

ELITA
UPPER HOUHO

AGREEMENT FOR SALE

WING: D

FLAT NO:

302

FLOOR NO:

3

INDIA NON JUDICIAL

Government of Maharashtra

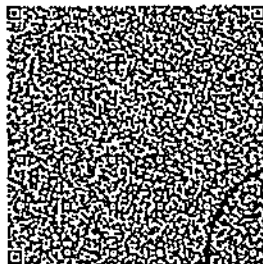


सत्यमेव जयते

e-Stamp

Issued by: Bhalak Gite
Stock Holding Corporation of India Ltd.
Location: SHCIL Andheri
Signature: [Signature]
Details can be verified at www.shcilestamp.com

Certificate No.	: IN-MH06969240580805K
Certificate Issued Date	: 23-Feb-2012 01:49 PM
Account Reference	: SHCIL/ED/mhsho/01/ANDHERI/MH-MSU
Unique Doc. Reference	: SUBINEMHSHO/0107509196255244K
Purchased by	: P N Ramaswamy
Description of Document	: Article 25(b)(i)(d) Conveyance
Property Description	: flat no 302, Wing-D (Elita Village Andheri)
Consideration Price (Rs.)	: 2,99,99,280 (Two Crore Ninety Nine Lakh Ninety Nine Thousand Two Hundred And Eighty only)
First Party	: Keystone Realtors Pvt Ltd
Second Party	: P N Ramaswamy
Stamp Duty Paid By	: P N Ramaswamy
Stamp Duty Amount (Rs.)	: 14,82,600 (Fourteen Lakh Eighty Two Thousand Six Hundred only)



Please write or type below this line-----

81

बदल-४/
१४३१ २
२०१२

Statutory Alert:

1. The authenticity of the Stamp Certificate can be verified at Authorized Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs).
2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site www.shcilestamp.com

मूल्यांकन प

2012

दिनांक 24/02/2012

मुंबई(उपनगर)

- 39-अंधेरी (अंधेरी)

- 39/198 अ -भुभाग:खालील सिटीएस न मधील मिळकती

मिळकतीचा क्रमांक

इतर -

नागरी क्षेत्राचे नांव

मुंबई(उपनगर)

मिळकतीचे वर्ग

वांधीव

बाजार मूल्य दर तक्त्यानुसार
पत्रि चौ मीटर मल्लादर

खुली जमीन
93,700

निवासी सदनिका
156,300

कार्यालय
195,400

दुकाने
244,300

औद्योगिक
156,300

मिळकतीचे क्षेत्र

121.78

चौरस मीटर

वांधकामाचे वर्गीकरण

1-आर सी सी

मिळकतीचा वापर

निवासी सदनिका

उद्वाहन सविधा

आहे

मिळकतीचे वय

0 TO 2

(Rule 5)

मजला

2

घसा-यानुसार मिळकतीचा
प्रति चौ. मीटर मूल्यदर

= घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * घसारा टक्केवारी

(Rule 5 or 8)

= 156,300.00 * 100.00 / 100

= 156,300.00

A) मुख्य मिळकतीचे मूल्य

= घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * मिळकतीचे क्षेत्र * मजला निहाय घट/वाढ

(Rule 19 or 20)

= 156,300.00

= 19,034,214.00

00.00 / 100

बंदिस्त वाहन तळाचे क्षेत्र

= 22.30 चौरस मीटर

(Rule 17(1))

बंदिस्त वाहन तळाचे मूल्य

= 22.30 * (25.00 / 100) * 156,300.00

= 871,372.50

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + पोटमाक्याचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य +

बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य

= A + B + C + D + E + F + G + H

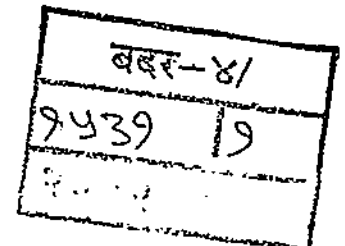
= 19,034,214.00 + 0.00 + 0.00 + 0.00

+ 871,372.50 + 0.00 + 0.00 + 0.00

MV = 19,905,587.00

AV = 29,999,280 / - High

२४



KIND ATTN: MR SANDEEP ³ GAWDE.

नोंदणी ३३ नं.
दि. २७. २७. २०१७

पावती क्र.

