hoardings, etc. and/or through any other medium hereinbefore agreed upon between the Owner/Builder/Promoter and the Purchaser which may in any manner be inconsistent with what is stated herein. This Agreement shall not be amended or modified except by a writing signed by both the Parties.

26. **CONFIDENTIALITY**

26.1 The Purchaser hereto agree that all the information, documents etc exchanged to date and which may be exchanged including the contents of this Agreement and any documents executed in pursuance thereof ("Confidential Information") is confidential and proprietary and shall not be disclosed, reproduced, copied, disclosed to any third party or used otherwise without the prior written consent of the Owner/Builder/Promoter. The confidentiality obligations under this Clause shall survive even after handing over the Possession of the Residential Flat and is legally binding on the Purchaser and shall always be in full force and effect.

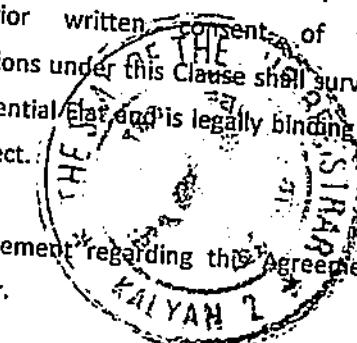
26.2 The Purchaser shall not make any public announcement regarding this Agreement without prior consent of the Owner/Builder/ Promoter.

26.3 Nothing contained hereinabove shall apply to any disclosure of Confidential Information if:-

a) such disclosure is required by law or requested by any statutory or regulatory or judicial/quasi-judicial authority or recognized self-regulating organization or other recognized investment exchange having jurisdiction over the Parties; or

b) such disclosure is required in connection with any litigation; or

c) such information has entered the public domain other than by a breach of the Agreement.



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proceedings will be in the English language. The Arbitration shall be conducted by a Sole Arbitrator who shall be appointed by the Owner/Builder/Promoter.

- C. The decision of the Arbitrator shall be in writing and shall be final and binding on the Parties. The Award may include costs, including reasonable attorney fees and disbursements. Judgment upon the award may be entered by the Courts in Mumbai.
- D. This Agreement and rights and obligations of the Parties shall remain in full force and effect pending the Award in any arbitration proceeding hereunder.
- E. This Agreement shall be governed and interpreted by and construed in accordance with the laws of India. The Courts at Mumbai alone shall have exclusive jurisdiction over all matters arising out of or relating to this Agreement.

23. SEVERABILITY

- a. If at any time, any provision of this Agreement is or becomes illegal, invalid or unenforceable in any respect under the law of any jurisdiction, that shall not affect or impair the legality, validity or enforceability in that jurisdiction of any other provisions of this Agreement or the legality, validity or enforceability under the law of any other jurisdiction of that or any other provision of this Agreement.
- b. In the event any one or more of the provisions of this Agreement is held to be unenforceable under applicable law:-
 - 1. Such enforceability shall not affect any other provision of this Agreement,
 - 2. Agreement shall be construed as if the unenforceable provision had not been contained therein, and
 - 3. The Parties shall negotiate in good faith to replace such unenforceable provision so as to give effect nearest the provision being replaced, and that preserves the party's commercial interests under this Agreement.

24. WAIVER:

Any delay tolerated or indulgence shown by the Owner/Builder/Promoter in enforcing any of the terms of this Agreement or any forbearance or extension of time for payment of installment to the Purchaser by the Owner/Builder/Promoter shall not be construed as a waiver on the part of the Owner/Builder/Promoter of any breach or non-



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[Handwritten signatures]

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

COMMON SEAL OF the within named
 LODHA DWELLERS PRIVATE LIMITED
 By the abovenamed
 OWNER/BUILDER/PROMOTER
 above named through the hands of its Directors
Surendra Nair
 on 08th day of July 2011

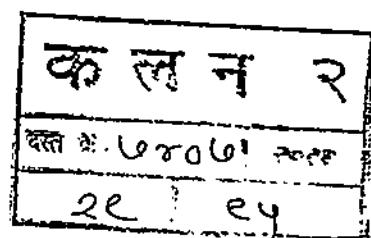
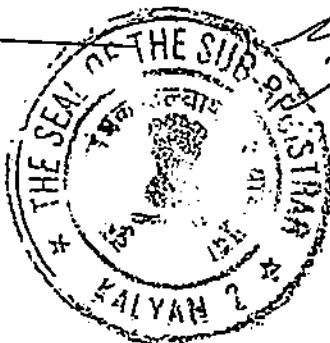
SIGNED AND DELIVERED
 By the abovenamed PURCHASER

Mrs.VIDYA SANJAY PAWAR

Mr.SANJAY D. PAWAR.

In the presence of:

1. _____
2. _____



RECEIVED on the 08th day of July 2011 first hereinabove written of and from the Within named Purchaser the sum of Rs 5,25,308/- Rupees Five Lakh Twenty Five Thousand Three Hundred and Eight only Being the amount to be paid by the Purchaser on execution of these Presents to us.

Details as mentioned in the table below:

DATE	STAGE	CHQ NO	AMOUNT
13.06.2010	Earnest money	567132	Rs.27,000/-
02.07.2010	Within 21 days	RTGS	Rs.2,34,334/-
23.07.2010	WITHIN 42 DAYS	RTGS	Rs.2,59,085/-
23.07.2010	Plinth	RTGS	Rs.4,889/-

RS.5,25,308/-

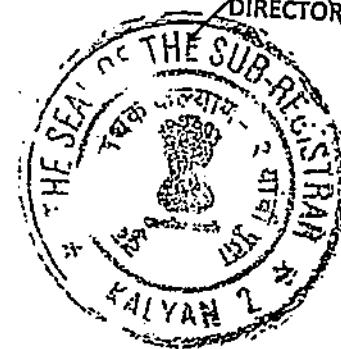
WE SAY RECEIVED

FOR LODHA DWELLERS PRIVATE LIMITED
DIRECTOR

WITNESSES:-

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Annexure "2"

- (i) The Owner/Builder/Promoter is entitled to land mentioned under Serial nos. 1 to 8, 10 and 11 of the First Schedule hereunder written as absolute owners thereof. Lodha Construction (Dombivali), forming a part of Lodha Group of Companies is entitled to land mentioned under Serial Nos. 9 and 16 of the First Schedule hereunder written as absolute owners thereof and entitled to development rights in respect of the land mentioned under Serial Nos. 12 to 15, mentioned in the First Schedule hereunder written as Developers thereof.
- (ii) The Owner/Builder/Promoter is entitled to the land mentioned under Serial nos. 1 to 34 , 36 to 38, 40 to 43 and 45 to 47 of the Second Schedule hereunder written as absolute owners thereof and having development rights and/or beneficial ownership in respect of the land as mentioned under Serial nos. 39 and 44 of the Second Schedule hereunder written and as such entitled to Develop the same as Developers thereof. Lodha Pinnacle Build Tech And Farms Private Limited, forming a part of Lodha Group of Companies is entitled to land mentioned under Serial nos. 35 of the Second Schedule hereunder written as absolute owners thereof.
- (iii) Lodha Construction (Dombivali) is entitled to carry out the development of the land as more particularly described in the Third Schedule hereunder written in the Consolidated Scheme of Development vis-à-vis the Owner/Builder/Promoter.
- (iv) The name of the Owner/Builder/Promoter and Lodha Construction (Dombivali) is reflected in the 7/12 extract as the Owner with regard to land described in the Fourth Schedule hereunder written.
- (v) There are legal proceedings instituted in respect of the land mentioned in the Fifth Schedule hereunder written and same are pending and awaiting decision.
- (vi) The particulars of various deeds and documents and the details of the lands are stated in detail in the Schedule hereunder written.

SCHEDULE OF THE PROPERTY

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ALL THAT pieces and parcels of land lying being situated at Village Nilje and Ghesar, Taluka Kalyan and District Thane in the Registration District and Sub-District of Thane bearing following Survey Nos. and Hissa Nos. as below:-

THE FIRST SCHEDULE ABOVE REFERRED TO

Sr. No.	Survey No.	Hissa No.	Area in sq. mts
1	123	1	810
	123	2	810
2	108	1A	2120
3	96	1	1800
	96	3	510
	98	2*	2730
	106	5	300
	107	1	1770
	108	4	4780
	136	2	1370
	138	3*	1210
	226	4*	3100
	236	3*	1600
	4	98	1210
	5	139	1770
6	226	5*	700
	106	3	300
7	137	2*	260
8	235	1*	300
9	235	2P*	2100
10	98	9	3040
	101	1	5160
	102	5	1490
	102	7	2790
	103	1	1390
	103	2	2810
	103	3	300
	232	2	1580
	11	232	400
12	106	4	500
13	105	1	1970
	106	2	300
	106	1	100
14	136	1	3210
15	105	2	2000
16	108	2	4650

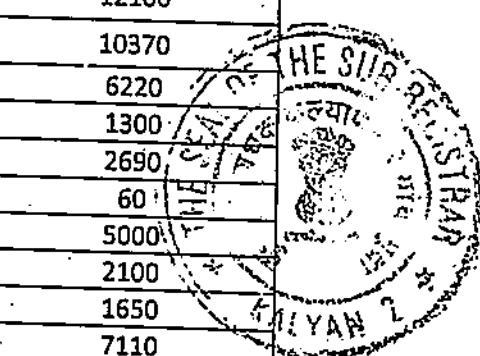
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THE SECOND SCHEDULE ABOVE REFERRED TO

Sr. No.	Survey No.	Hissa No.	Area in sq. mts
1	92	1*\$	3200
	94*	-	1690
2	60	3/A*\$	2800
	99	3/B*\$	2000
	113	1B\$	700
3	96	2*\$	12300

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4	92	2*\$	5580
5	66	3/A*\$	6470
	66	3/B*\$	4390
	66	4*\$	6000
	58	2/A*\$	3000
6	58	4*\$	400
	62	5B*\$	820
7	91	1B*\$	400
8	64	1*\$	4780\$
9	91	1A*\$	600\$
11	99	2C*\$	1058.69
	100*\$	-	404.68
12	66	5B*	1300
13	77	4*\$	1100
	77	6*\$	2000
14	77	1*\$	4070
15	44	1D*\$	12100
	59*\$		10370
	60	2*\$	6220
	60	3B*\$	1300
	60	3C*\$	2690
	62	1B*\$	60
	62	2B*\$	5000
	62	2C*\$	2100
	62	3A*\$	1650
	62	3B*\$	7110
	62	3H*\$	3500
	62	3F*\$	1100
	62	4A*\$	1400
	62	4B*\$	1700
	62	5A*\$	3680
	62	3G*\$	4100
	63	1B2\$	1740
	65	2*\$	1220
	65	1*\$	5160
	66	5A\$	3200
	102	1\$	398
	107	3A*\$	2200
	107	2C*\$	1900
16	58	1/B/1	1200
17	67*	-	5160
	68*	-	4430
18	58	6B*\$	1700
	56	2\$	810
19	66	6*\$	630
	66	7*\$	16340
	101	1/B\$	1100



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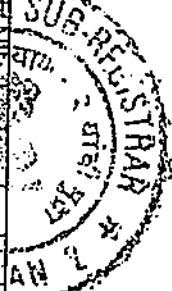
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20	107	3B*\$	2200
21	77	5*\$	1440
	77	2*\$	4380
	77	3*\$	1200
22	87	2*\$	1470
23	117*\$	-	1600
	116	10\$	2120
	113	1A\$	3000
24	97	2*\$	6230
25	90	2\$	1690.00
26	96	1	3463
27	101	2	350
28	98	0	1000
29	58	2B	2400
30	63	2	1300
31	66	1	1200
	66	2	7100
32	87	1*	1100
33	107	3C	900
	107	2B	3200
34	58	1A/2	6600
35	61	2\$	920
36	105	1E	932.28
37	42	0	1540
38	53	4B	300
	58	3B	11600
39	101	1A	14810
40	58	5A	900
41	58	5C1	600
42	62	3E	3100
43	60	1	1820
44	93	0	14800
45	63	181 * (New No.183)	3300
	101	1C*	6300
46	97	4	6100
	90	3\$	1770
	90	1\$	510
	91	2\$	200
47	97	3*	3690



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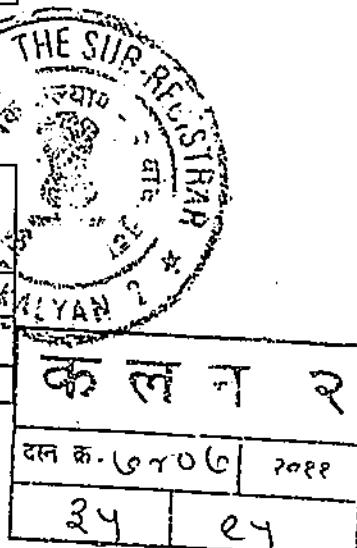
8/11

THE THIRD SCHEDULE ABOVE REFERRED TOVILLAGE GHESAR

Sr. No.	Survey No.	Hissa No.	Total Area (in sq.mts)
1	63	1	
2	64	2\$	
3	69\$	-	
4	70\$	-	
5	71\$	-	
6	72\$	-	
7	73\$	-	227693.00
8	74	1\$	
9	75\$	-	
10	76\$	-	
11	91	1/1\$	
12	95\$	-	
13	116\$	-	

THE FOURTH SCHEDULE ABOVE REFERRED TO

Sr. No.	Survey No.	Hissa No.	Area in sq. mts
1	99	1A	2040
2	99	2A	2300
3	97	1	7000

THE FIFTH SCHEDULE ABOVE REFERRED TO:

- | | |
|----|--|
| 1) | Special Civil Suit No.231 of 2010 before Civil Judge Senior Division, Kalyan filed by Chitrakala B. Shingore (one of the plot holders and the member of the Dattanagar Housing Colony Co-operative Service Society Limited, Ghesar) against M/s. Datta Pooja Builders and Developers for declaration and injunction in respect of the land bearing Plot No.177 comprising S.No.76 Hissa No.45 admeasuring 511 sq.mts. and same is pending. |
| 2) | Tenancy Revision Application No. TNC/1076/B/03 before Maharashtra Revenue Tribunal, Mumbai filed by Datta Nagar Co-op. Housing Colony against Shri. Vitthal Rama Gaikar and Others challenging tenancy of the suit land bearing S.No. 95 admeasuring 2 H and 74 R. |

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35
Annexure "8"

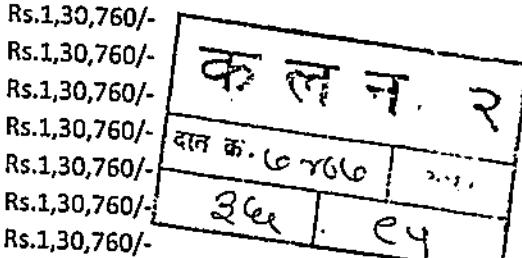
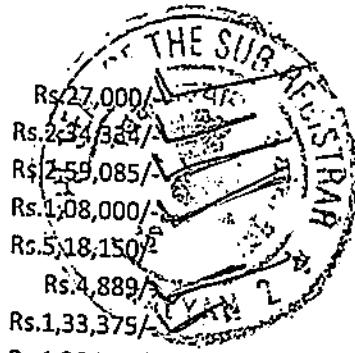
- i. Building : RIVER DALE #C
ii. Residential Flat No : C-0203
iii. Floor : 2ND FLOOR
iv. Carpet Area : 686
v. Number of car parking Spaces : One (Open / ~~Side~~)
vi. Date of Fit Out : 30.11.2012
vii. Address of Purchaser for notices : 29-B,KARMAVEER BHAURAO PATIL,CO-OP. HSG. SO. 2ND FLOOR RTO LANE,,ANDHERI W,MUMBAI-400053

Annexure "9"

Total Consideration shall mean an aggregate lump sum consideration of Rs. 2,723,364.00/- (Rupees Twenty Seven Lakhs Twenty Three Thousand Three Hundred and Sixty Four only).

Payment Schedule

- A. Earnest money
B. Within 21 days
C. WITHIN 42 DAYS
D. At the time of Agreement
E. Plinth
F. Plinth
G. Slab 1
H. Slab 2
I. Slab 3
J. Slab 4
K. Slab 5
L. Slab 6
M. Slab 7
N. Slab 8
O. Slab 9
P. Brick Work
Q. Plaster
R. Possession



Rs.27,000/-
Rs.2,34,364/-
Rs.1,59,085/-
Rs.1,08,000/-
Rs.5,18,150/-
Rs.4,889/-
Rs.1,33,375/-
Rs.1,30,760/-
Rs.1,30,760/-
Rs.1,30,760/-
Rs.1,30,760/-
Rs.1,30,760/-
Rs.1,30,760/-
Rs.1,30,760/-
Rs.1,30,760/-
Rs.1,30,931/-

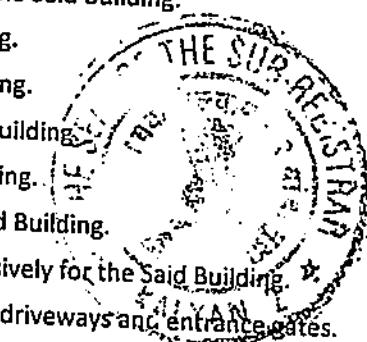
Annexure "10"

COMMON AREAS:-

1. Stair case and main passage.
2. Staircase Entrance Area.
3. Staircase Landings.
4. Pump rooms.
5. Lift Rooms and Lift Well.
6. Entrance Lobby on ground floor.
7. Garden Areas and the facilities thereon.

COMMON AMENITIES:

1. R.C.C. under ground and overhead tanks exclusively for the Said Building.
2. Pump(s) exclusively for the Said Building.
3. Lifts in the Said Building.
4. Light and electrical fitting in staircase entrance hall and compound exclusively for the Said Building.
5. Meter Room exclusively for the Said Building.
6. Exterior Plumbing fixtures exclusively for the Said Building.
7. Septic Tank exclusively for the Said Building.
8. Suction Tank exclusively for the Said Building.
9. Watchman Cabin exclusively for the Said Building.
10. Electric Cabin exclusively for the Said Building.
11. Fire Fighting System exclusively for the Said Building.
12. Car parking spaces in open, on stilts, exclusively for the Said Building.
13. Common internal /access roads, pathways driveways and entrance gates.
14. Sewerage treatment plant (STP) and sullage collection tank to serve the Said Building and other Said Buildings.
15. Electric Sub-Station.
16. Under ground water storage tank.
17. Overhead water tank located on the terrace of the topmost floor of the Said Building.
18. Drainage and sewage lines in the Said Building.
19. Necessary light, telephone, and water connections in the Said Building.
20. All apparatus and installation existing for common use of residences of the Said Building.



कलंग २	
प्रमाण. ८०८६	८०८६
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LIST OF AMENITIES

Amenities For 1 BHK : Stilt + 8

- Amenities for each building:

- Lifts from leading manufacturer.
- Power backup for lifts and common area lighting

- Amenities inside each apartment:

- Vitrified Tile flooring in all the rooms.
- Toilets finished with Ceramic tiles for dado and flooring.
- Jaquar* fittings and Parryware* sanitary ware in toilets (*or equivalent as per discretion of the designers)
- Kitchen finished with granite platform, vitrified tile flooring & ceramic tiles dado.
- Stainless steel sinks in kitchen
- Intercom system provided.
- Separate wardrobe area in bedroom.
- Separate Puja space / area in each apartment
- Separate utility area in each apartment
- Separate deck area in each apartment
- Provision for telephone & internet connection in each apartment.
- A/C unit provided in bedroom.

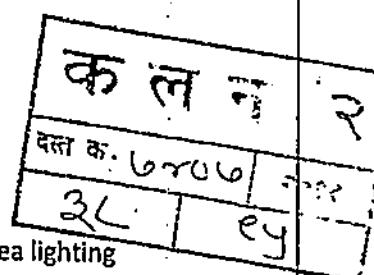
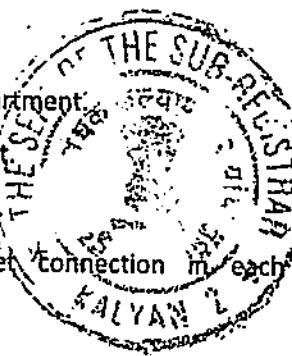
Amenities for 2 BHK Optima (Stilt + 8):

- Amenities for each building:

- Lifts from leading manufacturer.
- Power backup for lifts and common area lighting

- Amenities inside each apartment:

- Vitrified Tile flooring in all the rooms.
- Toilets finished with Ceramic tiles for dado and flooring.
- Jaquar* fittings and Parryware* sanitary ware in toilets (*or equivalent as per discretion of the designers)



ST/SP

- Kitchen finished with granite platform, vitrified tile flooring & ceramic tiles dado.
- Stainless steel sinks in kitchen.
- Intercom system.
- Separate wardrobe area in bedroom.
- Separate Puja space / area in each apartment.
- Separate utility area in each apartment.
- Separate deck area in each apartment.
- Provision for telephone & internet connection in each apartment.
- A/C unit provided in master bedroom.