सत्तरेवनासां/अर्जाचा अनुक्रमांक

दिनांक २९/१०/१७ सन २०१७

सत्तरेवनाचा प्रकार-

सुध्यारनामा (अर्जाबाधन)

पापर कारणारचे नाम-

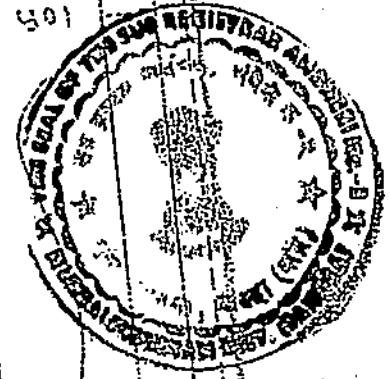
प्रेमि वीकी चौधरी

सत्तरेवनाचे की गिळाती:-

- नोंदणी फी
- नक्कात फी (फोटोसो)
- पृष्ठांकनाची नक्कात फी
- उपासकचर्च
- नक्कात किंवा कापणे (कलम ६४ ते ६७)
- सोष्ट किंवा निरीक्षण
- दंड-नक्कात २५ अन्वये
- कलम ६४ अन्वये
- प्रमाणित नक्कात (कलम ५३) (फोटोसो)
- इतर फी (मार्गीस धानावरिल) याव नं.

जे. की.
२४६/००
४५५/००
१५-१५-२००
२५/१०/१७

१.	२.
५०१	
५०	



सत्तरेवना
नक्कात

येजा तयार होईल न

नोंदणीकृत राबिते
सत्तरेवनात
दंड सुध्यास निवृत्ती
होईल अन्वये लिखा.

सत्तरेवनाचा काही भाग दिलेल्या कारणीच्या
द्वारे नोंदणीकृत राबिते पाठवता.
हवाली करावा.

सादरकर्ता

बंदर-४/
१५४० ७८
२०१७



MAHARASHTRA
 S. No. 229
 - 8 OCT 2007
 Date: 15 OCT 2007

श्री. विनोद अंकुश रामो (प.मु.वि. नं. २२०) AB 065964
 जो. सं. २, राजकाजी विमानतळ, मुंबई
 धांधडी पत्ता: २०२, २, हनुमन्ती, आंध्र प्रदेश, भारत
 पत्रांक: २५००
 तहसील/जिल्हा: ...
 पोस्टा ब: ...



GENERAL POWER OF ATTORNEY

NOW ALL MEN BY THESE PRESENT I, PERCY SOLI CHOWDHRY aged about 34 years, adults, Indian Inhabitant, having my address for the present of these purpose at 3rd Floor, JMC House, Biskeri Compound, W. E. Highway, Andheir (East), Mumbai - 400 099, hereby SEND GREETINGS:-

१५

१५
 १५८० १०२
 २०१२

भारतीय नॉन जूडिशियल

पचास
रुपये

₹ 50



FIFTY
RUPEES

RS 50

INDIA

INDIA NON JUDICIAL

MUMBAI MAHARASHTRA

S. No. 229

- 6 OCT 2007

श्री. विनोद अशुवा राणे (पग. नि. क्र. २२९)

खो. सं. २, राजपती विडीकरण

ऑफिस कारा. २, २२९, के. ए. रावकर नगर

दाखिल क्र. १५०७

क्रमांक १५०७

संबंधी/श्रीमता. Party

संसा. सं. १५०७

AB 065963



WHEREAS I am the Director in various companies namely:

- (1) M/s. Keystone Realtors Pvt. Ltd., (Registration No. 11-94208)
- (2) M/s. Brickwork Trading Pvt. Ltd., (Registration No. 11-116403)
- (3) M/s. Credence Property Developers Pvt. Ltd., (Registration No. 11-96712)
- (4) M/s. Ashray Dwellers Pvt. Ltd., (Registration No. 11-0898819)
- (5) M/s. Rustomjee Developments Pvt. Ltd., (Registration No. V-45201-MH 2001 PTC-132977)
- (6) M/s. Rustomjee Landmark Construction Pvt. Ltd., (Registration No. 11-108008)

81

कार-४/	
१५०७	६०
२०१२	

- (7) M/s. Prism Realty Pvt. Ltd., (Registration No.V70100 MH 2003 PTC-141380)
- (8) M/s. Ircon Engineering Pvt. Ltd., (Registration No.11-127235)
- (9) M/s. West Wood Realtors Pvt. Ltd.,

WHEREAS I am likely to be Director in many more companies to be formed and registered either in the State of Maharashtra and elsewhere in India.