Amenities for 2 BHK Ultima (Stilt + 8):

○ **Amenities for each building:**

- Lifts from leading manufacturer.
- Power backup for lifts and common area lighting.

○ **Amenities inside each apartment:**

- A/C unit provided in bedrooms & living room.
- Vitrified Tile flooring in all the rooms & laminated wooden flooring in Bedrooms.
- Toilets finished with Vitrified tiles for flooring & ceramic tiles for dado.
- Jaquar* fittings and Roca* sanitary ware in toilets (*or equivalent as per discretion of the designers).
- Kitchen finished with granite platform and vitrified tile flooring.
- Stainless steel sink in kitchen.
- Video door phone provided.
- Separate wardrobe area in bedroom.
- Separate store room in each apartment.
- Separate Puja space / area in each apartment.
- Separate utility area in each apartment.
- Separate deck area in each apartment.
- Provision for telephone & internet connection in each apartment.

कृष्ण	
दस्तावेज़	प्रमाणित
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Amenities for 3 BHK (Stilt + 18):

○ Amenities for each building:

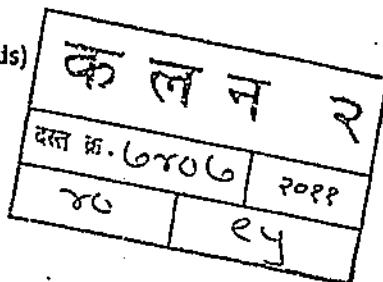
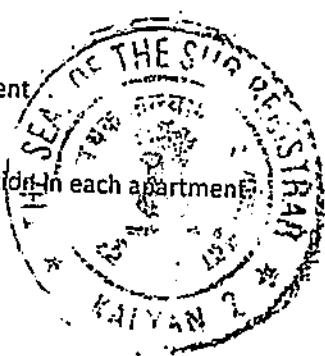
- Lifts from leading manufacturer.
- Power backup for lifts and common area lighting.
- Fire Fighting Equipment.

○ Amenities inside each apartment:

- A/C units provided in living room and bedrooms.
- Agglomerate marble flooring in Living, dining and passage.
- Laminated wooden flooring in bedrooms.
- Toilets finished with Vitrified tiles for Flooring and ceramic tile for Dado.
- Roca* sanitary ware and Jaquar* fittings in toilets.
(*or equivalent as per discretion of the designers)
- Kitchen finished with granite platform, vitrified tile flooring & ceramic tiles dado.
- Stainless steel sink in kitchen.
- Video door phone provided.
- Motion sensors in toilets for lighting control.
- Separate store room in each apartment.
- Separate wardrobe area in bedroom.
- Separate Puja space / area in each apartment.
- Separate utility area in each apartment.
- Provision for telephone & internet connection in each apartment.
- Separate deck area in each apartment.

Common facilities for the Clusters:

1. Club House with
 - a) Gymnasium
 - b) Indoor games room. (Carom, Chess, Cards)
2. Swimming pool for Adults & Kids.
3. Children play area.
4. Tennis Court
5. Gated Entry.

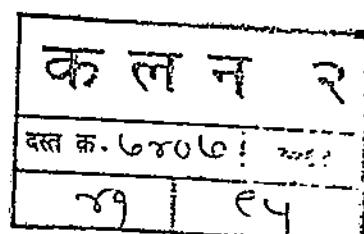
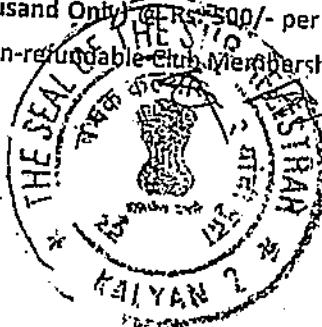


SOCIETY CHARGES:-

- (i) Rs. 350/- (Rupees Three Hundred and Fifty Only) towards share application money and application entrance fee of the Ultimate Organization.
- (ii) Rs.54,540/- (Rupees Fifty Four Thousand Five Hundred and Forty Only) towards provisional outgoings of Water Bills, Common Electric Bills, Maintenance Charges and other society expenses (calculated at Rs.3.31/-) per sq. ft carpet area per month for 24 months from the date of Possession and subject to revision thereafter, as per the market conditions.
- (iii)Rs. 20,000/- (Rupees Twenty Thousand Only) being the expenses for formation and registration of the Ultimate Organization.

OTHER CHARGES:-

- (i) Rs. 20,000/- (Rupees Twenty Thousand Only) towards Legal Charges.
- (ii) Rs. 40,000/- (Rupees Fifty Thousand Only) towards electric connection, water connection, transformer, cable, laying, pipe laying and other related charges.
- (iii)Rs. 81,810/- (Eighty One Thousand Eight Hundred and Ten Only) for the Residential Flat towards Civic Governance Charges for Five years only.
- (iv)Rs. 12,000/- (Rupees Twelve Thousand Only) @ Rs.500/- per month for the period of 24 months towards one-time non-refundable Club Membership Fees of Club.
- (v) Club usage charges as applicable.

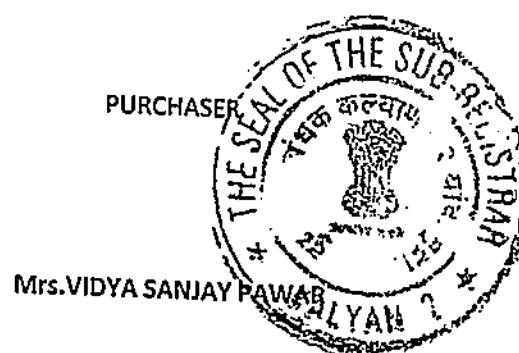


DATED 08th DAY OF July 2011

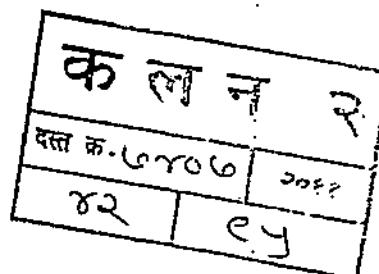
OWNER

LODHA DWELLERS PRIVATE LIMITED

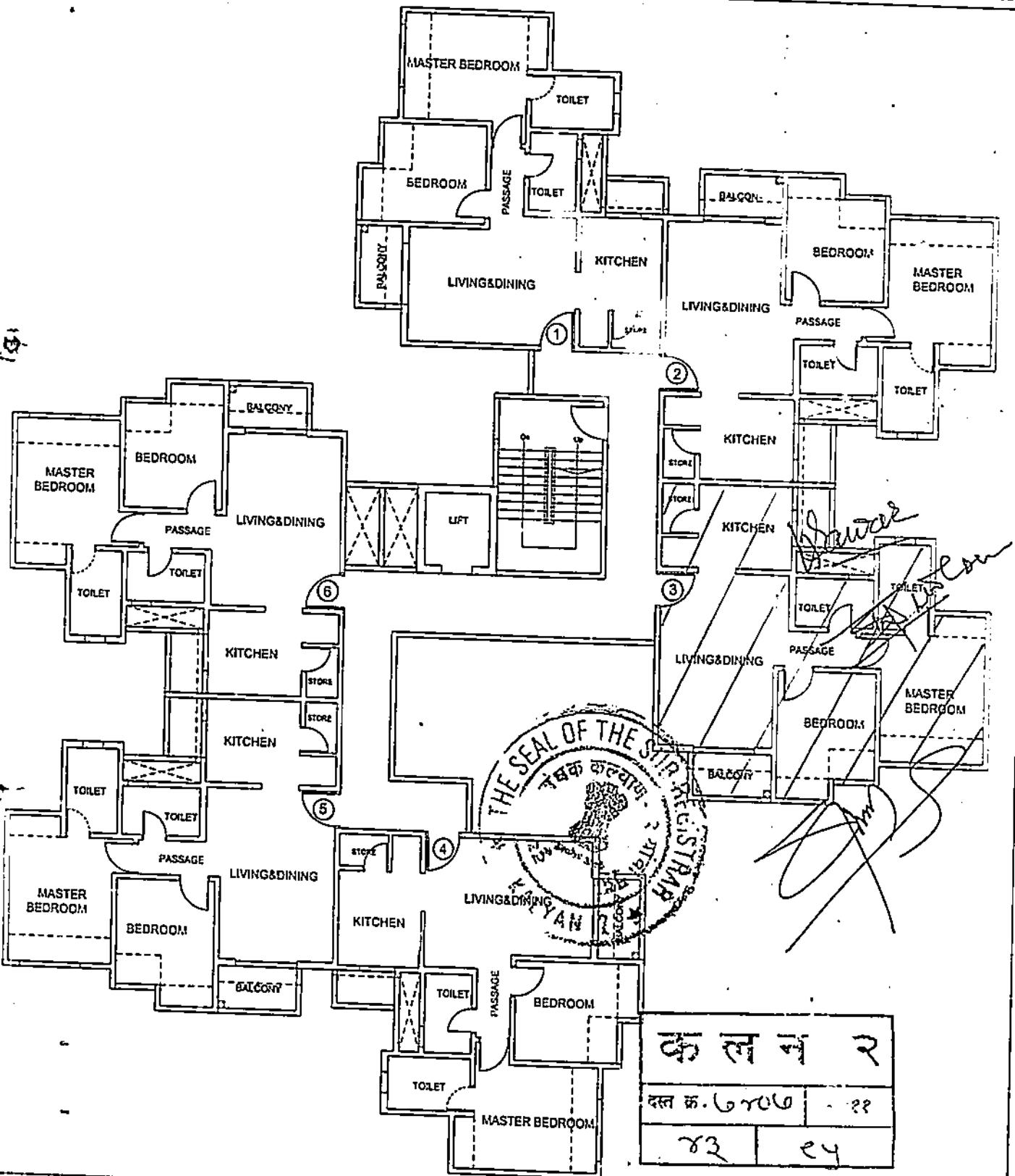
AND



Mr. SANJAY D. PAWAR



AGREEMENT FOR SALE of Residential Flat No. C-0203
in Wing C in the Building known RIVER DALE #C at "CASA RIO".



CASA RIO, DOMBIVALI

CLUSTER 2C: WING-C

FLOOR: 2nd - 203 NOTE: PLAN NOT TO SCALE.

DEVELOPERS

LODHA DWELLERS Pvt Ltd.

216, Shah & Nahar Industrial Estate,
Dr. E Moses Road,
Worli Naka, Mumbai-18.

NORTH

ARCHITECT

RSP Design Consultants
(India) Pvt. Ltd.,

503-504-505 Madhava Bandra Kurla complex,
Bandra (East), Mumbai 400051

CASARIO
BY LODHA

Waterfront living

ANNEX -1 1

Anapause - A

मेंटर इंस्ट्रुमेंट, पा. निरिटेक, मुम्बई
पांच वर्षात्मक वैश्वराचार्य वा. एस. अन्ने निरिटेक
द्वारा देशी विद्युत उत्पादन व्यवस्थाएँ रोजगारीय व्यापारी
द्वारा देशी विद्युत उत्पादन व्यवस्थाएँ रोजगारीय व्यापारी
द्वारा देशी विद्युत उत्पादन व्यवस्थाएँ रोजगारीय व्यापारी

દાખલ વિશેર્ય પ્રસાર દીકરણમાં ₹૧૦૮/પ.મ. ૨૧૬/સ.૧
સાથે એ કાર્ય વિષયનું
અસરાચ. મુદ્દુ. - ₹૫૦ - ૩૨
વિશેર્ય : - ₹૧.૧૭.૭૫૦૮

- प्र० १२ :-** १) विभागीय तथा दोनों प्रकारण अवधि/१-१०/१५/वार्षि-८८८=८८४,
विभि १०.११.१०८५ देख।
२) विभागीय तथा दोनों प्रकारण अवधि, १९८८ (प्र० १०८८) १९८८,
विभि १०.११.१०८५ देख १०.११.१०८५
३) विभागीय तथा दोनों प्रकारण अवधि (प्र० १०८८) १९८८, विभि १०.११.१०८५

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३. घटायद्वा और दिल्ली शहरसारीर के द्वारा नवाजेन्हा अपनी दौलती दौलती दूरी तक
दैरों गढ़ कर आयी। यह धौर्यालय बाहुदारी विकास के दौरान एवं उन विभिन्न
विधायक संसदीय विधायक सभा एवं दिल्ली कालापालियां एवं दिल्ली कालापालियां
प्रबलता दर्शाया।

Annotative - β :

वर्षात्र विद्युत वर्षात्र रसायन कुप्त कालाया जिसकीपूर्णतोषी पूर्ण पापान्तरी न पापा शेषवर्षीय बोधी विकार करने लालाजी विद्युतिभव व विद्युतीय मध्यिकायमध्ये शब्द १००८ वर्षात्रे पुराणात्र वर्णनात देखा गया था विद्युत विद्युताया व विद्युत विद्युताया विद्युताया

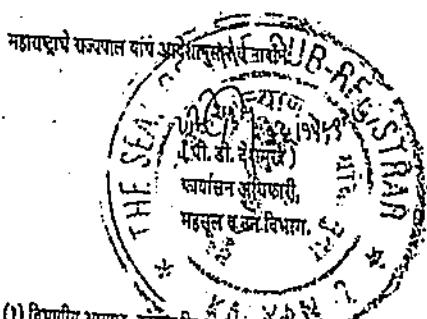
५. यह बहुत लंबी पर्याप्ति विधायक भेजा गिया था काहल एवं अन्दर ए प्रदूषित उपचारोंही अन्तर्गत घोटी छालायी प्रयत्नोंही देखायाई द्वारा सम्मिलित विधायक विधायकोंही द्वारा कारणात्मक तात्पत्र आये। योपर्यंत अस्य विशेषज्ञातार्थी अन्तर्गत घोटी छालायी प्रयत्नोंही प्रयत्नात्मक तात्पत्र आये। योपर्यंत उन्हें योग्य घोटाकाल नहीं। यासर दृष्ट विधायक एवं विधायक अधिकारीहरु द्वारा देखाया गया अधिकारात्मक अस्तावार्थ न गणनायम् विधायक अधिकारीहरु द्वारा देखाया गया।

ग्राम्य अर्थ :-

- (1) गोदा संस्कार, पा. निश्चिट, भृष्ट घोटी करत भगवान् ५११ हेतु
प्रोक्षणीया यज्ञो निश्चिट वयाद् वृक्षवासादीय अप्तुः,
(2) एव एव्यये घोटी घोट्या ग्रीष्मविनीया वार निश्चिट वयाद् वृक्षवासा-
प्रोक्षणादी गोदास्त्रीया आप्तः। दिव्यसंसारम् यत्प्र वृक्षवा-

(ii) बदर घटानकीर्ति आदेश दे उन्हीं पारदर्शका त्वांस्या अमिनीपदा भव्याप्या
प्राणभूताप्या योग्य प्रशान्तात मोगदता देणाप्या अपीन असवीत वं ते ए
द्वेषयात् पाप असदीत.

(१३) सदा आरोग्यात्मक रसदूधी ए संवेष्ट अधिनियमात्मक रसदूधी शाण्य अर्द्ध लाराना उत्तरणी निर्माण शास्त्रात्मक अधिनियमात्मक रसदूधी गा अधिन समझात गाथात.



- (1) विभागीय आपूर्ति, नोकरण मिशन
 - (2) अंतर्राष्ट्रीय राजी
 - (3) सांस्कृतिक, प्रा. जिनिवेद, नदी

लोक रसेन्य ग्राहित, भूर्ज पंच वृन्द प्रकृतिशासन एवं बैठकालीन अधिकारियाँ
एवं उपर्युक्त अधिकारियाँ १९८५ यो वसन् ३३ (एक) अ अपेक्षा शासक अपराधान्
मानवान् एवं अन्य लोकाणां पापे इति विवेचन एवं विवरणातीति ६०। वेदान्त आद एवं
वेदान्त विवेचन एवं विवरणातीति ६१। वेदान्त आद एवं
वेदान्त विवेचन एवं विवरणातीति ६२।

१ एक विद्युतीय घटना के बारे में जानकारी प्रदान करने के लिए एक विद्युतीय घटना का विवरण दिया गया है। इस घटना का विवरण निम्नलिखित रूप से दिया गया है:

५१ विपाकीर्त वस्तुतः, विषय विषय, यसी शुद्ध,
विषयविषयः, याहे,
२३ विषयविषयः, याहे,

अन्तर्गती शे, येता दृष्टव्य वाचिका, अ इतर वाचि कुण्डली भी, याचिका वाचिका, अ
याचिका, अस्त्रिकां वाचि कुण्डली, अस्त्रिकां वाचिका, अस्त्रिकां वाचिका, अस्त्रिकां
वाचिका, अस्त्रिकां वाचि कुण्डली, अस्त्रिकां वाचिका, अस्त्रिकां वाचिका, अस्त्रिकां
वाचिका, अस्त्रिकां वाचि कुण्डली, अस्त्रिकां वाचिका, अस्त्रिकां वाचिका, अस्त्रिकां
वाचिका, अस्त्रिकां वाचि कुण्डली, अस्त्रिकां वाचिका, अस्त्रिकां वाचिका, अस्त्रिकां

मार्ग विभागीय अधिकारी जनरल एसी एस ११०८२०१० ने इस दिन "विद्यालय
प्रशासन" का प्राप्ति अधिकारात्मक विवेचन देखा एवं उसका विवरण अधिकारीय
दस्तावेज़ का विद्यालयात्मक बाबा दिलीप

1. All existing wireless encumbrances held from other sites from various departments shall be removed.

2. The site is being prepared with respect to infrastructure as per MMRDA-Authorized/Unauthorised/1208/1870/DPC/101/BB/2010 dated 28.08.2009 and the Development Control regulations for MMRDA Region 1908 as amended from time to time.

3. This letter shall not be construed as development permission and separate application for Building Permission shall be made by you. The letter shall not be construed as Authorization of any development carried out already in violation of any rules and regulation applicable.

4. The responsibility of authenticity of Documents rests with the Applicant and his Licensed Architect. All the documents submitted / produced to MMRDA shall be considered to be authentic on the basis of the Understanding Given by the Licensed Architect / Applicant / Developer.

5. This permission / approval shall not entitle the applicant to build on land which is not in his ownership in any way.

6. MMRDA shall not be responsible for any dispute regarding ownership of any land / portion and it shall be sole responsibility of Applicant and his successors only. The applicant shall mean the Architect / Land owner, PDA holder old and new successor who have approached MMRDA for the approval. MMRDA shall stand indemnified from any disputes and misapprehension understanding shall be submitted by applicant within a week from the date of this letter.

ପ୍ରକାଶକ

CZMP for the aid under reference and will undergo modifications and will be brought on approval. Any deviation in CZR area is not permissible.

13. That development shall be strictly as per the MOEF Notification dated 19.02.1991 as amended up-to-date.
 14. That any land declared surplus by the U.L.C & C.R. Authorities shall be excluded from the project. The Applicant shall not carry out any development on ULC affected land and HOC from Competent Authority to be submitted.
 15. That MOC from the Forest department shall be submitted before development.
 16. That HOC from the Railway Authorities shall be obtained and submitted before requesting for permission of Dredging.
 17. That HOC from Irrigation Department shall be submitted before requesting for permission to the buildings adjoining the Desai River along with the High Flood Level.
 18. That TIRL for the entire land shall be carried out through the concerned Agency and submitted along with consolidated TIRL or Sector wise TIRL.
 19. That the HOC from Highway Authority shall be obtained for the development of buildings within the Central line of the highway.
 20. That HOC from the MSEB and TATA Electric Co shall be obtained before requesting for permission for the buildings which are within the influence zone of the NHAI Tension Line.
 21. That the Water Supply shall be sourced / supplied with potable quality by the Government at its cost. The norms of Recycling the water / Rain water harvesting shall be applicable as prescribed by NMERDA from time to time.
 22. That the HOC from the MSEB / any Electric supply company shall be submitted for supply of adequate Electricity to the MISCB City Project.
 23. That Bio station shall be constructed for supply of Electricity to the Megacity Project as per the Electricity Company's requirement.
 24. That the Internal Roads, Amenities and Plots shall be demarcated by Government Surveyor.

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प्राचीन विद्या के लिए अत्यधिक उत्तम विद्यालय और अवश्यकता है।

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- True Application is liable to be rejected by the Metropolitan Commissioner MMRDA as -

 - 8. The Development works in respect of which approval is granted under the letter is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - 9. Any of the conditions extant to which the approval is granted or any of the restrictions imposed by the Metropolitan Commissioner MMRDA is contravened or is not complied with partly or fully.
 - 10. The Metropolitan Commissioner MMRDA is satisfied that the work is done through fraud or non-exaggeration and in such an event the approver and every person deriving his strength or under him shall be deemed to have carried out the development works in contravention of the relevant sections of the Maharashtra Regional & Town Planning Act 1969.