WHEREAS due to exigencies of meeting the schedules I am not in a position to attend personally to various assignments including the lodging, admission, registration and collecting Original Agreement for Sale duly registered at the office of the Sub - Registrar, Bandra, Fort Mumbai, Borivali, Goregaon, Kurla, chembur and any other Sub - Registrar of Assurances in India as the case may be in respect of the various and singular Agreement for Sales, Deed of Conveyance, Affidavits and undertakings as may be required wherein I am to execute and admit the execution of the Documents as Director of the companies wherein I am presents as the Director or I may be the Director in any of the companies to be formed, incorporated and registered in the State of Maharashtra and in any other State in India.

WHEREAS I am desirous of appointing a fit and proper person as my true and lawful attorney to act and do all or any other following things, matters, deeds and acts and as more fully and particularly setout herein below and I hereby appoint, nominated, constitute authorized MRS. GEETA MANOHAR MONDKAR, aged about 52 years, daughter of Shri Bhagwan Damodar Mestry and wife of Dr. Manohar G. Mondkar, having her permanent residence and address for correspondence at Flat No-6-1301

687-31	
9480	19
2022	

881

Building No.2, Rustomjee Regency, Ideal Farm, Rustomjee
Acers, R. I. Marg, Dahisar (W), Mumbai - 400 068, whose
signatures I have attested hereunder for proper any easy
identification and whose photographs is also affixed hereto as a
mark of identification as my true and lawful attorney to do all or
any things, matters, deeds and acts, in my name and on my
behalf, as hereinafter appearing.

1. To execute and admit execution before the Sub-Registrar,
the Agreement to be executed by me as the Director of any
one of the company specify above and or as director of
any one of the companies to be formed and incorporated
and registered in India.
2. To appear before the Sub-Registrar of Assurances, Bandra
Fort Mumbai, Borivali, Goregaon, Kurla, Chembur and or
any other Sub- Registrar concerned and to admit execution
of the Agreement for Sale for and on my behalf as the
Director of the Companies specified above and as the
Director of the Companies to be formed and registered in
the State of Maharashtra or elsewhere in India.
3. To apply for and receive certified copies of the documents,
Index II certificate and receive back the duly registered
Original Documents for and on my behalf and to give
effectual discharge or acknowledgement to receipt of such
documents and or copies.
4. To apply for and to receive refund of Stamp Duty and or
any other charges due and payable on account of Refund
of Stamp Duty and Charges in respect of the Agreement/s
submitted for cancellation and refund of Stamp Duty
thereof.

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१५४०	
२०१२	CR

5. To apply for and get the documents duly adjudicated by the Superintendent of Stamps, Mumbai and Collector of Stamps, and to receive back the Originals of adjudicated documents and give effective receipt/acknowledgement thereof.
6. To complete every formality for registration of any document or agreement or indenture wherein I sign as the Director of the Company.
7. I hereby undertake to ratify each and every one of the acts, deeds or things which the Attorney may do or cause to be done under this powers herein granted.
8. I have lodged this General Power of Attorney for due registration at the office of the Sub - Registrar Bandra, Mumbai, Borivari, Goregaon, Kurla, chembur.



Percy Soli Chowdhry

MR. PERCY SOLI CHOWDHRY



Geeta Manohar Mondkar

MRS. GEETA MANOHAR MONDKAR
(Specimen Signature of Attorney attested by me)



BEFORE ME.

बंदर-४/	
9/80	13
२०१२	

बल - ३ | ५६ | ०

कु.शु. १००
१५/१०/०२



Handwritten signature



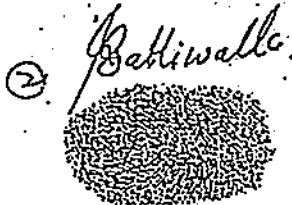
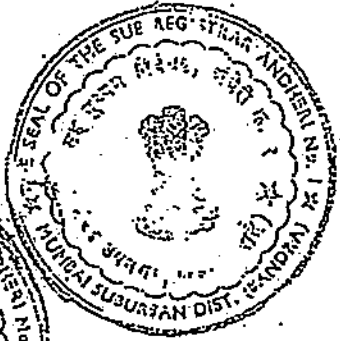
उदर मुख्यात्मामा आश तारीख २६/१०/०२ ते
श्री. प्रेमी लाली चौधरी - तय - ३४
शु. ३ श गीळ जे रमू लाल
खिलकी कर्णारु संकेतिका

पानी माझ्या सगळ्या साक्षीत करत दिव व
साच्या ओळखी तपरी १) बेदिप गीळ
२) ज्ञायमिण्ड कॉर्पोरेशन
१) रोहितत साखीवाला
२) देवाना प्रमाण



मुख्यात्मार खेवा-भाची लही व मंगरा

खोळम देवान्याची लही व
काठा



सह. दुय्यम वि. वरु त्रयेरी-१,
मुंबई उपनगर जिल्हा.