7. Any development proposal or any combination of this approval letter is liable to be rejected if the charges that may be assessed against under section 50(2) of other legislation in force by the MMRDA is not paid. To carry out unauthorised developments in illegal as a cognizable offence and punishable with imprisonment upto one year.

8. Notwithstanding any provision contained in the letter of the drawings and specifications, no liability attaches directly to officials during the Development, that may arise in regard to "Design", "Architect" or "Structural engineer". Development of such Development shall be full responsibility for ₹ 50,000/- but the maximum compensation, for any damage or loss of these documents. That the obligations set in this way shall be binding not only on the applicant but also, neither his heirs, successors, executors, administrators and assignees and every person claiming title through or under him.

9. That "Environmental Clearance of Project" from Competent Authority shall be obtained and submitted to MMRDA.

10. That Control Regulation Zone (CRZ) from Maharashtra Coastal Management Authority (MCMA) / CEGED/BAC that be obtained before requesting for Duplicating Permissions. The layout shall be subject to control CRZ for the CRZ area under reference and will undergo modifications and has to be deleted in application. Any deviation in CRZ area is not permissible.

סינט

TRD/RJLJ - Standardized Response Variable

- As the Approved Authority / MMRDA shall be the Head Network shall be fully developed by the Developer in accordance with all the specifications mentioned above and the structure shall be in concurrence with rules and regulations norms.

The Approved Authority / MMRDA and other public authorities, bodies shall be informed over time concerned Authority / MMRDA component of Building if required be speeded up MMRDA stamp shall be applied on said land and shall be communicated to concerned authorities.

That the Building Completion Certificate will be awarded only after satisfactory completion of all the Amenities and fixed network as per the MMRDA's specification.

That NOC from the Competent Fee Authority as approved by the Fee Authority in the Government of Maharashtra where obtained.

The necessary permissions under the provisions of other applicable Acts, Statutes, wherever necessary shall be obtained and submitted.

That after obtaining Building permission the Owner / Developer shall affix a display board on conspicuous place on site indicating the following details:

 - Name & address of the Owner / Developer, Architect and Construction
 - No. and H. No. of the long under reference along with the description of the boundaries
 - Owner and Date of approval issued by MMRDA
 - Address where copies of the approved are available for inspection.

That adequate number of trees shall be planted as prescribed by Competent authority / MMRDA.

- MR. VENKATESWARAN - 7

30 That the Consent to Establish BTP shall be obtained from the APCD and that the Sewerage Treatment Plant (BTP) shall be constructed as specified.

31 Those adequate arrangements for disposing the Solid Waste shall be made for the Entire Mega City Project on regular basis.

32 That the adequate Authorities of the ongoing Development shall be provided in the proposed Development. The boundaries shall be proposed on the entire layout as shown in the drawing attached. The carries and entrances deficiency if any shall be provided by you at your cost.

33 That access shall be provided at your cost to the lands which are not owned by you and last added. You shall agree to provide access to all the plots / sub-divisions of the lands not owned by you.

34 That the layout PGI shall be provided as per the DCR for MMR Region and GDR shall be handed over to MMRDA after development.

35 That adequate arrangement for drainage of the Storm Water shall be made and flow natural water courses shall not be disturbed at any time.

36 That the setback area & fly and the O. P. Roads shall be duly constructed and handed over the Concerned Authorities before requesting for Occupation permission or as directed by MMRDA.

37 That Rain Water harvesting shall be installed for the Building / Layout.

38 That an environmental sure indemnity bond shall be submitted for aiding the above conditions.

39 Regarding any disputes MMRDA shall stand indemnified. MMRDA reserves the right to modify or withdraw this approval in larger public interest.

40 Grade separation shall be provided as mentioned in the layout drawing attached. All conditions mentioned on the drawing shall be followed.

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कलाकृति

२० अप्रैल १९५९

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१४. असेही अपनी इक खिंचारा अवश्यक व अब गुरुदास अपना दोनों
खिंचारोंमध्ये दिया आहे तर दोनोंद्वारा एक खिंचारी इक खिंचारा आपा
खिंचारातील दिलेली घटकी ठेणे उत्तम असावा तर दोनों खिंचारांमध्ये
दरवाजा दिला.

४८५

१८. पांचों दिनों परामर्श दे देता,
१९. संकेत देतार्थी ग्रन्ति, एं इत्यांश्च शत्रुघ्ने संकेत
२०. लंबों द्वारा दृष्टि, अपीलिंग, तापि ज्ञाने



भारत निर्देशन संसद

१०५८

A photograph showing a handwritten signature in black ink, followed by the name 'Dr. B. R. Ambedkar' written vertically in Devanagari script. Below this is a circular official stamp of the 'Constituent Assembly of India'.



MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY
मुंबई महानगर विकास भार्तीयकरण

ME FORM(AAHLD.P.1905-4) 204

• 4 •

3-003-1010

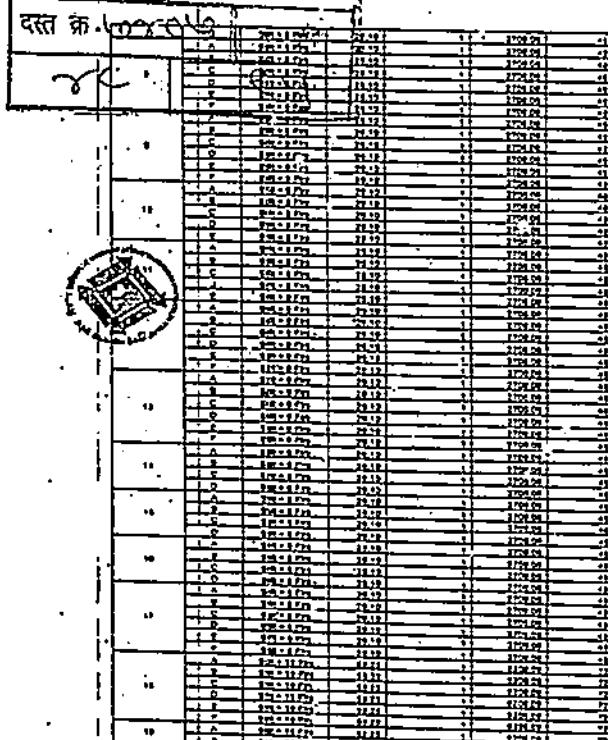
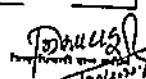
1 OCT 2010

CONFIRMATION CERTIFICATE

Patentee is hereby granted, under Section 14 of the Patent Act, and Title 35, U.S.C., the right and power to sue for patent infringement, to recover damages, and to have injunctions issued, for the infringement of his or her patent, No. 6,242,157, as registered in Title 3, Patent and Trademark Office, for the term of sixteen years from the date of filing of his or her application, but no more than 20 years from the date of filing of his or her application, or 20 years from the date of filing of his or her application, whichever is later.



कला



MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY
मुंबई मेट्रोपॉलिटन रेजियन डेवलपमेंट एथरिटी

MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY
मुंबाई मेट्रोपॉलिटन रेजियन डेव्हलपमेंट एथरिटी

Банка Кюта Сократа, Венеция (Китай), Китай
Банк в Нанкине - 10000 10000 в китайской валюте

MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY
मुंबई महानगर प्रदेश विकास प्राधिकरण

13. The applicant shall provide for all the necessary facilities for the accommodation as required applicable for the buildings in the layout;

14. The applicant shall pay the procedure fee for the inclusion in marginal spot options (PSO) as that will be communicated by MCA21;

15. The applicant shall abide by all the conditions of all the NOCs obtained shall be ensured monitored to be observed from the concerned Authorities for the proposed development on the land under reference;

16. That an undertaking shall be issued before hand that he /she consented for adding the above amendment;

17. That the undertaking shall communicate the changes FIA in consultation briefly for the respective authority only in manner of layout;

18. That at the point of time the total layout area will exceed the total permissible built-up area w.e.f. in registration period FIA of 12;

19. That he/she will get the revised layout plan as 26/07/2018 amended in light of change in the location of the buildings and shape of the plot for Post Office security in Sector-6;

20. That the proposed land in the C2 area shall be communicated only after obtaining CLE clearance for the same by concerned CLE authority;

21. That the applicant shall submit plans for commencement of 1st FIA of 1000 ft² for construction in Sector-6 and Sector-10 before commencement of construction of any building in Sector-6 or acquisition of C2 beyond plans for Sector-6 and Sector-10 which may be issued;

22. The applicant will commence the plot of remaining slabs to MCA21 as and when required and further it is requested that concerned the building for the Existing Residential Slab in accordance to the indicated requirements of the concerned Estate Supply Authority at their own cost and hand over the land along with the building, plan to the concerned Estate Supply Authority;

23. The applicant will communicate the plot of non-residential plots to MCA21 as and when required and further it is requested that concerned the building with 10% contribution of FIA if it is required at their own cost and hand over the land along with the Building Transfer to the concerned Estate Supply Authority;

24. The conditions of issue of a revised layout approved on 26/07/2018 will be binding on applicant as respects for the developments in Sector-6 of the layout.

[Signature]
[S.V.B. Services, U.S.A.]
American International Corporation,
Inc.

Entered	1	GL-2-170	18.00	7100.72	1
Entered	2	GL-2-170	18.00	4344.65	1
Transferred	3	GL-2-170	18.00	32.48	1
Sum				Total 7100.72	1
Entered				Entered 4344.65	1
Entered				Transferred 32.48	1
Sum				Total 4344.65	1
Entered				Entered 32.48	1
Sum				Total 32.48	1

1. The Environmental Conservation Conference shall not cause the byproduct to build on land owned, in or near
any way.
 2. The Environmental Conservation Conference shall be handled by the Metropolitan Commission, MARCIA, as
the Development Committee is required of which appears in general under the law. It is not denied out of the law
that it is not compatible with the Constitution.
 3. Any of the following interests, to whom the interest, is a trend or any of the interests imposed by the
Metropolitan Commission, MARCIA, in accordance with the law or by any other means.
 4. The Metropolitan Commission, MARCIA, is satisfied that the interest is retained through their
interpretation and its own interest the assessment and every person holding the interest of the law shall
be denied. In such case, the development would be considered of the interest owners of the
Metropolitan Regional & Temp Planning Act 1962.
 5. This Environmental Conservation Conference is valid for a period of one year from the date signed and will have to be renewed
thereafter.
 6. This Environmental Conservation Conference will be renewed every year but may extend past the end of the year
year, until such time as the law provided further that such laws may not be given permanent application for three
years and section 42 of the National Planning Act, Title II, Planning Act, 1962.
 7. Condition 1 of the Environmental Conservation Conference shall be held and kept at Allard Park and other places,
as determined by the Environmental Conservation Conference.
 8. Any transportation carried out in territories of the Environmental Conservation Conference is to be issued as
permitted and shall be preferred under section 45 or other means, as soon as may be, of the MARCIA, U.S.A.
Act 1962. To give and understand Environmental Conservation Conference is treated as a registered library and is permitted and
is permitted to be used.
 9. The condition that certain personnel under the protection of other legislation, however necessary, shall
not be used in MARCIA.
 10. The applicant shall receive NOCs for remedial operations for surface and beneath the ground from the Environmental
authorities adequately.
 11. The applicant shall receive the Environmental Planning & Protection Board's report Supply/Environmental Impact, Inc. from
the concerned authorities concerned, and submit the same to MARCIA prior to clearance.
 12. Compensation helped public land should be compensated during Environmental Conservation Conference by
such form as necessary.
 13. The applicant shall plant trees at the request of the MARCIA meeting law 42 U.S.C. 2042d-19c.
 14. The proposed plan will be sent to the Environmental Protection Agency, U.S. Office of Energy and Commerce be
submitted to MARCIA before commencement of work.
 15. All plans of the proposed which are not involving in Appropriate Development Control Regulations and other are
to be denied to be not approved.
 16. Third after obtaining Building permission, the Chair / Director shall issue a Design Board or committee
as the first, with the following panel:
 1. The chairperson of the environmental committee, appointed and designated;
 2. One member of the environmental committee of local origin;
 3. One member of the environmental committee of local origin;
 4. One member of the environmental committee of local origin;
 5. A P.E. person;
 6. Approval where exists of detailed environmental plan shall be available for inspection. 17. A notice in the form of announcement going of the areas involved in all above shall also be published in
major daily newspapers one of which should be in English language.
 18. The Environmental Conservation Conference shall be issued as per the law TPS-121/125/PC 5410/2000-12-01, as indicated and the
Development Control Regulation for Local Project 1995 has been issued by MARCIA.

3. The applicant should inform the ROC before authorising Diamond Authorised to request of and book from ATG travel prior to departure of Commercial Contractual flights beyond planes.
4. Application should be made to the ROC for Diamond Authorisation.

• A system for managing business.

कल्पना

L. S. - Rodriguez
L. S. - Rodriguez
L. S. - Rodriguez

Pradip Garab
Advocate
High Court, Bombay

Pradip Garg
Advocate
High Court, Bhopal

Page 3 of 3

Page 10

Pradip Garach
Advocates
High Court, Bombay

- 4) Certified copy of Irrevocable Power of Attorney dated 07/03/2008 executed by Karuna Praveen Shastri and J.D. Subrahmanyam Shastri, Partners of Atc. Datta
Partners Builders and Developers in favor of Leslie Connerwood (Developer).

5) A copy of the title and documents and Schedule making up the correspondence related and made thereon to all of its acquisitions and formations referred to in the Third Party
Letter particularly described in the Third Party Letter.

6) One Vadysi Family was invited to sign the List of land being referred here as the Third Party
Letter particularly described in the Third Party Letter.

7) By and under Agreement dated 10/02/2008, the Vadysi Family had agreed to and shall
hold their land to one Central Builders Mandir for consideration and no formal and
written document present.

8) The said Central Builders Mandir has surveyed and prepared a key set of the land
Title Land by CAD. It has submitted the same to us with the following numbers, dates
and boundaries representing in CAD 250 plots and land held by different plot holders id
numbered 11 to 150. Annexed to the under mentioned Construction Agreement dated
22/01/2008 are the Plot Purification referred to as Plot holders.

9) The said Plot holders had formed and registered a society viz. Dhanteras Housing Co-
operative Society Limited.

10) By Letter Entry No. 1218 dated 21/03/2008, pursuant to the Order No.
TOS/2008/10000001/1218 dated 04/03/2008 of Sub-Divisional Officer, The name of the
said Society was registered and the same is intended to be used for all purposes
and areas damaged in the Third Party Letter. The said Central Builders Mandir and Head
Office of the Society will be located at the 773 terrace at the end of the Plot 140, Annexed
with the above mentioned names.

11) By and under Indenture dated 20/11/1972 executed by Ganesh Venkay Vadysi and
Others as Vendor and Dr. Chaitanya Venkay as Purchaser of General Building Materials
at a Consideration in favor of Dr. Chaitanya Venkay Housing Co-operative Service Society
Dated 11/11/1972, the said Vendor with consideration of Rs. 100/- being paid and
consideration and Purchasers, had acknowledging 30.00/- as retaining a part of the
and Third Land for valuable consideration and loans, renunciation and insurance limited
Period.

12) Under Construction Agreement dated 22/12/2008 executed and registered under
No. KJL/2008/1161 of 2008 between the Society of Housing Co-operative Service
Society Limited through its Office located at Plot No. 140, Main Rd. No. 140, East Peta
and Developers of the Second Part, the said Plot and Land of the City Plot has granted
and issued a Government SIT of the said Third Plot held in favor of Atc. Datta
Partners and Developers for construction and as per the terms and conditions of the
agreement.

13) Under the said Contract it is agreed that in construction of grant and assignment of
development rights of the said Third Plot Land (consisting of several plots) the amount of
Rs. 100/- will be paid by the said Society to the said Developers, which amount ACC to the Construction
Agreement dated 11/11/1972 will be retained by the said Developers and the same will be deposited
in the account of the Society of the Third land and for remaining amounts
(Schedule "B" to the Construction Agreement) shall be utilized by the respective
Developers to the extent of completion of the said Project.

14) Pursuant to the said Construction Agreement, by an instrument General Power of
Attorney dated 22/12/2008 executed and Notified under He/2008/24163 of 2008 by
Dhanteras Housing Co-operative Service Society Limited through its Office

Philip Garrett
Adviser
High Court, Bonn

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Pradip Garsach
Advocate
High Court, Bombay

- Planning Act, 1965 for the development of said First, Second and Third Land on terms and conditions stated herein.

5. I am informed that there are legal restrictions included in respect of land mentioned in FOURTH SCHEDULED Schedule written and being at present and pending decisions.

6. The shareholders in equity of the Second and Third Land by way of Mortgage in favour of HDFC by Latha Construction (Gomber) Limited, having a total amount outstanding Rs. 1,97.21 lakh and 20.50% interest rate, dated 10.07.2008, have been fully paid up and satisfied, therefore the same is no longer liable to be recovered by the mortgagee and the same is now held by the mortgagee under said Mortgagors and the said Latha Construction (Gomber) Limited is the sole holder of the mortgaged property in respect of the land mentioned in fourth Schedule.

7. By Deed of Mortgagess dated 21.06.2015 issued and registered under Registration No. 2015/10218 as recorded in the Office of Sub-Registrar Kalyan I arranged Latha Developers Private Limited to hold the land mentioned in fifth Schedule in part of the One Plot, Kothrud Mahadev Patna Limited (KMP) as security for the payment of the amount due and held indicated by (D) in the Second and Third Schedule, hereinbelow in Kothrud Mahadev Private Limited as trust holder of R.A.O. Gomber Only on terms, conditions and covenants made herein.

8. Subject to what is stated hereinbefore and excepting all amounts, and having on the aforementioned, representation and information given with regard and reference to individual Title Report, I am of opinion:

a) with regard First Land

i) Latha Developers Private Limited, is entitled to land bearing part of the said First Land mentioned under Serial Nos. 1, 18, 19, 20 and 21 of First Schedule heretofore mentioned, all subject to previous Period.

ii) Latha Construction (Gomber) having a part of Latha Group of Companies is entitled to land bearing part of the First Land mentioned under Serial Nos. 1, 18, 19, 20 and 21 of First Schedule heretofore mentioned as successor owner thereof, and is entitled to land bearing part of Land mentioned under Serial No. 17 in 18th serial bearing part of the First Land mentioned in the First Schedule heretoforesaid, all subject to previous Period.

b) with regard Second Land

i) Latha Developers Private Limited is entitled to land bearing part of the said Second Land mentioned under Serial Nos. 2, 23, 24 to 34, 40 to 47 and 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 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•Pradip Garg
C.J. ¹⁹⁹⁰
High Court Bar

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No.	Name of the Landowner / Owner	Survey No.	Block No.	Date of Survey	Name of the Person who Measured & Signed Measured Survey	Date of the Surveyor's Commission
3	Mathurappa Gehar	10	SAT-1	2/2/2013	T. -Gopalaiah Agarwal Bhat 10-1776-A-001 Measuring Date 02/02/2013 Signature Date 02/02/2013	Gopalaiah Pillai Unltd
	Pandurang Ingared Gehar	11	SAT-2	2/2/2013	Pandurang Ingared Gehar 10-1776-A-002 Measuring Date 02/02/2013 Signature Date 02/02/2013	
	Renu	112	MB-1	2/6	Estimate Survey Done 0007 10-1776-B-001 Signature Date 02/02/2013 Measuring Date 02/02/2013	Latha Devadas Pillai Unltd
	Stephen East Gehar Constance G. Gehar Prashant G. Gehar Suman G. Gehar Rahim Virend Gehar					
4	Sharmila Gehar Vijay	10	25	12/20/2013	Sharmila Gehar 10-1776-B-002 Signature Date 12/20/2013 Measuring Date 12/20/2013	Latha Devadas Pillai Unltd
	Alphonse Gehar				Power of Attorney by Gehar Ingared Gehar 10-1776-A-001 Signature Date 12/20/2013 Measuring Date 12/20/2013	
	Karthik Gehar Maha				Signature Date 12/20/2013 Measuring Date 12/20/2013	Latha Devadas Pillai Unltd
5	Reena Gehar Gehar				Reena Gehar Gehar 10-1776-A-003 Signature Date 12/20/2013 Measuring Date 12/20/2013	Gopalaiah Pillai Unltd
	Murali Gehar Gehar				Signature Date 12/20/2013 Measuring Date 12/20/2013	
6	Prakash Gehar Gehar				Signature Date 12/20/2013 Measuring Date 12/20/2013	Latha Devadas Pillai Unltd
	Prakash Gehar Gehar				Signature Date 12/20/2013 Measuring Date 12/20/2013	

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Philip Cusch
Associate
Horn Cast, Bonney

No.	Name of the Litigation & Case No.	Survey Date	Model No.	Date in DD/MM/YY	Name of the Settlement & Survey No. & Date	Name of the Settlement & Survey No. & Date
A	Gokhale S. Bhushan	04	113	27/08	Compromised Agreement dated 11/08/2008 - Regd No. 2008/2008	Survey Pending Power Unrest
	Akhilesh S. Bhushan				Power of Attorney dated 14/08/2008 - Regd No. 2007/2008	
					Compromised Court Award dated 23/08/2008 - Regd No. 273/2008	Litigation Pending Pending Lien
B	Parmal Huz Patel	01	1475	06/08	Compromised Agreement dated 10/08/2008 - Regd No. 2008/2008	Litigation Pending Power Unrest
	Gokhale Huz Patel				Power of Attorney dated 10/08/2008 - Regd No. 2017/2008	
	Shrikant S.				Compromised Court Award dated 10/08/2008 - Regd No. 274/2008	Litigation Pending Power Unrest
C	Kale M. Savarkar					Litigation Pending Pending Lien
	Usha S. Jangamrao					
	Hukmchand Dhadkhan	00	3671	10/08/10	Compromised Agreement dated 10/08/2010 - Regd No. 2010/2010	Closed Pending Pending Lien
D	Vijay Bhatkarwade - T-001	00	567	12/08	Compromised Agreement dated 23/08/2008 - Regd No. 2008/2008	Survey Pending Power Unrest
					Power of Attorney dated 23/08/2008 - Regd No. 2007/2008	
					Compromised Court Award dated 23/08/2008 - Regd No. 275/2008	Litigation Pending Pending Lien
E						

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Pradip Ganesh
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Pradip Gerach
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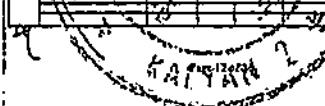
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Philip Garsch
is
Hon. Carl Romnes

Sl.	Name of the Landowner / Owner	Survey No.	Section No.	Area in Sq. Miles	Name of the Collected & Depth, for Deep	Name of the Dredger & Period
12	Vital Henry Gohar	77	47	4.00	Contractor Appearances Board 05/12/1951 - Regn No-1045 on 14/12/2002	Lathi Corporation (Continued)
	Sarwan Vital Gohar	77	47	9.00	Owner of Lorry Board 05/12/1951 - Regn No-1046 of 2002	
	Oishi Vital Gohar				Contractor Appearances Board 05/12/1951 - Regn No-1049 on 14/12/2002	Lathi Dredger Powers Limited
	Unsworth's Vital Gohar					
	Darren Vital Gohar					
	Sandeep Patel					
	Sukesh Vital Gohar					
14	Rajibali Chaitanya Patel	77	47	40.75	Contractor Appearances Board 05/12/1951 - Regn No-1046 on 14/12/2002	Lathi Corporation (Continued)
	National Safety Group				Owner of Appearances Board 05/12/1951 - Regn No-1047 of 2002	
	Standard Employment Pvt				Contractor Appearances Board 05/12/1951 - Regn No-1048 on 14/12/2002	Lathi Dredger Powers Limited
	Prakash Safety Group					
	Supra Safety Group					
	Standard Services Gohar					
	Standard Maritime Gohar					
	Standard Maritime Pvt					
	Standard Maritime Gohar					
	Standard Maritime Gohar					
	Vital Airlines Gohar					
	Surveillance Maritime Institution					

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High Court, Bombay



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IF	Name of the Lender/borrower/ Guarantor	Document No.	Date issued	Amount for which issued	Name of the Recipients & the date on which issued	Name of the Government
1	Approved Transfer Scheme					
2	Prudential Supervision Scheme					
3	Statutory Reserve Scheme					
4	Interest Rate Scheme					
5	Interest Deposit Scheme					
6	Wholesale Interbank Liquidity Facility Scheme (WILF) and WILF-Subsidy Scheme					
7	Facultative Liquidity Scheme					
8	Reserve Bankruptcy Scheme					
9	Wholesale Refinancing Scheme					
10	Access Subsidy Scheme					
11	Any Reserve Facil.					
12	Large Borrower Lending Scheme					
13	Shakti Aayog Scheme	60	4	1000	Name of Commercial bank SHAKTI 2004 + Receipt No. 1017 on 10/01/2017	State Bank of India Branch Sarkarpettai
14	Marketing Mobilization Scheme	60	20	2400	Name of Small Finance Bank Vidya-Vikas - Head Off. of Chidambaram on 10/01/2017	Madras District Office Kodaikanal
15	Smallholder Luminosity Scheme	60	1	1000	Name of Small Finance Bank Vidya-Vikas - Head Off. of Chidambaram on 10/01/2017	Madras District Office Kodaikanal
16	Small Farmers Scheme	60	1	1000	Name of Commercial bank SHAKTI 2004 + Receipt No. 1017 on 10/01/2017	State Bank of India Branch Sarkarpettai
17	Other Small Farmers Scheme	60	2	1000	Name of Commercial bank SHAKTI 2004 + Receipt No. 1017 on 10/01/2017	State Bank of India Branch Sarkarpettai
18	Small Borrower Assurance Scheme					
19	Small Borrower Assurance Scheme					
20	Small Borrower Assurance Scheme					

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Pradip Garach
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Pradip Garsach
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Pradip Ganesh
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High Court Barrister

Estimated monthly income per family

No.	Name of the Litigation / Dispute	Category No.	Date of Filing in Court	Date of Final Decision in Court	Name of the Assessment & Appeal No. and Date	Name of the Applicant / Respondent
1	Governing Committee of different post J. Chaitanya Prasad of Balasore District, Odisha vs. State Sarkar Ltd., Chhatrapati Shivaji Nagar, Mumbai and others in Arbitration & Award and it is Appeal filed before SC, Calcutta T.	83	14.04	16/11/2011 12/12/2011	Complaint Assessment dated 24/12/2012 Disputed Disallowance Petition, Court, Mumbai, Apn. 14/12/2012 Petition for Power Disallowance and Discrepancy Assessment - Appeal No. 2010 14/12/2012 dated 24/12/2012	
2	Governing Committee of different post J. Chaitanya Prasad of Balasore District, Odisha vs. State Sarkar Ltd., Chhatrapati Shivaji Nagar, Mumbai and it is Appeal filed before SC, Calcutta T.	84	-	-	AAP	
3	Governing Committee of different post J. Chaitanya Prasad of Balasore District, Odisha vs. State Sarkar Ltd., Chhatrapati Shivaji Nagar, Mumbai and it is Appeal filed before SC, Calcutta T.	495	-	-	Power of Attorney dated 24/12/2012 Power of Attorney dated 24/12/2012 dated 24/12/2012 before SC, Calcutta T.	
4	Governing Committee of different post J. Chaitanya Prasad of Balasore District, Odisha vs. State Sarkar Ltd., Chhatrapati Shivaji Nagar, Mumbai and it is Appeal filed before SC, Calcutta T.	700	-	4/2/2014-12	Discrepancy Assessment dated 10/07/2013 Discrepancy dated 10/07/2013 Petition for Power Disallowance and Discrepancy Assessment with Letter No. 10/07/2013 dated 10/07/2013 (Corresponding) in Regd. No.	Min. Order Bihar and Government of Jharkhand Government
5	Governing Committee of different post J. Chaitanya Prasad of Balasore District, Odisha vs. State Sarkar Ltd., Chhatrapati Shivaji Nagar, Mumbai and it is Appeal filed before SC, Calcutta T.	710	-	7/20/14		
6	Governing Committee of different post J. Chaitanya Prasad of Balasore District, Odisha vs. State Sarkar Ltd., Chhatrapati Shivaji Nagar, Mumbai and it is Appeal filed before SC, Calcutta T.	720	-	8/20/14		
7	Governing Committee of different post J. Chaitanya Prasad of Balasore District, Odisha vs. State Sarkar Ltd., Chhatrapati Shivaji Nagar, Mumbai and it is Appeal filed before SC, Calcutta T.	730	-	8/20/14		
8	Governing Committee of different post J. Chaitanya Prasad of Balasore District, Odisha vs. State Sarkar Ltd., Chhatrapati Shivaji Nagar, Mumbai and it is Appeal filed before SC, Calcutta T.	740	-	8/20/14		

Pradip Garde
Advocate
Haji Chawla, Baroda,

Sl. No.	Name of the Recipient / Organization	Symbol No.	Date Recd.	Action Taken	Name of the Recipient & Symbol No. of Recd.	Date of Disposal / Purchase
30	Padmik Computer Board	323	1-8	102/26	Computer Council Board Ref ID: 102/26 - Reg. No. 2000/1 Date of Receipt: 1-8-2000	Latha Devi Private Limited
	Sunbird Soft Services				Power of Attorney by Sunbird Soft Services dated 1-8-2000 Reg. No. 20-2-2000	
	Aspiel India Planner					
31	Finserv Financials & The Institute After School Programs	42	9	44/2	Computer Council Board Ref ID: 44/2 - Reg. No. 1161/01 Date of Receipt: 9-1-2001 Power of Attorney by Computer Council Board Reg. No. 24-2-2001	Latha Devi Private Limited
	Shakti Printers					
	Wipro Systems					
	Varkey Foundation					
	Swami Vivekananda Yoga Vidya Peetham					
	Aspiel India Planner Software Analysts					
32	Computer Council Board Software Analysts	33	10	34/2	Computer Council Board Ref ID: 34/2 - Reg. No. 130/01	Latha Devi Private Limited
	Wipro Systems	34	11	114/26	Power of Attorney by Computer Council Board Ref ID: 130/01	
	Shakti Printers					
33	Shakti Printers Software Analysts Yoga Vidya Peetham Varkey Foundation Aspiel India Planner Software Analysts					
	Varkey Foundation Yoga Vidya Peetham					
	Aspiel India Planner					
	Software Analysts					
34	Varkey Foundation	35	14	34/12	Computer Council Board Ref ID: 34/12 - Reg. No. 211/01	Latha Devi Private Limited
	Supernova Institute ICDF				Power of Attorney by Computer Council Board Ref ID: 211/01	
35	Swami Vivekananda Yoga Vidya Peetham	36	15	35/2	Computer Council Board Ref ID: 35/2 - Reg. No. 20-2-2000	Latha Devi Private Limited
	Aspiel India Planner Software Analysts				Power of Attorney by Computer Council Board Ref ID: 20-2-2000	
36	Aspiel India Planner Software Analysts					
	Software Analysts					

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Pradip Gerosh
Advocate
New Delhi

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Pradip Garach
Advocate
High Court, Bom...

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Pradip Garach
Advocate
High Court Barister

2023-08-26

Pradip Garsia
Advocate
High Court, Bombay

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Pradip Garsach
Advocate
High Court, Bombay

S. No.	Subject of the Landmark(s) or Order	Survey No.	Miss. No.	Area in sq. feet	Name of the Applicant/Age, Sex and Date		Name of the Governmental Authority
					A	B	
1	Central Landmarks at different place / The premises of Governmental Office, Central Library, Sector 10, Lajpat Nagar, New Delhi, Area covered in Survey No. A and B of the Agreement entered in Column "A"	93	4.43	961151 131127	Government of Maharashtra issued 23/1/2021 under Calamity Control Act, 1950, dated 10-1-1950 by Shri Gopal Singh, Lt. Col. Principal Secretary and Controller of Calamity Control, State of Maharashtra dated 10-1-1950 M. U. D. S. S. Sect. 34(1)(b)XII		
2	Central Landmarks of different place / The premises of Governmental Office, Central Library, Sector 10, Lajpat Nagar, New Delhi, Area covered in Survey No. A and B of the Agreement entered in Column "A"	94	21	825.37	Order of Ministry dated 22/1/2021 under section 14(1)(b) of 23/1/2021 issued by the Head of Survey in State of Maharashtra	AMG	
3	Central Landmarks of different place / The premises of Governmental Office, Central Library, Sector 10, Lajpat Nagar, New Delhi, Area covered in Survey No. A and B of the Agreement entered in Column "A"	491	-	5791.03	Government Agreement dated 14/10/2020 between Mr. Gold Pepi Builders and Developers and Government of Maharashtra (Government Department) - Right No.	M.G., Dist. Pimpri Chinchwad and Dabhade / Latur District Collector Department	
4	Central Landmarks of different place / The premises of Governmental Office, Central Library, Sector 10, Lajpat Nagar, New Delhi, Area covered in Survey No. A and B of the Agreement entered in Column "A"	724	-	43225.40			
5	Central Landmarks of different place / The premises of Governmental Office, Central Library, Sector 10, Lajpat Nagar, New Delhi, Area covered in Survey No. A and B of the Agreement entered in Column "A"	711	-	7900.40			
6	Central Landmarks of different place / The premises of Governmental Office, Central Library, Sector 10, Lajpat Nagar, New Delhi, Area covered in Survey No. A and B of the Agreement entered in Column "A"	712	-	6790.33			
7	Central Landmarks of different place / The premises of Governmental Office, Central Library, Sector 10, Lajpat Nagar, New Delhi, Area covered in Survey No. A and B of the Agreement entered in Column "A"	713	-	4790.40			

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Pradip Garach
Advocate
Nan Chor, Bombay

No.	Name of the Lender/Holder Dated _____	Entry No. B	Misc. No. C	Entry No. B	Name of the Borrower & Date, Date and Date B	Details of Pre- Development / Purchase B
34	Industri Capital Input	446	15	94238	Supplementary Deed dated 14/03/2014 = Register No.1402/2014 = Power of Attorney for Development dated 14/03/2014 = Supp. Reg. No. 14/03/2014	Lalith Developers Private Limited
	Sathya Bond Awards					
	Angel Mittal Financial					
35	Tamil Enterprises Kurnool	42	9	1449	Supplementary Deed dated 04/02/2014 = Register No.1449/2014 = Power of Attorney for Development dated 04/02/2014 = Supp. Reg. No. 24 of 2014	Lalith Developers Private Limited
	Subashini Alankaram Kuppam, Madras					
36	Shrikrishna Investors					
	Varshini Agro Industries					
	Aditya Agro Industries					
	Bharti Agro Industries					
	Disha Agro Industries					
37	Supreme Assets Private Equity Fund	53	45	206	Supplementary Deed dated 20/02/2014 = Register No.1425/2014 = Power of Attorney for Development dated 20/02/2014	Lalith Developers Private Limited
	Varsha Financial Fund	58	26	14538	Power of Attorney for Development dated 14/03/2014	
38	Surana Partners Private Equity Fund					
	Surana Partners Private Equity Fund - 2013					
	Surana Partners Private Equity Fund - 2014					
	Surana Partners Private Equity Fund - 2015					
	Tata Partners Fund Management Company					
39	Vishnu Inves. Other	125	52	94149	Supplementary Agreement dated 21/11/2014 = Register No. 21/11/2014	Lalith Developers Private Limited
	Kamprathni (Kanchipuram) (P.L.)					
40	Sathya Investors Full And Sathya Ventures	55	15	929	Supplementary Deed dated 04/04/2014 = Register No.1404/2014 = Power of Attorney for Development dated 04/04/2014 = Supp. Reg. No. 14/04/2014	Lalith Developers Private Limited
	Enrich Managed Fund					

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• Pradip Ganith
Advocate
Nest State Lawyer

Pradip Gorach
Advocate
High Court, Bombay

No.	Information & Description of Contract	No.	C	No. Paid	Plugs, Inc. Paid
1	Contract between Plaintiff and Defendant, dated 12/10/01, for services to be rendered in Bensenville, IL and Bensenville, IL (hereinafter referred to as "Contract").	74	11	4132.75	2
2	Contract between Plaintiff and Defendant, dated 12/10/01, for services to be rendered in Bensenville, IL and Bensenville, IL (hereinafter referred to as "Contract").	75	12	4132.75	2
3	Contract between Plaintiff and Defendant, dated 12/10/01, for services to be rendered in Bensenville, IL and Bensenville, IL (hereinafter referred to as "Contract").	76	13	4132.75	2
4	Contract between Plaintiff and Defendant, dated 12/10/01, for services to be rendered in Bensenville, IL and Bensenville, IL (hereinafter referred to as "Contract").	77	14	4132.75	2
5	Contract between Plaintiff and Defendant, dated 12/10/01, for services to be rendered in Bensenville, IL and Bensenville, IL (hereinafter referred to as "Contract").	78	15	3313.27	
6	Contract between Plaintiff and Defendant, dated 12/10/01, for services to be rendered in Bensenville, IL and Bensenville, IL (hereinafter referred to as "Contract").	79	16	3313.27	
7	Contract between Plaintiff and Defendant, dated 12/10/01, for services to be rendered in Bensenville, IL and Bensenville, IL (hereinafter referred to as "Contract").	80	17	3313.27	
8	Contract between Plaintiff and Defendant, dated 12/10/01, for services to be rendered in Bensenville, IL and Bensenville, IL (hereinafter referred to as "Contract").	81	18	3313.27	
9	Contract between Plaintiff and Defendant, dated 12/10/01, for services to be rendered in Bensenville, IL and Bensenville, IL (hereinafter referred to as "Contract").	82	19	2747.26	
10	Contract between Plaintiff and Defendant, dated 12/10/01, for services to be rendered in Bensenville, IL and Bensenville, IL (hereinafter referred to as "Contract").	83	20	2747.26	
11	Contract between Plaintiff and Defendant, dated 12/10/01, for services to be rendered in Bensenville, IL and Bensenville, IL (hereinafter referred to as "Contract").	84	21	2747.26	
			Total	\$77,961.00	

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Pradip Garach
Advocate
High Court, Bombay

FOURTH SCHEDULE ABOVE REFERRED TO

(1) Special Civil Suit No. 2010 Subm. Civil Judg. Senior Division, Kalyan East by Dinesh R. Sheth (one of the petitioners and the member of the Dhanter Housing Society Co-operative Society Limited, Ghatkopar (East) W. Dist. Mumbai & Debonair for decision and pronouncement in respect of the land having Plot No. 117 comprising 33.75 Hect. No. 10 situated at Hill Road, Kalyan East in pending case).
(2) Tenancy Period Application No. TMC1275601 before Maharashtra Revenue Tribunal, Mumbai filed by Govt. of Maharashtra, Housing Society against Sri Vimal Patel Gajekar and others directly involved in the building of S.No. 95 in Chembur Thane (West).