बल - ४
१५६० ०४
२०१२



Customer Come Home



Employee Code : R0065

Name : Sandeep Gawde

Designation : Executive Customer
Support

Blood Group : B +ve

Sandeep

Authorized Signatory

Instructions

1. Employees are expected to carry their cards with them while on duty & produce the same on demand.
2. This card is non-transferable and it must be surrendered on leaving the company's services or on demand of the authority.
3. Loss of this card must be reported in writing to the Issuing Authority immediately.
4. In case of loss, a new card will be issued against the payment of Rs. 150/-.

If found, please return to: 66766887
- Yerram Group

JSC House, 25th Compound, Western Express Highway,
Anand East, Mumbai 400 077
Tel: +91-22-667 66 766 Fax: +91-22-667 66 999



667-81	
9480	CY
2082	

घोषणापत्र

मी श्रीमती गीता मोंडकर याद्वारे घोषित करतो की,

दुय्यम निबंधक ~~अहोरी~~ यांचे कार्यालयात ~~कशन 131~~

या शिर्षकांचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. ~~श्री. पर्री~~ ~~यांचे~~

व इतर यांनी दि. ~~22/01/06~~ रोजी मला

दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे

निष्पादीत करून कवुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी

कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी

कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे

रद्दवातल उरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती

करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून

अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिन याची

आहे.

दिनांक :

कुलमुखत्यारपत्रधारकाचे नाव

व सही

बदर-४/	
१५८०	CE
२०२२	

Kustomjee



Name: Sandeep Gawde
Employee Code: R0065
Designation: Senior Executive
Department: Customer Support
Blood Group: B+ve
Emergency No: 9172433894

hi
Authorized Signature



Kustomjee



Name: Vishwanath Band
Employee Code: R0460
Designation: Officer
Department: Customer Support
Blood Group: O+ve
Emergency No: 9323123782

hi
Authorized Signature

6/11/20
1480 100
2084



दस्त गोषवारा भाग - 2

वदर4
दस्त क्रमांक (1530/2012)
ce/ce

दस्त क्र. [वदर4-1530-2012] चा गोषवारा
 वाजार मुल्य :23654000 मोवदला 33797760 भरलेले नुब्रांक शुल्क : 1672500

पावती क्र.:1537 दिनांक:24/02/2012
 पावतीचे वर्णन
 नांव: पी एन रामास्वामी - AAAPR4696R - -

दस्त हजर केल्याचा दिनांक :24/02/2012 12:23 PM
 निष्पादनाचा दिनांक : 24/02/2012
 दस्त हजर करणा-याची सही :

Ramabwamy

30000 :नोंदणी फी
 1800 :नक्कल (अ. 11(1)), पृष्ठांकनाची
 नक्कल (आ. 11(2)),
 रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
 एकत्रित फी

31800: एकूण

mmmm

दु. निबंधकाची सही, अंधेरी 2 (अंधेरी)

दस्ताचा प्रकार :25) करारनामा
 शिक्का क्र. 1 ची वेळ : (सादरीकरण) 24/02/2012 12:23 PM
 शिक्का क्र. 2 ची वेळ : (फी) 24/02/2012 12:27 PM
 शिक्का क्र. 3 ची वेळ : (फ्युली) 24/02/2012 12:28 PM
 शिक्का क्र. 4 ची वेळ : (ओळख) 24/02/2012 12:28 PM

दस्त नोंद केल्याचा दिनांक : 24/02/2012 12:28 PM

ओळख :

खालील इसम असे निवेदीत करतात की, तो दस्तपत्रेज करून देणा-यांना व्यक्तीशः ओळखतात
 व त्यांची ओळख पटवितात.

1) संदीप तुकाराम गायडे - ,घर/फ्लॅट नं:
 गल्ली/रस्ता: 702, नटराज, एम व्ही रोड अंधेरी पू मु-69]