Dated this 21st day of January, 2011

Pradip Garach
Advocate High Court, Bombay

Pradip Garach
Advocate
High Court, Bombay

Sl. No.	Original Name	Number of File No.	Date	Case No.	Nature of Work	Imp. No.	Stamp Date	Date	In Charge of
1	Lalit R. Chavhanir	TMC	103	444.234647	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
2	Dilipkumar J. Ambadekar	TMX	110	444.234648	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
3	Rakesh A. Kamdar	TMC, TMX	110,112	444.234649	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
4	Purnima R. Joshi	TMX	111	444.234650	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
5	Dilipkumar J. Ambadekar	TMX	111	444.234651	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
6	Suresh V. Patkar	TMX, TMZ	111,111	444.234652	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
7	Rakesh A. Kamdar	TMX	112	444.234653	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
8	Anil S. Dange	TMX	113	444.234654	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
9	Vishal R. Chiplakar	TMX, TMZ	113	444.234655	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
10	Jayesh R. Patel And Others	TMX	114	444.234656	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
11	Amresh A. Joshi	TMX	115	444.234657	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
12	Umesh R. Kulkarni	TMX	116	444.234658	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
13	Vishal L. Patil	TMX	117	444.234659	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
14	Suresh V. Patkar	TMX, TMZ	118	444.234660	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
15	Suresh V. Patkar	TMX	119	444.234661	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
16	Shrikant S. Deshpande	TMX	120	444.234662	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
17	Govindrao S. Kankar	TMX	121	444.234663	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
18	Vishal V. Patkar	TMX	122	444.234664	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
19	Govindrao S. Kankar	TMX	123	444.234665	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
20	Govindrao S. Kankar	TMX	124	444.234666	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
21	Govindrao S. Kankar	TMX	125	444.234667	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
22	Govindrao S. Kankar	TMX	126	444.234668	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
23	Govindrao S. Kankar	TMX	127	444.234669	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
24	Govindrao S. Kankar	TMX	128	444.234670	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
25	Govindrao S. Kankar	TMX	129	444.234671	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
26	Govindrao S. Kankar	TMX	130	444.234672	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
27	Govindrao S. Kankar	TMX	131	444.234673	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
28	Govindrao S. Kankar	TMX	132	444.234674	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
29	Govindrao S. Kankar	TMX	133	444.234675	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
30	Govindrao S. Kankar	TMX	134	444.234676	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
31	Govindrao S. Kankar	TMX	135	444.234677	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
32	Govindrao S. Kankar	TMX	136	444.234678	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
33	Govindrao S. Kankar	TMX	137	444.234679	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
34	Govindrao S. Kankar	TMX	138	444.234680	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
35	Govindrao S. Kankar	TMX	139	444.234681	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
36	Govindrao S. Kankar	TMX	140	444.234682	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
37	Govindrao S. Kankar	TMX	141	444.234683	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
38	Govindrao S. Kankar	TMX	142	444.234684	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
39	Govindrao S. Kankar	TMX	143	444.234685	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
40	Govindrao S. Kankar	TMX	144	444.234686	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
41	Govindrao S. Kankar	TMX	145	444.234687	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
42	Govindrao S. Kankar	TMX	146	444.234688	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
43	Govindrao S. Kankar	TMX	147	444.234689	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
44	Govindrao S. Kankar	TMX	148	444.234690	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
45	Govindrao S. Kankar	TMX	149	444.234691	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
46	Govindrao S. Kankar	TMX	150	444.234692	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
47	Govindrao S. Kankar	TMX	151	444.234693	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
48	Govindrao S. Kankar	TMX	152	444.234694	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
49	Govindrao S. Kankar	TMX	153	444.234695	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
50	Govindrao S. Kankar	TMX	154	444.234696	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
51	Govindrao S. Kankar	TMX	155	444.234697	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
52	Govindrao S. Kankar	TMX	156	444.234698	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
53	Govindrao S. Kankar	TMX	157	444.234699	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
54	Govindrao S. Kankar	TMX	158	444.234700	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
55	Govindrao S. Kankar	TMX	159	444.234701	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
56	Govindrao S. Kankar	TMX	160	444.234702	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
57	Govindrao S. Kankar	TMX	161	444.234703	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
58	Govindrao S. Kankar	TMX	162	444.234704	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
59	Govindrao S. Kankar	TMX	163	444.234705	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
60	Govindrao S. Kankar	TMX	164	444.234706	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
61	Govindrao S. Kankar	TMX	165	444.234707	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
62	Govindrao S. Kankar	TMX	166	444.234708	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
63	Govindrao S. Kankar	TMX	167	444.234709	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
64	Govindrao S. Kankar	TMX	168	444.234710	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
65	Govindrao S. Kankar	TMX	169	444.234711	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
66	Govindrao S. Kankar	TMX	170	444.234712	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
67	Govindrao S. Kankar	TMX	171	444.234713	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
68	Govindrao S. Kankar	TMX	172	444.234714	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
69	Govindrao S. Kankar	TMX	173	444.234715	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
70	Govindrao S. Kankar	TMX	174	444.234716	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
71	Govindrao S. Kankar	TMX	175	444.234717	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
72	Govindrao S. Kankar	TMX	176	444.234718	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
73	Govindrao S. Kankar	TMX	177	444.234719	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
74	Govindrao S. Kankar	TMX	178	444.234720	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
75	Govindrao S. Kankar	TMX	179	444.234721	Dec. Of Conveyance	SLAD-3202008	14/1/2008		Case P.P. & B. Debonair & Co-operative
76	Govindrao S. Kankar	TMX	180	444.234722	Dec. Of Conveyance	SLAD-3202008			

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High Court, Bombay

127	Олег П. Синий	8549	214	481,33кг/шт	Сорт ОИ Сортировка	БЛД- 87132904	15/137254	Сорт Прайс Беларусь & Сортировка
128	Карина О. Ингерман	8549	214	504кг/шт	Сорт ОИ Сортировка	БЛД- 87142904	15/137254	Сорт Прайс Беларусь & Сортировка
129	Людмила А. Гончарова	8549	214	481,33кг/шт	Сорт ОИ Сортировка	БЛД- 87142904	15/137254	Сорт Прайс Беларусь & Сортировка
130	Борис М. Шишкин	8549	214	481,33кг/шт	Сорт ОИ Сортировка	БЛД- 87142904	15/137254	Сорт Прайс Беларусь & Сортировка
131	Мария С. Альшик	8549	212	479кг/шт	Сорт ОИ Сортировка	БЛД- 87142904	15/137254	Сорт Прайс Беларусь & Сортировка
132	Софья В. Балаш	7819	145	481,33кг/шт	Сорт ОИ Сортировка	БЛД- 87142904	15/1340999	Сорт Прайс Беларусь & Сортировка
133	Каролин Е. Борис	8549	214	504кг/шт	Сорт ОИ Сортировка	БЛД- 87142904	15/137254	Сорт Прайс Беларусь & Сортировка
134	Юрий Г. Борисов	8549	214	504,33кг/шт	Сорт ОИ Сортировка	БЛД- 87142904	15/137254	Сорт Прайс Беларусь & Сортировка
135	Лена С. Григорьев	8549	214	478,15кг/шт	Сорт ОИ Сортировка	БЛД- 87142904	15/137254	Сорт Прайс Беларусь & Сортировка
136	Людмила Е. Аре	8549	214	477,15кг/шт	Сорт ОИ Сортировка	БЛД- 87142904	15/137254	Сорт Прайс Беларусь & Сортировка
137	Татьяна А. Кузнецова	8514113	217	471,25кг/шт	Сорт ОИ Сортировка	БЛД- 83378918	15/137254	Сорт Прайс Беларусь & Сортировка
138	Родионова О. Серебренникова	7819	117	413,33кг/шт	Сорт ОИ Сортировка	БЛД- 83378918	15/137254	Сорт Прайс Беларусь & Сортировка
139	Сергей В. Паслер	7819	140	474,33кг/шт	Сорт ОИ Сортировка	БЛД- 83378918	15/137254	Сорт Прайс Беларусь & Сортировка
140	Марина С. Аре	8549	214	481,33кг/шт	Сорт ОИ Сортировка	БЛД- 87142904	15/137254	Сорт Прайс Беларусь & Сортировка
141	Лена С. Чубрик	8514113	208	511,83кг/шт	Сорт ОИ Сортировка	БЛД- 83378918	15/137254	Сорт Прайс Беларусь & Сортировка
142	Сергей О. Сапко	8549	119	465,33кг/шт	Сорт ОИ Сортировка	БЛД- 83378918	15/137254	Сорт Прайс Беларусь & Сортировка
143	Каролин Е. Плюснина	8549	214	504кг/шт	Сорт ОИ Сортировка	БЛД- 87142904	15/137254	Сорт Прайс Беларусь & Сортировка
144	Марина О. Григорьева	8514113	94	411,66кг/шт 92,66кг/шт	Сорт ОИ Сортировка	БЛД- 83378918	15/137254	Сорт Прайс Беларусь & Сортировка
145	Владислава Павлович	7819	112	411,66кг/шт 92,66кг/шт	Сорт ОИ Сортировка	БЛД- 83378918	15/137254	Сорт Прайс Беларусь & Сортировка
146	Ольга Е. Симонова	8549	116	412,33кг/шт	Сорт ОИ Сортировка	БЛД- 83378918	15/137254	Сорт Прайс Беларусь & Сортировка
147	Борис С. Шевченко	8549	116	412,33кг/шт	Сорт ОИ Сортировка	БЛД- 83378918	15/137254	Сорт Прайс Беларусь & Сортировка

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High Court Bombay

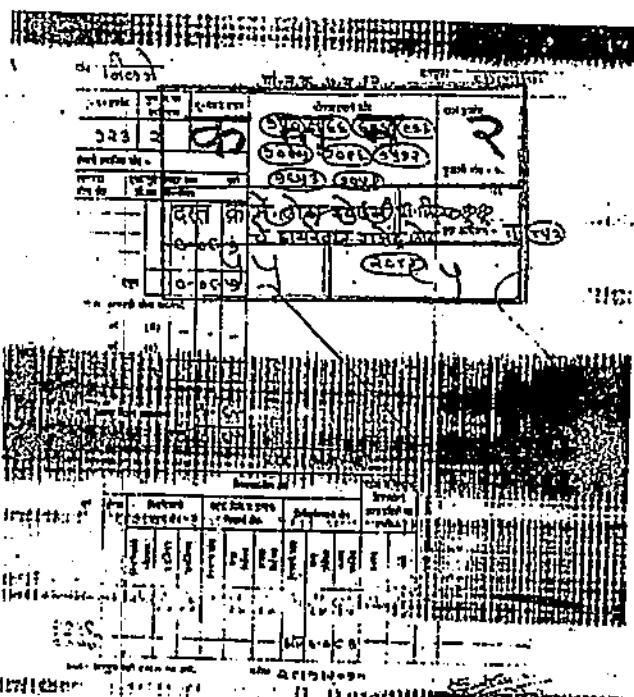
Line No.	Survey Name	Survey No.	Plot No.	Area	Grid Ref. Surveyed	Grid Ref. Measured	Diff. (m)	Grid Ref. Grid
100	Ward H. Survey	71923	419		Grid DR Surveyed	81245- 21147304	+0.177000	Grid Point Building 5
101	Capon V. Survey	71914.5	312		Grid DR Surveyed	81245- 21147310	-0.077000	Grid Point Building 5
102	Shelby G. Survey	71914.51	310		Grid DR Surveyed	81245- 21147309	-0.077000	Grid Point Building 5
103	Reed L. Survey	71915	311		Grid DR Surveyed	81245- 21147308	-0.077000	Grid Point Building 5
104	West Open Space	71915	41		Grid DR Surveyed	81245- 21147312	-0.077000	Grid Point Building 5
105	Williams R. Survey	71915	313		Grid DR Surveyed	81245- 21147311	-0.077000	Grid Point Building 5
106	Young R. Survey	71917	314		Grid DR Surveyed	81245- 21147310	-0.077000	Grid Point Building 5
107	Proctor M. Survey	71918	30		Grid DR Surveyed	81245- 21147309	-0.077000	Grid Point Building 5
108	Ridge H. Survey	71918.5	315		Grid DR Surveyed	81245- 21147310	-0.077000	Grid Point Building 5
109	Proctor T. Survey	71919	316		Grid DR Surveyed	81245- 21147310	-0.077000	Grid Point Building 5
110	Reed R. Survey	71919	311		Grid DR Surveyed	81245- 21147310	-0.077000	Grid Point Building 5
111	Unknown Survey	71919	300		Grid DR Surveyed	81245- 21147309	-0.077000	Grid Point Building 5

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129	Shane T. Amed	FBI-2	424	486,22	David C.F.	FLIC-5 5/21/2008	ZV1/17/2008	Dale Price Butlers & Coopersmith
130	Kathy M. Proffitt	FBI-2	36	486,22a,487	David C.F. Cooperatives	FLIC-5 5/21/2008	ZV1/17/2008	Dale Price Butlers & Coopersmith
131	Markie J. Chappell	BLIC-5	328	486,22a,487	David C.F. Cooperatives	FLIC-5 5/21/2008	ZV1/17/2008	Dale Price Butlers & Coopersmith
132	Markie S. Voss	CIP	196,321	486,22a,487 1/17/2008	David C.F. Cooperatives	FLIC-5 5/21/2008	ZV1/17/2008	Dale Price Butlers & Coopersmith
133	Sheron D. Corn	FBI-2	21	486,22a,487	David C.F. Cooperatives	FLIC-5 5/21/2008	ZV1/17/2008	Dale Price Butlers & Coopersmith
134	Gordon S. Davies	ZV1/1	183	486,22a,487	David C.F. Cooperatives	FLIC-5 5/21/2008	ZV1/17/2008	Dale Price Butlers & Coopersmith
135	Surf G. Astley	BAP	242,343	486,22a,487 4/21/2008	David C.F. Cooperatives	FLIC-5 5/21/2008	ZV1/17/2008	Dale Price Butlers & Coopersmith
136	Shawn N. Shewell	FBI-2	127	486,22a,487	David C.F. Cooperatives	FLIC-5 5/21/2008	ZV1/17/2008	Dale Price Butlers & Coopersmith
137	Wendy L. Felt	ZV1/1,7073	21,24	486,22a,487 7/21/2008	David C.F. Cooperatives	FLIC-5 5/21/2008	ZV1/17/2008	Dale Price Butlers & Coopersmith
138	Vernon G. Pfeiffer	1146	234	486,22a,487	David C.F. Cooperatives	FLIC-5 5/21/2008	ZV1/17/2008	Dale Price Butlers & Coopersmith
139	Matt V. Oteo	FBI-2	143	486,22a,487	David C.F. Cooperatives	FLIC-5 5/21/2008	ZV1/17/2008	Dale Price Butlers & Coopersmith
140	Lucille R. Kanohi	FBI-2	316	486,22a,487	David C.F. Cooperatives	FLIC-5 5/21/2008	ZV1/17/2008	Dale Price Butlers & Coopersmith
141	Markell A. Monroe	7074	4	486,22a,487	David C.F. Cooperatives	FLIC-5 5/21/2008	ZV1/17/2008	Dale Price Butlers & Coopersmith
142	Vicki L. Jeal	7094	63	486,22a,487	David C.F. Cooperatives	FLIC-5 5/21/2008	ZV1/17/2008	Dale Price Butlers & Coopersmith
143	Vickie V. Amerson	FBI-2	149	486,22a,487	David C.F. Cooperatives	FLIC-5 5/21/2008	ZV1/17/2008	Dale Price Butlers & Coopersmith
144	Veronica M. Rice	FBI-2	364	486,22a,487	David C.F. Cooperatives	FLIC-5 5/21/2008	ZV1/17/2008	Dale Price Butlers & Coopersmith
145	Wesley S. Kaukonen	7074	79	486,22a,487	David C.F. Cooperatives	FLIC-5 5/21/2008	ZV1/17/2008	Dale Price Butlers & Coopersmith
146	Stephanie E. Pfeiffer	1146	287	486,22a,487	David C.F. Cooperatives	FLIC-5 5/21/2008	ZV1/17/2008	Dale Price Butlers & Coopersmith
147	Keegan E. Pfeiffer	FBI-2	42	486,22a,487	David C.F. Cooperatives	FLIC-5 5/21/2008	ZV1/17/2008	Dale Price Butlers & Coopersmith
148	Brandy G. Cripeau	ZV1/1,7073 6/21/1	12,912, 176,177	486,22a,487 4/21/2008 5/21/2008 5/21/2008 5/21/2008	David C.F. Cooperatives	FLIC-5 5/21/2008	ZV1/17/2008	Dale Price Butlers & Coopersmith
149	Vernon B. Kannapen	ZV1/1,7073 7/27,	51,112,113	486,22a,487 4/21/2008 5/21/2008	David C.F. Cooperatives	FLIC-5 5/21/2008	ZV1/17/2008	Dale Price Butlers & Coopersmith

Pradip Garsch
Advocate
High Court, Bombay

2	Christopher V. Peceli	7642	173	SHALALA	David C. Casperos	ELMT- 1245-2013		Master Premises Policy United
1	Ruthlene S. Vargas	7565	151	401234028	David C. Casperos	ELMT- 1145-2013	64077713	Master Premises Policy United
1	Kathleen S. Velas	7566	152	401234029	David C. Casperos	ELMT- 1142-2013	64077719	Master Premises Policy United
10	Maria U. Piontek	7574-2013	4011	401234029	David C. Casperos	ELMT- 1147-2013	64077703	Master Premises Policy United
11	Patricia S. Limpio	7603	171	LIMPIO	David C. Casperos	ELMT- 1244-2013	64077705	Master Premises Policy United
12	Edward R. Keyser/ Dad	7640-2013	111	KEYSER	David C. Casperos	ELMT- 1245-2013	64077710	Master Premises Policy United
13	Lee B. Salsbury	7641-2013	172	SALSURY	David C. Casperos	ELMT- 1246-2013	64077716	Master Premises Policy United
14	Charles E. Sippen	7642	173	SIPPEN	David C. Casperos	ELMT- 1247-2013	64077718	Master Premises Policy United
15	Robert D. Arce	7643	173	ARCE	David C. Casperos	ELMT- 1248-2013	64077720	Master Premises Policy United
16	Edithene H. Astor	7645-2013	7744	ASTOR	David C. Casperos	ELMT- 1249-2013	64077719	Master Premises Policy United



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संख्या	प्रकार	विवरणीय देश						प्रति वर्ष विवरणीय अनुमति का अनुमान	वर्तमान अनुमति का अनुमान	वर्तमान अनुमति का अनुमान	दृष्टि	
		प्रति वर्ष विवरणीय अनुमति का अनुमान										
१	१	१	१	१	१	१	१	१	१	१	१	१
		१.३०	१.४०	१.५०	१.६०	१.७०	१.८०	१.९०	२.००	२.१०	२.२०	२.३०

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पृष्ठा ११ (ग्रन्थाचंद्र)

नं	क्रम	प्रायोगिक दर				प्रदूषण के साथ संबंधित विवरण					
		प्रदूषण का नाम	प्रदूषण की विवरण	प्रदूषण की विवरण	प्रदूषण की विवरण						
१	१	१	१	१	१	१	१	१	१	१	१
२००५	२००६	२००७	२००८	२००९	२०१०	२०११	२०१२	२०१३	२०१४	२०१५	२०१६
२०१०	२०११	२०१२	२०१३	२०१४	२०१५	२०१६	२०१७	२०१८	२०१९	२०२०	२०२१

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क्र.	नाम	प्रतिशत दर										वर्षा व बाढ़ी का समयीकृत अधिकारी वर्ष	वर्षा व बाढ़ी का समयीकृत अधिकारी वर्ष	
		प्रतिशत दर					प्रतिशत दर							
		प्रतिशत दर	प्रतिशत दर	प्रतिशत दर										
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15

गुरुवार
प्रातःकाल निष्ठा
प्राप्तिकाल, निष्ठा

क्र.	प्राप्ति विवरण										विवरण के अनुसार प्राप्ति	प्राप्ति का अनुमति दर	प्राप्ति का अनुमति दर	
	प्राप्ति	प्राप्ति का अनुमति दर												
१	१	१	२	३	४	५	६	७	८	९	१०	११	१२	१३

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क्र.	प्राचीन वर्ष										विवरण व विवरण	विवरण व विवरण	
	वर्ष	प्राचीन वर्ष	प्राचीन वर्ष	प्राचीन वर्ष									
१	१	२	३	४	५	६	७	८	९	१०	११	१२	१३
१२४२५	१२४२६	१२४२७	१२४२८	१२४२९	१२४३०	१२४३१	१२४३२	१२४३३	१२४३४	१२४३५	१२४३६	१२४३७	१२४३८

(607)

क्र.	नाम	प्रतिवेदन दर		वार्षिक विवरण		वार्षिक विवरण		वार्षिक विवरण
		प्रतिवेदन में से	वार्षिक विवरण में से	प्रतिवेदन में से	वार्षिक विवरण में से	प्रतिवेदन में से	वार्षिक विवरण में से	
१	२००९	१	१	१	१	१	१	१
२	२०१०	१	१	१	१	१	१	१

मा.	संि.	विवरणीय										प्राप्ति दर	प्राप्ति दर	प्राप्ति दर
		प्रति वर्ष												
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५
११	१२	१३	१४	१५	१६	१७	१८	१९	२०	२१	२२	२३	२४	२५
२६	२७	२८	२९	३०	३१	३२	३३	३४	३५	३६	३७	३८	३९	४०
४१	४२	४३	४४	४५	४६	४७	४८	४९	५०	५१	५२	५३	५४	५५
५६	५७	५८	५९	६०	६१	६२	६३	६४	६५	६६	६७	६८	६९	७०
७१	७२	७३	७४	७५	७६	७७	७८	७९	८०	८१	८२	८३	८४	८५
८६	८७	८८	८९	९०	९१	९२	९३	९४	९५	९६	९७	९८	९९	१००