ईमारतीचे नाव: --

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

2) विश्वनाथ वंड- - ,घर/फ्लॅट नं: -

गल्ली/रस्ता: वरिलप्रमाणे

ईमारतीचे नाव: --

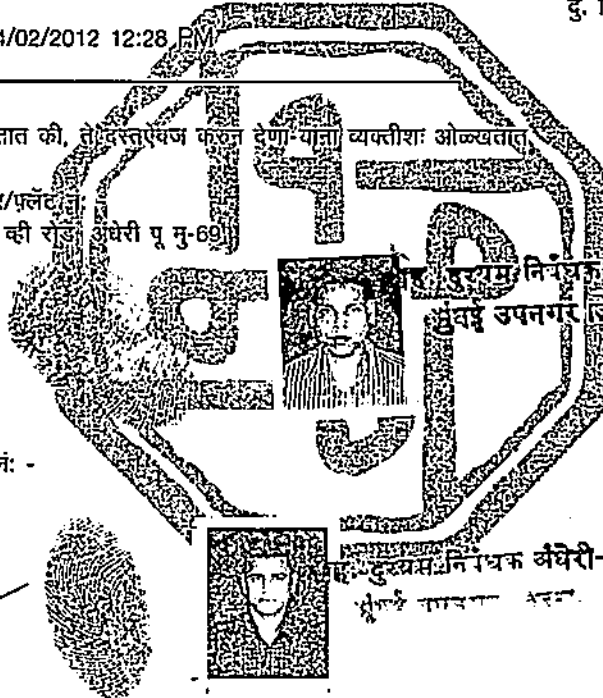
ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -



समाहित करविले घेतले की, वा
 दस्तामध्य एकूण ... पावे वरिष्ठ.

mmmm
 दु. निबंधकाची सही
 अंधेरी 2 (अंधेरी)

up
 दु. निबंधको अंधेरी क्र. २
 मुंबई उपनगर जिल्हा.



वदर-४/१५३० /२०१२

पुस्तक क्रमांक वर

नोंदली:
 दिनांक : 28/2/2012

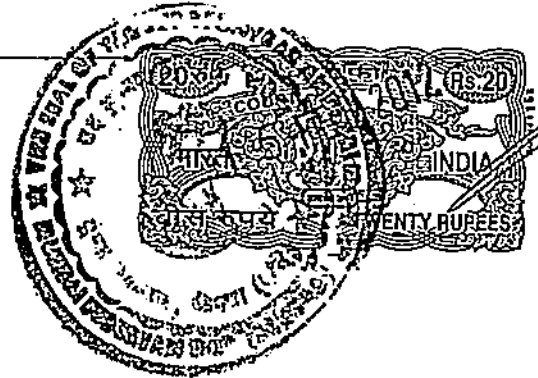
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सा. दु. निबंधको अंधेरी क्र. २
 मुंबई उपनगर जिल्हा



गावाचे नाव : अंधेरी

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व वाजारभाव (भाडेपट्ट्याच्या वावतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 33,797,760.00 वा.भा. रु. 23,654,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 195/पार्ट वर्णन: सदनिका क्रं 301, 3रा मजला, डी विंग, एलिटा (अप्पर जुझ), एन दत्ता मार्ग, डी एन नगर, अंधेरी प मुंबई.--- 21ए आणि 28ए अप्पर लेवल बेसमेंट 1 मध्ये (1)145.76 चौ मी चांबीव
- (3) क्षेत्रफळ
- (4) आकारणी किंवा जुडी देण्यात आसेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दियाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) किस्टोन रियल्टर्स प्रा. लि.चे संचालक पर्सी चौधरी तर्फे मुखत्यार गीता मोंडकर - AAAOK2499Q - - घर/प्लॉट नं: ऑफिस नं 702, नटराज, एम व्ही रोड जंक्शन, वेस्टन एक्सप्रेस हायवे, अंधेरी पू मु-69; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दियाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) पी एन रामास्वामी - AAAPR4696R - - घर/प्लॉट नं: सदनिका क्रं 501, सॅंड पेवेल, 3 आझाद लेन ऑफ वीरानेसाई रोड, अंधेरी प मु-58; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
- (2) सौम्या रामास्वामी - AHGPR1886A - - घर/प्लॉट नं: वरिलप्रभाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
- (7) दिनांक करून दिल्याचा 24/02/2012
- (8) नोंदणीचा 24/02/2012
- (9) अनुक्रमांक, खंड व पृष्ठ 1530 /2012
- (10) वाजारभावाप्रमाणे मुद्रांक शुल्क रु 1672500.00
- (11) वाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शोरा



सह. दुय्यम निबंधक अंधेरी-२,
अंधेरी उपनगर जिल्हा.

KEYSTONE REALTORS PVT. LTD.

Receipt No. KRPL/6149

Date 19/01/2012

Received with Thanks from Mr.P N Ramaswamy

The Sum of Rupees SIXTY LAKH ONLY

Cheque No. 118962 Dated 15/01/2012 drawn on

Bank & Branch : ICICI Bank Ltd , Malad (W).