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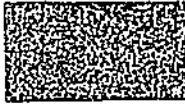
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शार्य नमुना सामान (विकलांगी वोटपत्र)										
क्र.	संख्या	विवरणपूर्ण वोटपत्र लाइन				विवरणपूर्ण वोटपत्र लाइन				वोटपत्र क्रमांक
		प्राप्ति वोटपत्र क्रमांक								
1	1	1	2	3	4	5	6	7	8	9
2	2	3	4	5	6	7	8	9	10	10
3	3	1	2	3	4	5	6	7	8	11
4	4	5	6	7	8	9	10	11	12	12
5	5	2	3	4	5	6	7	8	9	13
6	6	1	2	3	4	5	6	7	8	14
7	7	3	4	5	6	7	8	9	10	15
8	8	1	2	3	4	5	6	7	8	16
9	9	5	6	7	8	9	10	11	12	17
10	10	2	3	4	5	6	7	8	9	18
11	11	1	2	3	4	5	6	7	8	19
12	12	3	4	5	6	7	8	9	10	20
13	13	1	2	3	4	5	6	7	8	21
14	14	5	6	7	8	9	10	11	12	22
15	15	2	3	4	5	6	7	8	9	23
16	16	1	2	3	4	5	6	7	8	24
17	17	3	4	5	6	7	8	9	10	25
18	18	1	2	3	4	5	6	7	8	26
19	19	5	6	7	8	9	10	11	12	27
20	20	2	3	4	5	6	7	8	9	28
21	21	1	2	3	4	5	6	7	8	29
22	22	3	4	5	6	7	8	9	10	30
23	23	1	2	3	4	5	6	7	8	31
24	24	5	6	7	8	9	10	11	12	32
25	25	2	3	4	5	6	7	8	9	33
26	26	1	2	3	4	5	6	7	8	34
27	27	3	4	5	6	7	8	9	10	35
28	28	1	2	3	4	5	6	7	8	36
29	29	5	6	7	8	9	10	11	12	37
30	30	2	3	4	5	6	7	8	9	38
31	31	1	2	3	4	5	6	7	8	39
32	32	3	4	5	6	7	8	9	10	40
33	33	1	2	3	4	5	6	7	8	41
34	34	5	6	7	8	9	10	11	12	42
35	35	2	3	4	5	6	7	8	9	43
36	36	1	2	3	4	5	6	7	8	44
37	37	3	4	5	6	7	8	9	10	45
38	38	1	2	3	4	5	6	7	8	46
39	39	5	6	7	8	9	10	11	12	47
40	40	2	3	4	5	6	7	8	9	48
41	41	1	2	3	4	5	6	7	8	49
42	42	3	4	5	6	7	8	9	10	50
43	43	1	2	3	4	5	6	7	8	51
44	44	5	6	7	8	9	10	11	12	52
45	45	2	3	4	5	6	7	8	9	53
46	46	1	2	3	4	5	6	7	8	54
47	47	3	4	5	6	7	8	9	10	55
48	48	1	2	3	4	5	6	7	8	56
49	49	5	6	7	8	9	10	11	12	57
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150	150	2	3	4	5	6	7	8	9	158
151	151	1	2	3	4	5	6	7	8	159
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संस्कृत-गिरजा
प्राचीन ग्रन्थ

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कल्पना ३

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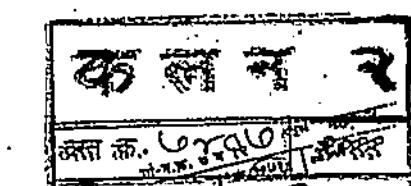
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Sl.	Date	Presentments						N.C.T. & State amounts of return			Total amount due		No.	
		Received from Bank	Received from State Govt.	Received from Local Govt.	Received from Other Govts.	Received from Other Sources	Received from Other Govts.	1	2	3	4	5	6	
1	1-1-1970	1,20,000	1,20,000	1,20,000	1,20,000	1,20,000	1,20,000	1	1	1	1	1	1	1
2	2-1-1970	1,20,000	1,20,000	1,20,000	1,20,000	1,20,000	1,20,000	1	1	1	1	1	1	1

कलन २

G-24 ^{repeated}



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२५ सप्टेम्बर
तत्त्वार्थी राजनीतिक्रम
प्रसारण

10 SEP 2008
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4 NOV 2010

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22 M. Saito

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25 JULY 2015

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15 JAN 2010

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© इतिहास
महाराष्ट्र सरकारी प्रिंटिंग
प्रिलेस, मुंबई.

21

पंक्ति १३ (मिथकी भैरवी)

क्र.	संख्या	विवरणीकरण की						विवरणीकरण की दिनांक	विवरणीकरण की दिनांक	विवरणीकरण की दिनांक
		प्रतिक्रिया	प्रतिक्रिया	प्रतिक्रिया	प्रतिक्रिया	प्रतिक्रिया	प्रतिक्रिया			
१	२	३	४	५	६	७	८	९	१०	११
२०१०	२०११	२०१२	२०१३	२०१४	२०१५	२०१६	२०१७	२०१८	२०१९	२०२०

4 NOV 2010

पात्रोंच्या निकले
स. अमरावती. पि. ठाणे.

गां.न.झ. ४ य १२

100% 1518

गां.न.सं. ६ प १२

संग्रहालयातील वर्तमान सं. नं. - 3 NOV 2010

द्वादश अवस्था

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प्राची-नाम, ६ व द्वि अंगुष्ठ—कुम्हार

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महाराष्ट्र विधान सभा
वस्त्रपत्र, मुंबई.

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25.

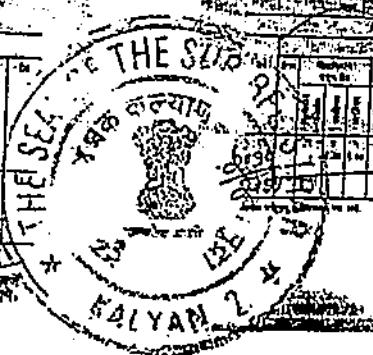
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13. *Leucosia* sp. (Diptera: Syrphidae) (C. H. Smith)

1

No.	Name	Present Status		Last known Status		Date of last known status		Date of present status		Reason for change		Notes
		Present Condition	Present Location	Last known Condition	Last known Location	Date of last known status	Year	Month	Day	Present Condition	Present Location	
1		Dead	At home	Dead	At home	10-10-1980	1980	10	10	Dead	At home	
2		Dead	At home	Dead	At home	10-10-1980	1980	10	10	Dead	At home	
3		Dead	At home	Dead	At home	10-10-1980	1980	10	10	Dead	At home	



1

152-FFB 1011

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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

LODHA DWELLERS PRIVATE LIMITED



22/07/2005
Permanent Account Number

AABCL1117D

2002005

मेरा लाइसेंस कार्ड में इनका नाम दर्शाया गया है।
आयकर विभाग द्वारा, एवं इस की रज़ि
पत्री दिल्ली, दालाना द्वारा, आमा निला अधिकारी,
ला. दी. पा., लोअर पार्स, मुम्बई - 400 013.



If this card is lost, someone's tax card is found,
please inform & return to :
Income Tax PAN Services Unit, NSDL
1st Floor, Times Tower,
Kanakla Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.
Tel: 91-22-2495 4600/Fax: 91-22-2495 0664.
e-mail: painfo@nsdl.co.in

कलन ₹	
दस्त क्र. ७४०६	२०११
६४	८४

घोषणापत्र

मी / आहो श्री . सुरेन्द्रन नाथर, मरीशा युतारी, नंतुजा ओक, तेजल इंजीनीयर यादवारे घोषित करतो / करते की, दुस्यम निवंधक: _____ याचे कार्या लयात प्रारूपात्मा या शिर्पकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे . अभिनंदन लोढा, अभिशेक लोढा, सुरेन्द्र के. शाळ, संदीप सवंगेना, मंगेश पुराणीक व इ.यांनी दि. २३.१२.२०१० रोजीआम्हाला दिलेल्या कुलमुखत्यारपत्राच्या आधारे आहो सदर दस्त नोंदणीस सादर केला आठे निष्पादीत करून कवुरीसिवाव दिला आहे . सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रुद्ध केले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झाले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र पुर्णपणे कुलमुखत्यारपत्र रद्दवातल ठरलेले नाही . सदरचे कुलमुखत्यारपत्र पुर्णपणे वैध असुन उपरोक्त कुठी करण्यास भी आही पुर्णता संपूर्ण आहे . सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९८८ चे कलम ८२ अन्याये शिक्षेसं मी आम्ही पात्र राहीन राहू याची मला आम्हाला जाणीव आहे .

तारीख :-

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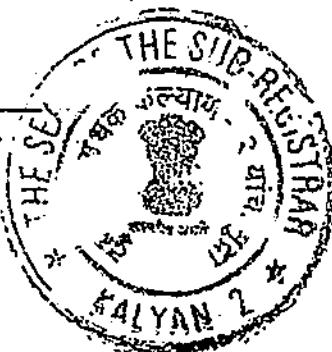
कुलभूखत्यारपत्रधारकांची सही. व नाव.

श्री. सुरेन्द्रन नाथर

गरीषा सुतारी,

संग्रहीत द्वारा

तेजल इंजीनीयर



SPECIAL POWER OF ATTORNEY

To all to whom this present shall come, We 1) MACROTECH CONSTRUCTION PRIVATE LIMITED. (2) LODHA LAND DEVELOPERS PRIVATE LIMITED. (3) LODHA ESTATE PRIVATE LIMITED. (4) LODHA CONSTRUCTION PRIVATE LIMITED. (5) LODHA BUILDERS PRIVATE LIMITED. (6) ARIHANT PREMISES PRIVATE LIMITED (7) LODHA PROPERTIES DEVELOPMENT PRIVATE LIMITED. (8) LODHA HOME DEVELOPERS PRIVATE LIMITED. (9) SIMTOOLS PRIVATE LIMITED. (10) LODHA BUILDCON PRIVATE LIMITED. (11) LODHA HOTEL BUILD FARMS PRIVATE LIMITED. (12) NAA PADMAVATI BUILDTech PRIVATE LIMITED. (13) LODHA HEALTHY CONSTRUCTION AND DEVELOPERS PRIVATE LIMITED. (14) COWTOWN LAND DEVELOPMENT PRIVATE LIMITED. (15) LODHA CROWN BUILDMART PRIVATE LIMITED. (16) LODHA DWELLERS PRIVATE LIMITED. (17) LODHA IMPRESSION REAL ESTATE PRIVATE LIMITED. (18) LODHA DEVELOPERS LIMITED. (19) LODHA PINNACLE BUILD TECH PRIVATE LIMITED. (20) GALAXY PREMISES PRIVATE LIMITED. (21) MAHAVIR BUILD ESTATE PRIVATE LIMITED. (22) MICROTech CONSTRUCTION PRIVATE LIMITED. (23) SHREENIWAS COTTON MILLS LTD. (24) NATIONAL STANDARD INDIA LIMITED. (25) SANTHNAGAR ENTERPRISES PRIVATE LIMITED. (26) LODHA QUALITY BUILDMART PRIVATE LIMITED. (27) LODHA DEVELOPERS PRIVATE LIMITED. (28) LODHA PRIME BUILD FARMS PRIVATE LIMITED. all of them Private Limited Companies registered under the Companies Act, 1956 and having its registered office at 236, Shah and Nahar, Dr. E. Moses Road, Worli, Mumbai - 400 018 and sales office at Lodha Pavilion, Apollo Mills Compound, N.M.J. Joshi Marg, Mahalaxmi - 400 018 (hereinafter for the sake of brevity collectively referred to as "the said Companies") and We LODHA GROUP OF COMPANIES 2) M/S. VIVER ENTERPRISES, 3) M/S. SHREE SAUNASH ENTERPRISES, 4) M/S. PRANIK LANDMARK ASSOCIATES, All of the Partnership Firms registered under the Partnership Act, 1932 and having its principal office at 216, Sagar Nizam, Dr. E. Moses Road, Worli, Mumbai-400 018 and sales office at Lodha Pavilion, Apollo Mills Compound N.M.J. Joshi Marg, Mahalaxmi - 400 018 (hereinafter referred to as "the said Firms")

And residing /office at Lodha Paradise, Majiwada, Thane (West)

SEND GREETINGS

WHEREAS the said Companies are engaged in business of real estate and property development and constructing various Buildings comprised of Residential Flats, and such other premises and selling such Residential Flats and such other premises in Mumbai and elsewhere in India.

This said Companies are in process of executing Agreements for Sale with the Prospective Purchasers and for the said Companies are required from time to time sign, execute, admit, Lodge and register the Agreements for Sale before the concerned Sub-registrar of Assurance, and in order to facilitate the same the said Companies are desirous of appointing SHRI SURENDRA NAIR, MRS. MARISHA SUTARI, MRS. RITUJA OAK and MS. TEJAL ENGINEER as Constituted Attorneys of the said Companies with following powers and authorities.

WE KNOW YOU ALL AND THESE PRESENTS WITNESS that We ABHINANDAN LODHA, DINESH LODHA, MANGESH PURANIK, SANDEEP SAXENA, SURENDRA K. SHAH of Mumbai, Indian and one of the Director of the said Companies doth hereby appoint, nominate and constitute the said SHRI SURENDRA NAIR, MRS. MARISHA SUTARI, MRS. RITUJA OAK and MS. TEJAL ENGINEER as true and lawful attorneys or agents of the said respective Companies with full powers and authority to jointly and severally do and execute all act, matters, deeds and things as hereinafter mentioned on behalf of, in the name of and for the Companies viz.

1. TO SIGN AND EXECUTE Letter of Allotment for the purpose of sale and allotment of Residential flats and such other premises in buildings constructed by the said Companies on the properties in different development projects in terms of Allotment letter approved by the said Companies or any of them.
2. TO ENTER INTO, SIGN AND EXECUTE Agreements for sale in connection with the Residential Flats, and such other premises in Building/s constructed by the said Companies on the properties in different development projects and incidental thereto signs necessary forms and papers for the purpose of effective registration of such Agreements.
3. Subject to prior approval of the management of the Company TO SIGN AND EXECUTE all forms, writing, affidavit and other ancillary papers and documents, as may be required, to enable the prospective Purchasers of the Residential Flats, and such other premises to secure loans and financial assistance from the bankers and financial institutions for the purpose of the payment of the consideration payable by the such prospective Purchasers to the Companies without making any monetary or others commitments or any other liabilities of



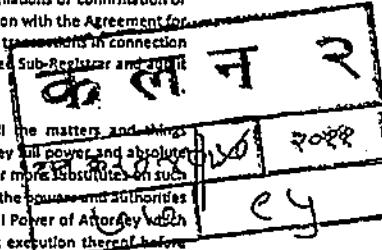
whatsoever nature thereto on behalf and against the said Companies to obtain the banker or financial institution.

4. TO APPEAR BEFORE AND ATTEND TO the concerned Sub-Registrar and TO LODGE AND PRESENT before him AND TO ADMIT execution of the Agreement for Sale executed by the Attorney with the prospective Purchasers lodged for registration in connection sale of the Residential Flats, and such other premises in the building constructed by the Companies or any of them and to do all necessary acts deeds matters and things for effectively registering the said Agreement of Sale.
5. TO SIGN AND EXECUTE Deed of Rectification or Cancellations or confirmation or any other documents, as may be required, in connection with the Agreement for sale of Residential Flats, and such other premises and to do all acts in connection therewith and lodge for registration with the concerned Sub-Registrar and admit execution thereof.
6. For the better doing, performing and executing all the matters and things aforesaid, I hereby further grant into the said Attorney full power and absolute authority to substitute and appoint in his place, One or more substitutes on such terms as he shall think fit and to exercise all or any of the powers and authorities and to do all acts, deeds and things under this Special Power of Attorney which includes execution of Agreement for Sale and admit execution thereof before concern Sub Registrar of Assurance for effective registration of such document and to revoke any such appointment from time to time and to substitute or appoint any others in his place as the said Attorney from time to time as he thinks fit and / or proper subject to terms stated therein.

Provided that notwithstanding anything hereinbefore contained, the said Attorney shall always act within and not outside the instruction or directions received by him from the management and board of directors of the said Companies and the said Companies hereby agree to ratify and confirm all acts and things lawfully done by the said attorney, pursuant to the powers hereinbefore contained.

This Power of Attorney shall remain valid and in force till same is revoked or cancelled by all or any of the Companies and/or so far as the said attorney is in employment in one of the said Companies.

IN WITNESS WHEREOF the Companies have put their respective seals on this

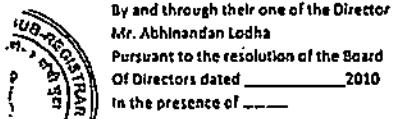


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SIGNED SEALED AND DELIVERED
BY and withinnamed
MACROTECH CONSTRUCTION PRIVATE LIMITED.
By and through their one of the Director
Mr. Abhinandan Lodha
Pursuant to the resolution of the Board
Of Directors dated _____ 2010
In the presence of _____



(A) lodha



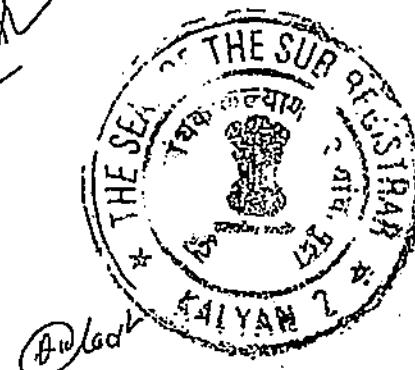
SIGNED SEALED AND DELIVERED
BY and withinnamed
LODHA ESTATE PRIVATE LIMITED,
By and through their one of the Director
Mr. Abhinandan Lodha
Pursuant to the resolution of the Board
Of Directors dated _____ 2010
In the presence of _____

(A) lodha

SIGNED SEALED AND DELIVERED
BY and withinnamed
LODHA CONSTRUCTION PRIVATE LIMITED.
By and through their one of the Director
Mr. Abhinandan Lodha
Pursuant to the resolution of the Board
Of Directors dated _____ 2010
In the presence of _____

(A) lodha

SIGNED SEALED AND DELIVERED
BY and withinnamed
LODHA HOME DEVELOPERS PRIVATE LIMITED.
By and through their one of the Director
Mr. Abhinandan Lodha
Pursuant to the resolution of the Board
Of Directors dated _____ 2010
In the presence of _____



(A) lodha



SIGNED SEALED AND DELIVERED
BY and withnnamed
LODHA BUILDCON PRIVATE LIMITED..
By and through their one of the Director
Mr. Abhinandan Lodha
Pursuant to the resolution of the Board
Of Directors dated _____ 2010
In the presence of _____

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८८	ey

(A) lodha

SIGNED SEALED AND DELIVERED
BY and withnnamed
LODHA CROWN BUILDMART PRIVATE LIMITED.
By and through their one of the Director
Mr. Abhinandan Lodha
Pursuant to the resolution of the Board
Of Directors dated _____ 2010
In the presence of _____

(A) lodha

SIGNED SEALED AND DELIVERED
BY and withnnamed
LODHA DEVELOPERS PRIVATE LIMITED.

SIGNED SEALED AND DELIVERED
BY and withinnamed
M/S. VIVEK ENTERPRISES
By and through their one of the Partner
Mr. Abhinandan Lodha
In the presence of ...

(A) loc/l

SIGNED SEALED AND DELIVERED
BY and withinnamed
M/S. SHREE SAJNATH ENTERPRISES
By and through their one of the Partner
Mr. Abhinandan Lodha
In the presence of ...

(A) loc/l

SIGNED SEALED AND DELIVERED -
BY and withinnamed
MAA PADMAVATI BUILDTECH PRIVATE LIMITED.
By and through their one of the Director
Mr. ABHISHECK LODHA
Pursuant to the resolution of the Board
Of Directors dated _____ 2010
In the presence of ...



SIGNED SEALED AND DELIVERED
BY and withinnamed
LODHA DWELLERS PRIVATE LIMITED.
By and through their one of the Director
Mr. Abhishek Lodha
Pursuant to the resolution of the Board
Of Directors dated _____ 2010
In the presence of ...

SIGNED SEALED AND DELIVERED
BY and withinnamed
LODHA QUALITY BUILD MART PRIVATE LIMITED.
By and through their one of the Director
Mr. Abhishek Lodha
Pursuant to the resolution of the Board

By and through their one of the Director
Mr. Abhinandan Lodha
Pursuant to the resolution of the Board
Of Directors dated _____ 2010
In the presence of ...



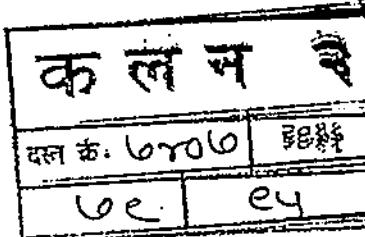
(A) loc/l

SIGNED SEALED AND DELIVERED
BY and withinnamed
LODHA PRIME BUILD FARMS PRIVATE LIMITED
By and through their one of the Director
Mr. Abhinandan Lodha
Pursuant to the resolution of the Board
Of Directors dated _____ 2010
In the presence of ...



SIGNED SEALED AND DELIVERED
BY and withinnamed
LODHA BUILDERS PRIVATE LIMITED.
By and through their one of the Director
Mr. Abhinandan Lodha
Pursuant to the resolution of the Board
Of Directors dated _____ 2010
In the presence of ...

SIGNED SEALED AND DELIVERED
BY and withnnamed
COWTOWN LAND DEVELOPMENT PRIVATE LIMITED,
By and through their one of the Director
Mr. Abhinandan Lodha
Pursuant to the resolution of the Board
Of Directors dated _____ 2010
In the presence of ...



(A) loc/l

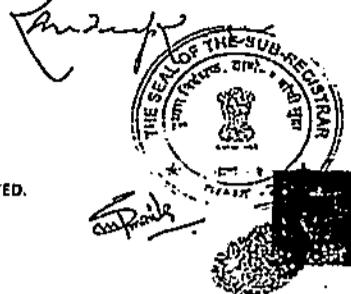
SIGNED SEALED AND DELIVERED
BY and withnnamed
M/S. LODHA GROUP OF COMPANIES
By and through their one of the Partner
Mr. Abhinandan Lodha
In the presence of ...

(A) loc/l

Pursuant to the resolution of the Board
Of Directors dated _____ 2010
In the presence of

SIGNED SEALED AND DELIVERED
BY and withinnamed
M/S. PRANIK LANDMARK ASSOCIATES
By and through their one of the Partner
Mr. Sandeep Saxena
In the presence of


SIGNED SEALED AND DELIVERED
BY and withinnamed
LODHA LAND DEVELOPERS PRIVATE LIMITED.
By and through their one of the Director
Mr. Mangesh Puranik
Pursuant to the resolution of the Board
Of Directors dated _____ 2010
In the presence of



SIGNED SEALED AND DELIVERED
BY and withinnamed
ARIHANT PREMISES PRIVATE LIMITED.
By and through their one of the Director
Mr. Mangesh Puranik
Pursuant to the resolution of the Board
Of Directors dated _____ 2010
In the presence of

arif mukund

SIGNED SEALED AND DELIVERED
BY and withinnamed
LODHA NOVEL BUILD FARMS PRIVATE LIMITED.
By and through their one of the Director
Mr. Mangesh Puranik
Pursuant to the resolution of the Board
Of Directors dated _____ 2010
In the presence of

arif mukund

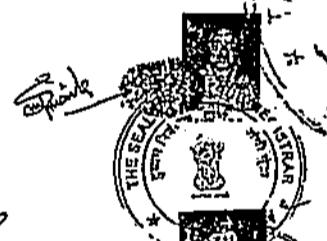
SIGNED SEALED AND DELIVERED
BY and withinnamed
NATIONAL STANDARD INDIA LIMITED
By and through their one of the Director
Mr. Mangesh Puranik
Pursuant to the resolution of the Board
Of Directors dated _____ 2010
In the presence of



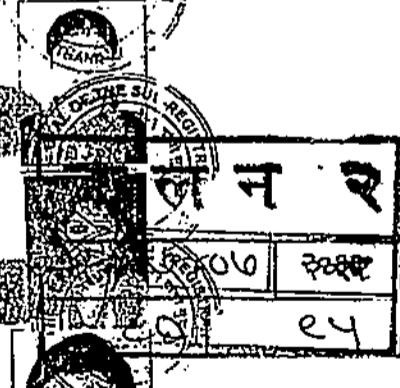
SHRI SURENDRA HAIR



MRS. MARISHA SUTARI — *funtari*



MRS. RUTUJA DAK — *Rutu*



MS. TEJAL ENGINEER



Signature and Photograph of Constituted Attorney



Dated this Day of 24 Dec 2010

H. *Sh.* *arif mukund*
arif mukund *Sh.* *arif mukund*

1) *[Signature]*



2) *[Signature]*



3) *Lalendar K. Shah*



4) *[Signature]*

5) *[Signature]*



6) *[Signature]*



7) *[Signature]*

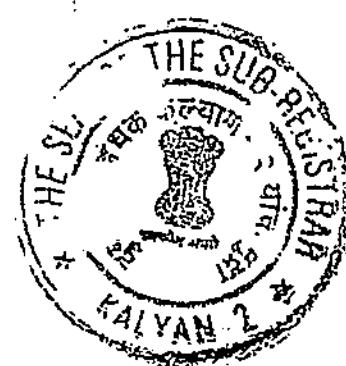


8) *[Signature]*



WE,

MICROTECH CONSTRUCTION PRIVATE LIMITED.
 LODHA DEVELOPERS PRIVATE LIMITED.
 LODHA LAND DEVELOPERS PRIVATE LIMITED.
 LODHA ESTATE PRIVATE LIMITED.
 LODHA CONSTRUCTION PRIVATE LIMITED.
 LODHA BUILDERS PRIVATE LIMITED.
 ARIHANT PREMISES PRIVATE LIMITED.
 LODHA PROPERTIES DEVELOPMENT PRIVATE LIMITED.
 LODHA HOME DEVELOPERS PRIVATE LIMITED.
 SIMTOOLS PRIVATE LIMITED.
 LODHA BUILDCONS PRIVATE LIMITED.
 LODHA NOVEL BUILD FARMS PRIVATE LIMITED.
 MAA PADMAVATI BUILDTECH PRIVATE LIMITED.
 LODHA HEALTHY CONSTRUCTION AND DEVELOPERS PRIVATE LIMITED.
 COWTOWN LAND DEVELOPMENT PRIVATE LIMITED.
 LODHA CROWN BUILD MART PRIVATE LIMITED.
 LODHA IMPRESSION REAL ESTATE PRIVATE LIMITED.
 SHREENIWAS COTTON MILLS LTD.
 LODHA DEVELOPERS LIMITED.
 LODHA DWELLERS PRIVATE LIMITED.
 LODHA Pinnacle BUILD TECH PRIVATE LIMITED.
 GALAXY PREMISES PRIVATE LIMITED.
 MAHAVIR BUILD ESTATE PRIVATE LIMITED.
 MICROTec CONSTRUCTION PRIVATE LIMITED.
 NATIONAL STANDARD INDIA LIMITED.
 SANTHINAGAR ENTERPRISES LIMITED.
 LODHA QUALITY BUILD MART PRIVATE LIMITED.
 LODHA PRIME BUILD FARMS PRIVATE LIMITED
 M/S. LODHA GROUP OF COMPANIES
 M/S. VIVEK ENTERPRISES
 M/S. SHREE SAINATH ENTERPRISES
 M/S. PRANIK LANDMARK ASSOCIATES



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a. by act*

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અદર મુદ્દેખાડી પગ બાજ દિન ૨૩/૧૨/૨૦૩૦ બેઠી

- ૧) માયાલોક ગાંધુકાલ સાલિ નએ અધ્યક્ષર ન હતું -
એવી ચારીંસિંહન ખોલ બાળાન બીજું હું
- ૨) જા પદમબની વિશેષેટ સાલિ ન હતું નએ બાપેલદ્યુ -
એવી લાભિલાલ લોલા બસમાન નાં હું
- ૩) મેલાસી પ્રીમિયમ કાણાનિ ન હતું નએ અધ્યક્ષર
એવી ચુંક ન હાથ સરસાન વાં હું
- ૪) લોલા પ્રીમિયમ વેલાપોટું રિલ ન હતું નએ અધ્યક્ષર -
એવી સંસી સંકોચન બનાનાન વાં હું
- ૫) ગોદ લોં ઉલલાલી સા લિન હતું નએ અધ્યક્ષર
એવી ગોડા પુણીગિનું બાળાન વાં હું સરી વિદેન હું
- ૬) એવી ચુંદું નાથ ન બનાનાન બીજું હું
- ૭) એવી ગરીબા સુનાત બસમાન વાં હું
- ૮) એવી કાગુંા માંન બસમાન વાં હું
- ૯) એવી નેગાન દૈનિક રાન બસમાન વાં હું હુંદોસી માણા -
બામદા નથી કરણ રિષી રાલંગા મોઠું વી વિષયી
અંગીંધારીને મંદાલ બનાન વાં હું
- ૧૦) એવી રાધું લેડુર સાલાન નાં હીં હીં ટે આંદીપણીન
સ્થાનસૌં ૭૪૮૧/૨૦૩૦ સામાનિકી-૩૦૦ - સુખોં-૩૦૦-૫૦૦-

P.P. Karp



ਲੰਘ ਦੁਖਿਆਨ ਨਿਰਵਿਅਕ ਤਾਣੇ ਛੁ ੨

टिप्पी: नवदर मुख्यालय पत्रामध्ये १५ ते २२ पाठ असून
याचा वर्णालय नाही।

सह दुर्यम निवधक ठाणे क्र ८

घौषणापत्र

मी / आम्हो थी. सुरेन्द्रन नायर, मरीशा मुतारी, नतुजा ओक, तेजल इंजीनीयरस याद्वारे घोषित करतो / करते का, दुच्यम नियंधक: _____ याचे कार्या लयात त्रिकारणीम या शिर्षकाचा दस्त नॉंदणीसाठी सादर करण्यात आला आहे. अभिनंदन लोढा, अभिशेक लोढा, सुरेन्द्र के. शाह, संदीप सुक्सेना, मंगेश पुराणीक व इ.यांनी दि. २३.१२.२०१० रोजीआम्हाला दिलेल्या कुलमुखत्यारपत्राच्या आधारे आम्ही सदर दस्त नॉंदणीस सादर केला आठे निष्पादीत कल्पन कंटकुलींजवाव दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झाले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र पुर्णपणे कुलमुखत्यारपत्र रद्यातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पुर्णपणे वैध असुन उपरोक्त कृती करण्यात मी आम्ही पुर्णतः संक्षेप आहे. सदरचे कथन हुकीते आदलून आल्यास, नॉंदणी अधिनियम १९७८ वे कलम ८८ अन्यवे शिक्षेस मी आम्ही पात्र राहील राहू याची मला आम्हाला जाणीव आहे.

तारीख :-

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यात्रा मी नंदगांव साचो	कै. ल्ल न २
दस्त. क्र. ५००५।	संपर्क
२३	१४

कुलमुखत्यारपत्रधारकाची सर्ही. व नाव.

Signature of Customer : *[Signature]*
I declare that I have checked the value mentioned and it
is not liable for any error in this document.



HDFC BANK LTD.
Mumbai
Branch
AUTHORIZED SIGNATORY DIVISION

PART III
For the Customer/
ACKNOWLEDGEMENT
Serial No.: 210722

A 1310

Received from **SURENDRA NAIK**

Feeling Amount: **50/-**
Charges: **10/-**
Total: **516/-**

SPECIAL POWERS OF ATTORNEY

To all to whom this presents shall come, We Mr. SURENDRA NAIK, MRS. MARISHA SUTARI, MRS. RUTUJA OAK and MS. TEJAL ENGINEER of Mumbai, Indian Inhabitant and Power of Attorney Holder(s) of MACROTECH CONSTRUCTION PRIVATE LIMITED, [2] LODHA LAND DEVELOPERS PRIVATE LIMITED, [3] LODHA ESTATE PRIVATE LIMITED, [4] LODHA CONSTRUCTION PRIVATE LIMITED, [5] LODHA BUILDERS PRIVATE LIMITED, [6] ARVANI PREMISES PRIVATE LIMITED, [7] LODHA PROPERTIES DEVELOPERS PRIVATE LIMITED, [8] LODHA HOME DEVELOPERS PRIVATE LIMITED, [9] SHATCOOL PRIVATE LIMITED, [10] LODHA BUILDCON PRIVATE LIMITED, [11] LODHA NOVEL BUILDFARMS PRIVATE LIMITED, [12] KMA PADHAVATI BUILDTECH PRIVATE LIMITED, [13] LODHA HEALTHY CONSTRUCTION AND DEVELOPERS PRIVATE LIMITED, [14] COWTOWN LAND DEVELOPMENT PRIVATE LIMITED, [15] LODHA CROWN BULDOMART PRIVATE LIMITED, [16] LODHA DWELLERS PRIVATE LIMITED, [17] LODHA URBAN ESTATE PRIVATE LIMITED, [18] LODHA DEVELOPERS LIMITED, [19] LODHA PINHALA PRIVATE LIMITED, [20] GALAXY PREMISES PRIVATE LIMITED, [21] MAHAVIR BUILD ESTATE PRIVATE LIMITED, [22] MICROTECH CONSTRUCTION PRIVATE LIMITED, [23] SHREENIVAS COTTON MILLS LTD, [24] PRATHONAH STANDARD INDIA LIMITED, [25] SAHITHAGAR ENTERPRISES LIMITED, [26] LODHA QUALITY BUILDERS PRIVATE LIMITED, [27] LODHA DEVELOPERS PRIVATE LIMITED, [28] LODHA PRIME BUILDERS PRIVATE LIMITED all of them Private Limited Companies registered under the Companies Act, 1932 and having its registered office at 216, Shah and Nahar, Dr. E. Moses Road, Worli, Mumbai - 400 018 and sales office at Lodha Pavilion, Apolo Mills Compound, N.M. Joshi Marg, Mahalaxmi - 400 011 (hereinafter for brevity collectively to as "the said Companies") and 3) M/S. LODHA GROUP OF COMPANIES, 2) M/S. VIVID ENTERPRISES, 3) M/S. SHREE SAJNATH ENTERPRISES, 4) M/S. PRANIK LANDMARK ASSOCIATES, Partnership Firms registered under the Partnership Act, 1932 and having its principal office at Shah and Nahar, Dr. E. Moses Road, Worli, Mumbai-400 018 and sales office at Lodha Pavilion, Apolo Mills Compound N.M. Joshi Marg, Mahalaxmi, Mumbai-400 011 (hereinafter referred to as "the said Firms")

SEND GREETINGS
WHEREAS:

- (a) The Companies and Firms are engaged in the business of Real Estate and Property Development and in the course of its said business the said Companies and said Firms are constructing various buildings and selling Residential Flats/ Shops /Bunglows in the said Buildings and for that purpose the said Companies and said Firms are entering into Agreements for Sale with prospective Purchasers.
- (b) We authorized vide Power of Attorney dated _____ to sign Agreements for Sale Of Residential Flats/ Shops /Bunglows and such other premises as constituted attorney Holder of said Companies and said Firms and exercise powers and authorities for an on behalf of the Said Companies and said Firms.
- (c) In order to facilitate the registration before the office of Sub-Registrar of Mumbai and all other States of Maharashtra and for admitting the execution of the said Agreement for Sale, we therefore Desirous of appointing Mr. Pandhari Kesarkar, Mr. Rahut Wandekar, Mr. Ramesh Rawal, Mr. Pramod Kamble and Mr. Anil Palande the Attorney to act on Our behalf in the manner hereinafter appearing.

NOW KNOW YE ALL AND THESE PRESENTS WITNESS that We, Mr. SURENDRA NAIK, MRS. MARISHA SUTARI, MRS. RUTUJA OAK AND MS. TEJAL ENGINEER of Mumbai, Indian Inhabitant and in my capacity as Power of Attorney Holders of the said Companies and said Firms do hereby nominate, constitute and appoint (1) MR. PANDHARI KESARKAR of Mumbai, Indian Inhabitant, Residing at Gafur Khan Chowk, Room No.7, New Mill Road, Sambhaji Chowk, Kurla (West), Mumbai - 400 070, (2) MR. RAHUL WANDEKAR of Mumbai, Indian Inhabitant, residing at Room No. 1, Athawale Building, Chitale Path, Bhavani Shankar Road, Dadar (West), Mumbai 400 028, (3) Mr. RAMESH RAWAL of Mumbai, Indian Inhabitant, Residing at Hanuman Nagar, Pragati Bhayyal, Sewa Sangh, Room No. 4, Moti Lal Nagar, M.G.Road, Goregaon (West), Mumbai 400 090 (4) Mr. PRAMOD KAMBLE of Mumbai, Indian Inhabitant, Residing at 8/15, Mata Ramabai Ambedkar Nagar, Dr. E. Moses Road, Worli, Mumbai - 400 018 and (5) Mr. ANIL PALANDE of Mumbai, Indian Inhabitant, residing at A - 202 chandresh Enclave, M.D. Nagar, Achola Road, Nallasopara (East), Mumbai 400 088 and lawful substituted Attorneys (hereinafter referred to as "the said Attorneys") individually and severally to do all or any of the following acts, deeds, matters and things for the said Companies and said Firms and in the name and on behalf of the said Companies and said Firms that is to say:

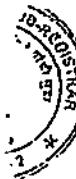
1. To lodge for registration various Agreements for sale of Flats/ Shops /Bunglows executed by us and behalf of the said Companies and said Firms with Sub-Registrar of Assurances at Mumbai and all other States of Maharashtra and to admit execution thereof on Our behalf for the said Companies and said Firms by any one of them.
2. We hereby specifically authorize the said Attorneys to attend and appear for Registration and to admit execution of agreements for Sale of Flats/ Shops /Bunglows and such other premises on behalf of the said Companies and said Firms before the said Sub Registrar of assurances.



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3. To do all or any other acts, deeds, matter and things for the purpose of effectually getting the said Agreements for Sale of Flats/Shops/Bungalows and such other premises registered with Sub-Registrar of Assurance at Mumbai and for all States of Maharashtra.
4. This Power of Attorney is still valid and subsisting till the same is revoked or cancelled by me and/or the aforesaid constituted attorneys remain in employment in one of the group Companies/Firms and /or I ceased to be constituted attorney holder of the said Companies and said Firms.
5. AND we hereby agree to ratify and confirm in capacity as Power of Attorney Holders of the said Companies and said Firms whatever the said Attorneys shall do or cause to be done by virtue of these presents.

IN WITNESS WHEREOF WE MR. SURENDRAJ NAIR, MRS. MARISHA SUTARI MRS. RUTUJA OAK and MS. TEJAL ENGINEER, Constituted Attorney holders of the said Companies and said Firms have put my hands to these presents on _____



SIGNED SEALED AND DELIVERED
By and withlnamed
MACROTECH CONSTRUCTION PRIVATE LIMITED
By and through its Constituted Attorney
Mr. SURENDRAJ NAIR, MRS. MARISHA SUTARI,
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of _____

*EPS
Sutari
Oak
Tejal*

SIGNED SEALED AND DELIVERED
By and withlnamed
MICROTEC CONSTRUCTION PRIVATE LIMITED
By and through its Constituted Attorney
Mr. SURENDRAJ NAIR, MRS. MARISHA SUTARI,
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of _____

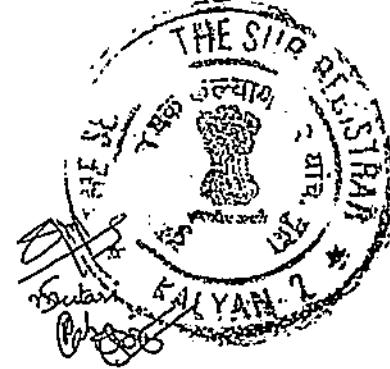
*EPS
Sutari
Oak
Tejal*

SIGNED SEALED AND DELIVERED
By and withlnamed
LODHA DEVELOPERS PRIVATE LIMITED
By and through its Constituted Attorney
Mr. SURENDRAJ NAIR, MRS. MARISHA SUTARI,
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of _____

*EPS
Sutari
Oak
Tejal*

SIGNED SEALED AND DELIVERED
By and withlnamed

LODHA LAND DEVELOPERS PRIVATE LIMITED
By and through its Constituted Attorney
Mr. SURENDRAJ NAIR, MRS. MARISHA SUTARI,
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of _____



SIGNED SEALED AND DELIVERED
By and withlnamed
LODHA ESTATE PRIVATE LIMITED.
By and through its Constituted Attorney
Mr. SURENDRAJ NAIR, MRS. MARISHA SUTARI,
MRS. RUTUJA OAK and MS. TEJAL ENGINEER.
In the presence of _____

*EPS
Sutari
Oak
Tejal*

SIGNED SEALED AND DELIVERED
By and withlnamed
LODHA CONSTRUCTION PRIVATE LIMITED
By and through its Constituted Attorney
Mr. SURENDRAJ NAIR, MRS. MARISHA SUTARI,
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of _____

<i>EPS</i>	
सुरेन्द्र नाईर	
दर्ता क्र.	10706
माह	६
वर्ष	२०११
CY	CY
_____ <i>Tejal</i>	

SIGNED SEALED AND DELIVERED
By and withlnamed
LODHA BUILDERS PRIVATE LIMITED
By and through its Constituted Attorney
Mr. SURENDRAJ NAIR, MRS. MARISHA SUTARI,
MRS. RUTUJA OAK and MS. TEJAL ENGINEER.
In the presence of _____

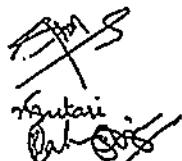
*EPS
Sutari
Oak
Tejal*

SIGNED SEALED AND DELIVERED
By and withlnamed
ARIHANT PREMISES PRIVATE LIMITED
By and through its Constituted Attorney
Mr. SURENDRAJ NAIR, MRS. MARISHA SUTARI,
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of _____

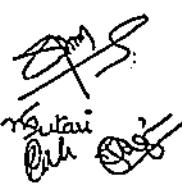
*EPS
Sutari
Oak
Tejal*

SIGNED SEALED AND DELIVERED
By and withlnamed
LODHA PROPERTIES DEVELOPMENT PRIVATE LIMITED
By and through its Constituted Attorney
Mr. SURENDRAJ NAIR, MRS. MARISHA SUTARI,
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of _____

SIGNED SEALED AND DELIVERED
BY and withinnamed
LODHA HOME DEVELOPERS PRIVATE LIMITED
By and through its Constituted Attorney
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of _____