Towards Part/Full Payment against Booking Amount For Flat No 302
on 3rd Floor, in D Wing Wing/Building of Elita situated at Mumbai 400 053, Mumbai

Rs. 6,000,000.00



Authorized Signatory

Receipt Subject to Realization of Cheque/Draft

Corporate Office : 702, NATRAJ, M. V. Road Junction, Western Express Highway, Andheri (East), Mumbai - 400 069, India.
Tel.: +91 - 22 - 667 66 888 Fax: +91 - 22 - 667 66 999 E-mail: comehome@rustomjee.com Website: www.rustomjee.com

0158/61553/1-2/HNI/02-03



44959487333-BOM-LNK

Your Details With Us :

MR.P N RAMASWAMY
501, SAND PEBBLE APTS, 3RD AZAD LANE
OFF VEERA DESAI RD, ANDHERI(W)
MUMBAI
MAHARASHTRA - INDIA - 400058

Your Relationship Manager : Kaushal Kanabar
Contact Number : 9167780045
Email id : kaushal.kanabar@cicibank.com

Your Customer Service Manager : Deepali Gaikwad
Email id : deepali.gaikwad@cicibank.com



Your Base Branch : SADGURU DARSHAN ROAD # 3, LIBERTY
GARDEN, MALAD WEST 400064

Summary of Accounts Held Under Cust Id : 501054991 As On 31-01-2012

I. Operative Account

TYPE OF ACCOUNT	ACCOUNT NUMBER	BALANCE (₹)	Nomination
Savings	015801001924	3,90,715.54Cr	Registered
TOTAL		3,90,715.54Cr	

II. Term Deposits

A/c Number	Open Date	Dep Amt (₹)	ROI %	Dep Period	Mat Amt (₹)	Mat Date	Balance (₹)	Nomination
Linked Term Deposits (Quarterly Optima) with No Transactions During the Period								
015814000653	02-08-2006	182.00	6.75	12 Mths 1 Days	195.00	03-08-2007	195.00	Not Registered
015814048145	12-08-2011	29,956.00	8.25	12 Mths 1 Days	32,512.00	13-08-2012	29,956.00	Not Registered
015814052822	16-09-2011	29,822.00	8.25	12 Mths 1 Days	32,367.00	17-09-2012	29,822.00	Not Registered
Sub Total:							59,973.00Cr	

Total Deposit Balance as on 31-01-2012	(₹)	59,973.00Cr
Operative a/c Balance as on 31-01-2012	(₹)	3,90,715.54Cr
TOTAL	(₹)	4,50,688.54Cr

* includes accrued interest if any

deposit amount is as on 01-02-2012

\$ Maturity value is subject to change due to payment of Tax Deducted at Source (TDS) wherever applicable

**Statement of Transactions in Savings Account Number : 015801001924
For The Period 01-01-2012 To 31-01-2012**

Date	Particulars	Chq.No	Withdrawals	Deposits	AutoSweep	Reverse Sweep	Balance (₹)
01-01-2012	B/F						82,96,471.74Cr
02-01-2012	BIL/00020631117/citibank credit card/CITICARD_MIC		8,918.00				82,87,553.74Cr
02-01-2012	TRFR FROM:DORF KETAL-SALARY FOR DEC 2011-155459			8,44,277.00			91,31,830.74Cr
03-01-2012	RTGS-HDFCH12003105664-MOTILALOSWALASSETMANCOMLTO992			19,89,443.00			1,11,21,273.74Cr
03-01-2012	NFS/CASH WDL/03-01-12		10,000.00				1,11,11,273.74Cr
03-01-2012	NFS/CASH WDL/03-01-12		10,000.00				1,11,01,273.74Cr
04-01-2012	CMS/0000426731D7/ HDFC MUTUAL FUND			8,617.85			1,11,09,891.59Cr
05-01-2012	BIL/000281582847/716		10,000.00				1,10,99,891.59Cr
05-01-2012	BIL/000281582848/10218325598		10,000.00				1,10,89,891.59Cr
05-01-2012	NEFT-RETURN-2B1582847-P V Neelakandhan-R03-A/C DOE S NOT EXIST			10,000.00			1,10,99,891.59Cr
09-01-2012	CITIBANK CARD	118955	74,295.00				1,10,25,596.59Cr
Page Total:			1,23,213.00	28,52,337.85	0.00	0.00	1,10,25,596.59Cr

Statement of Transactions in Savings Account Number : 015801001924
For The Period 01-01-2012 To 31-01-2012

Date	Particulars	Chq. No.	Withdrawals	Deposits	Autosweep	Reverse Sweep	Balance (₹)
10-01-2012	THE TATA POWER CO LTD	118956	6,999.00				1,10,18,597.59Cr
10-01-2012	TATA TELESERVICES MAHARASHTRA LTD	118954	897.00				1,10,17,700.59Cr
10-01-2012	CASH PAID-LAKSHMANAN SANKARAVEL	118959	8,439.00				1,10,09,261.59Cr
11-01-2012	HDFC CARD	118957	1,04,719.00				1,09,04,542.59Cr
11-01-2012	CMS/000043111991/HDFC MUTUAL FUND			8,677.70			1,09,13,220.29Cr
14-01-2012	BIL/000284111128/BIRLA SUNLIFE INSURA/000340663 69		1,57,224.38				1,07,55,995.91Cr
14-01-2012	RAJHANS VIDYALAYA 111775 DB			7,500.00			1,07,63,495.91Cr
14-01-2012	111771 DB			7,500.00			1,07,70,995.91Cr
14-01-2012	BIL/000284219464/CICI/PRU Insurance/IFRUPGI_MICI26		2,00,000.00				1,05,70,995.91Cr
14-01-2012	BIL/000284219879/insurance premium/IFRUPGI_MICI267		69,227.00				1,05,01,768.91Cr
14-01-2012	NFS/CASH WDL/14-01-12		10,000.00				1,04,91,768.91Cr
14-01-2012	NFS/CASH WDL/14-01-12		10,000.00				1,04,81,768.91Cr
17-01-2012	CMS/000043332634/HDFC MUTUAL FUND			40,00,000.00			1,44,81,768.91Cr
17-01-2012	RVSL NFS TXN 7079 DT 28.12.11			10,000.00			1,44,91,768.91Cr
17-01-2012	QVREIWAED25000@14.41CHRGS00ST289		3,61,039.00				1,41,30,729.91Cr
18-01-2012	CMS/000043407340/HDFC MUTUAL FUND			2,899.31			1,41,33,629.22Cr
19-01-2012	KEYSTONE REALTORS PVT LTD	118961	28,00,000.00				1,13,33,629.22Cr
19-01-2012	KEYSTONE REALTORS	118958	40,00,000.00				73,33,629.22Cr
19-01-2012	KEYSTONE REALTORS PVT LTD	118963	1,03,000.00				72,30,629.22Cr
19-01-2012	KEYSTONE REALTORS PVT LTD	118964	72,100.00				71,58,529.22Cr
20-01-2012	BIL/000285410547/CICI PRUDENTIAL LIF/02254764		4,00,000.00				67,58,529.22Cr
21-01-2012	BIL/000285648374/BIRLA SUNLIFE IISURA/000335489 69		1,38,375.00				66,20,154.22Cr
21-01-2012	KEYSTONE REALTORS P LTD	118962	60,00,000.00				6,20,154.22Cr
21-01-2012	KEYSTONE REALTORS P LTD	118965	1,54,500.00				4,65,654.22Cr
21-01-2012	NFS/CASH WDL/21-01-12		5,000.00				4,60,654.22Cr
23-01-2012	BIL/000285861633/January BIL/376932096173000		3,172.00		2,839.32		4,60,321.54Cr
25-01-2012	CMS/000043664507/HDFC MUTUAL FUND			8,500.00			4,51,821.54Cr
27-01-2012	BIL/000286781475/Salary/30026922637			20,000.00			4,31,821.54Cr
27-01-2012	ATM/CASH WDL/26-01-12/09:43:22/0		3,000.00				4,28,821.54Cr
27-01-2012	ROOPA PEREIRA	118966	6,000.00				4,22,821.54Cr
28-01-2012	BIL/000287300092/Undiyo/NSP			10,000.00			4,12,821.54Cr
28-01-2012	NFS/CASH WDL/28-01-12			10,000.00			4,02,821.54Cr
28-01-2012	NFS/CASH WDL/28-01-12			7,000.00			3,95,821.54Cr
30-01-2012	PERFECT INFRA ENGINEERING LTD	118967	254.00				3,95,567.54Cr
31-01-2012	BIL/000287794619/MTNL, MUMBAI/267725492060038171	118968	4,852.00				3,90,715.54Cr
31-01-2012	UC OF INDIA						
Page Total:			1,46,74,297.38	40,39,416.33	0.00	0.00	3,90,715.54Cr

Summary Of Tds/Interest On Term Deposits For Customer 501054991
Tds Details During The Period 01-01-2012 To 31-01-2012