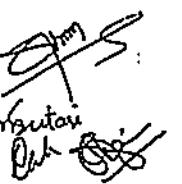
SIGNED SEALED AND DELIVERED
BY and withnnamed
SIMTOOLS PRIVATE LIMITED
By and through its Constituted Attorney
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of _____



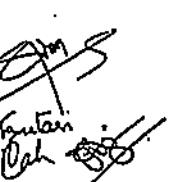
SIGNED SEALED AND DELIVERED
BY and withnnamed
LODHA BUILDCON PRIVATE LIMITED,
By and through Its Constituted Attorney
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of _____



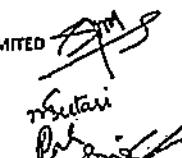
SIGNED SEALED AND DELIVERED
BY and withnnamed
LODHA NOVEL BUILDFARMS PRIVATE LIMITED
By and through Its Constituted Attorney
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of _____



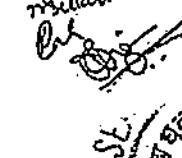
SIGNED SEALED AND DELIVERED
BY and withnnamed
MAA PADMAVATI BUILDTECH PRIVATE LIMITED
By and through Its Constituted Attorney
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of _____



SIGNED SEALED AND DELIVERED
BY and withnnamed
LODHA HEALTHY CONSTRUCTION AND DEVELOPERS PRIVATE LIMITED
By and through Its Constituted Attorney
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of _____



SIGNED SEALED AND DELIVERED
BY and withnnamed
COWTOWN LAND DEVELOPMENT PRIVATE LIMITED
By and through Its Constituted Attorney
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of _____



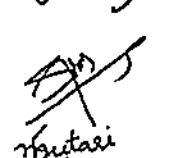
SIGNED SEALED AND DELIVERED
BY and withnnamed
LODHA CROWN BUILDMART PRIVATE LIMITED
By and through Its Constituted Attorney
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of _____



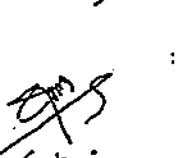
SIGNED SEALED AND DELIVERED
BY and withnnamed
LODHA DWELLERS PRIVATE LIMITED
By and through Its Constituted Attorney
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of _____



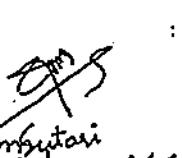
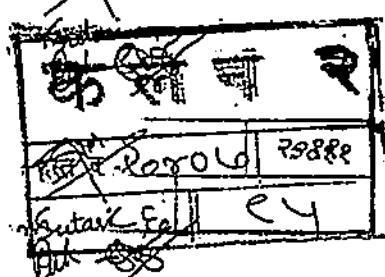
SIGNED SEALED AND DELIVERED
BY and withnnamed
LODHA IMPRESSION REAL ESTATE PRIVATE LIMITED
By and through Its Constituted Attorney
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of _____



SIGNED SEALED AND DELIVERED
BY and withnnamed
SHREENIWAS COTTON MILLS LTD.,
By and through Its Constituted Attorney
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of _____



SIGNED SEALED AND DELIVERED
BY and withnnamed

LODHA DEVELOPERS LIMITED
By and through Its Constituted Attorney
MR. SURENDRAN NAIR, MRS. MARISHA SUTARI
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of ...

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LIBRARY
REGISTRATION
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SIGNED SEALED AND DELIVERED
BY and with his name
LODHA PINNACLE BUILD TECH PRIVATE LIMITED
By and through its Constituted Attorney
Mr. SURENDRA NAIR, MRS. MARISHA SUTARI
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of ...

SJS
negative
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~~W. H. S.~~

[Signature]
Muntan
Pah

~~✓~~
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✓

SIGNED SEALED AND DELIVERED
By and witnessed by
GALAXY PREMISES PRIVATE LIMITED
By and through its Constituted Attorney
Mr. SURENDRA NAIK, MRS. MARISHA SUTARI
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of ...

SIGNED SEALED AND DELIVERED
BY and witnessed by
MAHAVIR BUILD ESTATE PRIVATE LIMITED
By and through Its Constituted Attorney
Mr. SURENDRA NAIR, MRS. MARISHA SUTARI^A
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of

SIGNED SEALED AND DELIVERED
By and within named
NATIONAL STANDARD INDIA LTD
By and through its Constituted Attorney
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of

SIGNED SEALED AND DELIVERED
By and within signed
SANTHINAGAR ENTERPRISES LTD
By and through Its Constituted Attorney
Mr. SURENDRA NAIK, MRS. MARISHA SUTARI
MRS. RUYUJA OAK and MS. TEJAL ENGINEER
In the presence of ...

SIGNED SEALED AND DELIVERED
BY and witnessed
LODHA QUALITY BUILD MART PRIVATE LIMITED
By and through Its Constituted Attorney
M.R. SURENDRA NAIR, MRS. MARISHA SUTARI
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of ...

SIGNED SEALED AND DILIVERED
BY and withlnnamed
LODHA PRIME BUILD FARMS PRIVATE LIMITED
By and through Its Constituted Attorney
MR. SURENDRA NAIR, MRS. MARISHA SUTARI^A
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of

कला भवन

नाम	दिनांक	प्रतिवेदन दिनांक
Chintan Patel	१५-०९-२०१६	२०१६
लोन कर्ता	मुख्य सचिव	लोन अधिकारी
Chintan Patel	Chintan Patel	Chintan Patel

SIGNED SEALED AND DELIVERED
BY and witnessed
M/S. LODHA GROUP OF COMPANIES
By and through its Constituted Attorney
Mr. SURENDRAN NAIT, MRS. MARISHA SUTARI^A
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of ...

SIGNED SEALED AND DELIVERED
BY and witnessnamed
M/S. VIVEK ENTERPRISES
By and through its Constituted Attorney
MR. SURENDRA NAIR, MRS. MARISHA SUTARI
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of

SIGNED SEALED AND DILIVERED
BY and witnessnamed
M/S. SHREE SAINATH ENTERPRISES
By and through Its Constituted Attorney
Mr. SURENDRA NAIR, MRS. MARISHA SUTARI
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of

SIGNED SEALED AND DELIVERED
BY and witnessed
M/S. PRANIK LANDMARK ASSOCIATES
By and through its Constituted Attorney
Mr. SURENDRAHNAI, MRS. MARISHA SUTARI
MRS. RUTUJA DAK and M/S. TEJAL ENGINEER
In the presence of ...

Mr. SURENDRAHNAI, MRS. MARISHA SUTARI
MRS. RUTUJA DAK and M/S. TEJAL ENGINEER

Signature and Photograph of Constituted Attorney

Dated this Day of 2010

1. PANDHARI KESARKAR - P.R. Kesarkar

2. RAHUL WANDEKAR

3. RAMESH RAWAL

4. PRAMOD KAMBLE

Rahul MV

Ramesh Rawal

Pramod Kamble

Akhil Palande

5. AKHIL PALANDE
Akhil Palande

6. P. PAWAR
P. Pawar

7. S. MOSC
S. mosc

1) GB

2) Rutuji

3) Rah.

4) RP

5) RR

कलन २	
दस्त क्र. ०७४८	मार्ग संख्या ३०५८
THE SEAL OF THE STATE REGISTRATION OFFICE	१४

6) P.R. kesarkar

7) Rutuji

8) Rah.

9) RP

Power of attorney holder of -

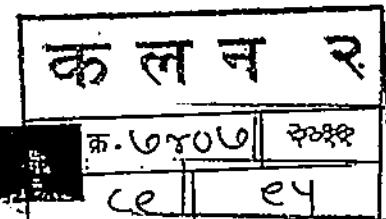
MACROTECH CONSTRUCTION PRIVATE LIMITED.
LODHA DEVELOPERS PRIVATE LIMITED.
LODHA LAND DEVELOPERS PRIVATE LIMITED.
LODHA ESTATE PRIVATE LIMITED.
LODHA CONSTRUCTION PRIVATE LIMITED.
LODHA BUILDERS PRIVATE LIMITED.
ARIHANT PREMISES PRIVATE LIMITED.
LODHA PROPERTIES DEVELOPMENT PRIVATE LIMITED.
LODHA HOME DEVELOPERS PRIVATE LIMITED.
SIMITOOLS PRIVATE LIMITED.
LODHA BUILDCON PRIVATE LIMITED.
LODHA NOVEL BUILDFARMS PRIVATE LIMITED.
MAA PADMANAVI BUILDETECH PRIVATE LIMITED.
LODHA HEALTHY CONSTRUCTION AND DEVELOPERS PRIVATE LIMITED.
COWTOWN LAND DEVELOPMENT PRIVATE LIMITED.
LODHA CROWN BUILDMART PRIVATE LIMITED.
LODHA IMPRESSION REAL ESTATE PRIVATE LIMITED.
SHREENIWAS COTTON MILLS LTD.
LODHA DEVELOPERS LIMITED.
LODHA DWELLERS PRIVATE LIMITED.
LODHA PINNACLE BUILD TECH PRIVATE LIMITED.
GALAXY PREMISES PRIVATE LIMITED.
MAHAVIR BUILD ESTATE PRIVATE LIMITED.
MICROTEC CONSTRUCTION PRIVATE LIMITED.
NATIONAL STANDARD INDIA LIMITED.
SANTHINAGAR ENTERPRISES LIMITED.
LODHA QUALITY BUILDMART PRIVATE LIMITED
LODHA PRIME BUILDFARM PRIVATE LIMITED
M/S. LODHA GROUP OF COMPANIES now known LODHA PALAZZO
M/S. VIVEK ENTERPRISES
M/S. SHREE SAINATH ENTERPRISES
M/S. PRANIK LANDMARK ASSOCIATES



۱۸۹/۲۰۹۵

સ્વરૂપ મુખ્યમાન પત્ર ગાંધી દિન 23 1921 બેંગાળ

- १) चोप्तानिक वैदिक भाषा में इसे लिखते हैं यह
२) डिप्टी युरेन जामर समाज एवं दृष्टि
३) अधीन समीक्षा नुसारी व्यवहार एवं मुद्रा
४) अधीन उत्तराञ्जलि समाज एवं दृष्टि
५) युग्म व्यवहार दृष्टिगत समाज नुसारी व्यवहार
६) युग्म व्यवहार एवं व्यवहार एवं दृष्टि
७) अधीन व्यवहार कासखर समाज एवं दृष्टि
८) अधीन व्यवहार वैदिक समाज एवं दृष्टि
९) अधीन व्यवहार व्यवहार समाज एवं दृष्टि
१०) अधीन व्यवहार कासखर समाज एवं दृष्टि
११) अधीन आशिक पाठ्यालय समाज एवं दृष्टि
जै पुस्तक गिरिह दृष्टि एवं नियम
व्यवहार समाज व्यवहार एवं व्यवहार समाज
विधायी अधीन व्यवहार व्यवहार समाज एवं दृष्टि
१२) अधीन व्यवहार व्यवहार समाज एवं दृष्टि
पटविनाम
उत्तराञ्जलि ११५१२०१० व्यवहार की १००।-मुद्रा



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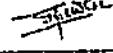
A black and white portrait of a middle-aged man with dark hair and glasses. He is wearing a light-colored shirt with a subtle pattern. The photo is set against a dark background.

ल्पेच्या लोकां
भजानन् ते

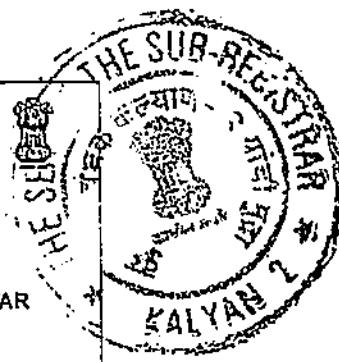
सह द्रव्यम निवंधक ठाणे क्र स

अहं दुर्योगं निवन्धवः ठाणे ३५ २

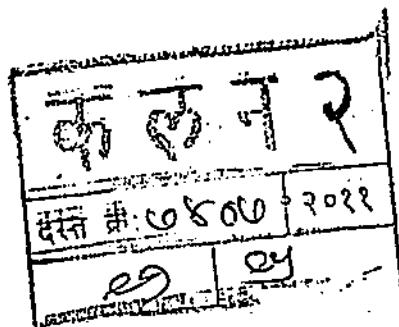
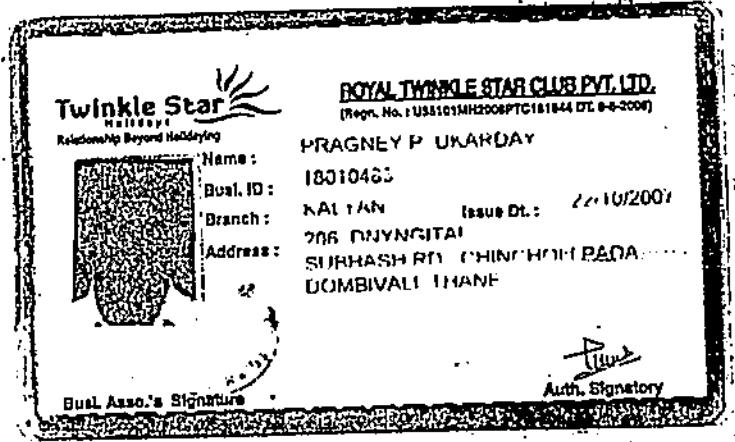


स्थान तेजा राज्य /PERMANENT ACCOUNT NUMBER	
AAZPP1796M	
नाम /NAME	
SANJAY DATTATRAY PAWAR	
पिता का नाम /FATHER'S NAME	
DATTATRAY JAGANNATH PAWAR	
जन्म तिथि /DATE OF BIRTH	
20-06-1964 <i>Pawar</i>	
हस्ताक्षर /SIGNATURE	
	
आयकर आयुक्त (कम्प्यूटर फैल)	
Commissioner of Income-tax (Computer Operations)	

Sanjay Pawar



क्र. ल. नं. २	
दस्त नं. 60406	१०६६
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स्थायी सेवा संख्या /PERMANENT ACCOUNT NUMBER

AIFPP9723N



नाम /NAME

VIJAY KESHAV POYEKAR



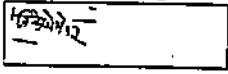
पिता का नाम /FATHER'S NAME

KESHAV NARAYAN POYEKAR

जन्म तिथि /DATE OF BIRTH

10-11-1962

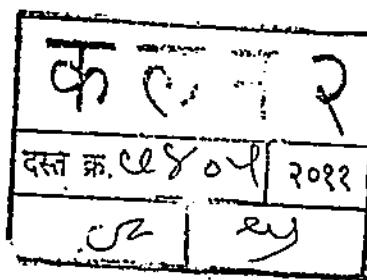
हस्ताक्षर /SIGNATURE



P.R.Sharma

अम्बर अमृत (अम्पूर चोप)

Commissioner of Income-Tax(Computer Operations)



क्र. ८०२

दस्त. क्र. ८०२ २०११

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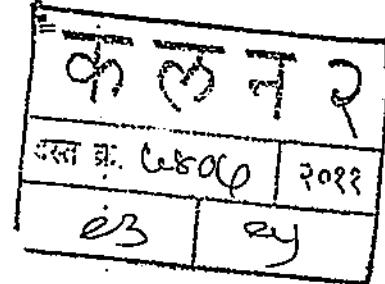
₹. Rs. 5000/- दर्शक के लियत में अधिकारी द्वारा रकम देने का दृष्टि है।
अस्तवाचार द्वारा दर्शक को अपनी रकम का प्राप्त करना चाहिए।

State Bank of India	State Bank of India
देंकर्स चैक	देंकर्स चैक
BANKERS CHEQUE	BANKERS CHEQUE
PAY THE JOINT SUB REGISTRAR, KALYAN	को या उनके आदेश पर OR ORDER
RUPEES	RUPEES
TWO THREE ZERO ZERO	Rs. 27300/-
THOUSANDS HUNDRED TENS UNITS	Amount Below 27301(25)
PAISE ZERO ONLY	
क्रमी रुपये गली शाही Issuing Branch:NARI BR. MUMBAI फोकॉड/Code No.: 06964 Tel No.: 022-20272222 IOI 000164724270 Key: ROLLIN Sr. No: 99301 प्रमित रसायनालै / AUTHORIZED SIGNATORY राधा रामेश / BRANCH MANAGER संसाधन भवन फ्लॉ. 13, 14, 15 परिवार भवन फ्लॉ. 13, 14, 15	

दिनांक/DATE: 08/07/2011
Key: ROLLIN
Sr. No: 99301

आदा कर्ते
For STATE BANK OF INDIA

क्रमी रुपये गली शाही
Issuing Branch:NARI BR. MUMBAI
फोकॉड/Code No.: 06964
Tel No.: 022-20272222
IOI 000164724270 Key: ROLLIN Sr. No: 99301
प्रमित रसायनालै / AUTHORIZED SIGNATORY
राधा रामेश / BRANCH MANAGER
संसाधन भवन फ्लॉ. 13, 14, 15
परिवार भवन फ्लॉ. 13, 14, 15



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09/07/2011
12:02:24 pm

दुष्यम निवंधकः
कल्याण 2

दस्त गोषवारा भाग-1

दस्त क्र 7407/2011

eKyc

दस्त क्रमांक : 7407/2011

दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

 नाव: विद्या संजय पवार -

लिहून घेणार



पत्ता: घर/फ्लॅट नं: -

वय 39

गल्ली/रस्ता: -

सही *Walter*

ईमारतीचे नाव: -

ईमारत नं: अंधेरी मुंबई

पेट/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -

पैन नम्बर: ANJPP 0406 H

 2 नाव: संजय डि पवार -

लिहून घेणार



पत्ता: घर/फ्लॅट नं: -

वय 47

गल्ली/रस्ता: -

सही *Walter*

ईमारतीचे नाव: -

ईमारत नं: सदर

पेट/वसाहत: -

शहर/गाव: -

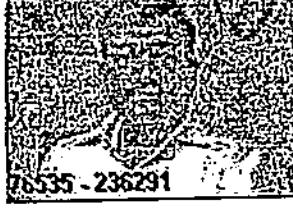
तालुका: -

पिन: -

पैन नम्बर: AAZPP 1796 M

 3 नाव: मे. लोडा डयेलर्स प्रा.लि तर्फ कु.मु. महणुन सुरेशन

लिहून घेणार



नायर यांचे तर्फ कु.मु. महणुन प्रशोद कांवळे

वय 31

सही *Ramnath*

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: 2



1 OF 1

दस्तऐवज करून देणार तथाकथीत [करारनामा] दस्तऐवज करून दिल्याचे क्यूल करतात.

दस्त क्र. [कलन2-7407-2011] चा गोपवारा
याजार मुल्य : 1989000 मोबदला 2723364 भरलेले मुद्रांक शुल्क : 146500

दस्त हजर केल्याचा दिनांक : 09/07/2011 11:59 AM
निष्पादनाचा दिनांक : 08/07/2011
दस्त हजर करणा-याची सही :

Shawar

दरताचा प्रकार : 25) करारनामा

शिवका क्र. 1 ची वेळ : (सावधीकरण) 09/07/2011 11:59 AM
शिवका क्र. 2 ची वेळ : (फ्री) 09/07/2011 12:02 PM
शिवका क्र. 3 ची वेळ : (कवुली) 09/07/2011 12:02 PM
शिवका क्र. 4 ची वेळ : (ओळख) 09/07/2011 12:02 PM

दस्त नोंद केल्याचा दिनांक : 09/07/2011 12:02 PM

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करत दणा-याचा व्यक्तीश: ओळखाता य त्यांची ओळख पटवितात.

1) प्रग्नेय उकारडे - , घर/फ्लॅट नं: -

गल्ली/रुशी:

ईमारतीचे नाव:

पेट/वसाहत:

शहर/गाव:-

तालुका:-

पिन:-

2) विजय पोथेकर - , घर/फ्लॅट नं: -

गल्ली/रस्ता:

ईमारतीचे नाव:-

ईमारत नं:-

पेट/वसाहत:-

शहर/गाव:-

तालुका:-

पिन:-

जितावेश,
दु. निवंधकाची सही
कल्याण 2



प्रमाणित करण्यात येते की,
द.ल. ५४००/२०११ मध्ये
१५ रुपये आहेत.
पुढीक १..... रुपये ५४००
०५००.०० का ५ का नोंदला
जितावेश,
सह. दुर्यु. ठाकरे, कल्याण-२
दि ०९/०७/२०११

पावती क्र.:7455 दिनांक:09/07/2011
पावतीचे वर्णन
नांव: विद्या संजय पवार - -

27240 : नोंदणी फी
1900 : नक्कल (आ. 11(1)), पृष्ठांकनाची
नवकल (आ. 11(2)),
रुजवात (आ. 12) व छायाचित्रण (आ. 13) ->
एकत्रित फी

29140: एकूण

जितावेश,
दु. निवंधकाची सही, कल्याण 2