Account Number	Date of payment/Credit	Interest Paid/Credited (₹)	Tax deducted (₹)	Account Number	Date of payment/Credit	Interest Paid/Credited (₹)	Tax deducted (₹)
Op.Bal(Cumulative)		1,557.00	0.00	Cl.Bal(Cumulative)		1,557.00	0.00

For ICICI Bank Limited

Manish Singh
Authorized Signatory

Legends for transactions in your account statement

VAT/MAT/NFS - Cash Withdrawal at other bank's ATMs EBA - Transaction at ICICIDirect VPS/IPS - Debit card transaction TOP - Mobile recharge	INF - Internet funds transfer in linked accounts BIL - Internet bill payment or funds transfer to third party
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As per prevailing provisions of the Income-tax Act, 1961 if valid PAN is not provided by the Customer then tax shall be deducted at the prevailing rate of 20%, whichever is higher. Also, in absence of a valid PAN, Form 15B/15H shall not be treated as valid and benefit of non-deduction of tax cannot be granted. Further as per guidelines issued by CBDT on May 13, 2011, new Form 15A (TDS certificates) needs to be generated through TDS-e website. As per the guidelines to generate Form 15A (TDS certificates), PAN of the Customer needs to be updated on records. In absence of valid PAN, Form 15A cannot be generated. Hence, Customers who have not submitted their PAN need to visit their nearest branch and provide a copy of the PAN card along with the original PAN card for verification. The address of the Customer reflected on the Form 15A will be the last updated address in the database of income-tax department.
* Agency authorized by the income-tax department.

* With effect from April 1, 2012 onwards, as per RBI instructions, validity period of Cheques/Drafts/Pay orders/Banker's cheques shall be reduced from 06 months to 03 months. This is as per RBI Guidelines dated November 4, 2011.*

*** End of Statement ***



ITCL

IL&FS Trust Company Limited

February 24, 2012

Keystone Realtors Private Limited
Mumbai

Dear Sir,

Sub. : Secured Redeemable Non Convertible Debentures issued by Keystone Realtors Private Limited ("KRPL")

Re.: Release / No Objection to the sale of Unit No. 302, on 3rd Floor, D -Wing in Building named Elita admeasuring about 1092 sq ft Carpet area (the "Said Unit") in favor of "Mr.P. N. Ramaswamy" [the "Purchaser"]

Pursuant to your request, IL & FS Trust Company Limited (ITCL), in its capacity as Debenture Trustee is agreeable to you selling the Said Unit and hereby releases its rights, claims, interest and charge over the Said Unit located in a project financed by the issuance of the captioned Secured Redeemable Non-convertible Debentures.

Notwithstanding aforesaid, this NOC is subject to the Purchaser and/or the bank/financial institution on Purchasers' behalf, making any and all payments with respect to the sale of the Said Unit, either by depositing cash/amounts into, or by drawing all cheques/drafts in favour of "KCPL - ELITA ILFS ESCROW ACCOUNT No. 17992240000012" maintained with HDFC Bank, JVLR Branch, Andheri, Mumbai.

Please also note that the sale of the Said Unit would/will not affect our charge on any and all of the other units including the land and construction thereon created in favour of ITCL acting for the benefit of Debenture Holders, and ITCL continues to hold the charge on all other assets aforesaid.

Yours faithfully,
For IL&FS Trust Company Limited

Authorised Signatory



The Assistant General Manager
State Bank of India
RACPC, Mumbai

Dear Sir,

We Keystone Realtors Pvt. Ltd., hereby certify that;

1. We have transferable rights to the property below, which has been allotted by us to Mr. P. N. Ramaswamy & Mrs. Soumya Ramaswamy herein after referred to as "the purchasers", subject to the due and proper performance and compliances of all the terms and conditions of the Sale Agreement dated 24.02.2012.

Description of the property

Flat No.302, "D" Wing, Building Name: "Elita", CTS No. : 195 (Part),
Street Name: N. Dutta Marg, D. N. Nagar, Area Name: Andheri (W)
City Name: Mumbai, Pin code: 400053.

2. That the total consideration for this transaction is Rs.2,99,99,280/- (Rupees Two Crore Ninety Nine Lakh Ninety Nine Thousand Two Hundred Eighty only) towards sale document.
3. The title of the flat described above is clear & marketable.
4. We confirm that we have no objection whatsoever to the said purchasers, at their own costs, charges, risks and consequences mortgaging the said flat to STATE BANK OF INDIA (herein in after referred to as the "Bank") as security for the amount advanced by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.
5. We have issued Secured Redeemable Non-convertible Debentures in favor of IL & FS Trust Company Limited (ITCL) in its capacity as Debenture Trustee for the benefit of Debenture Holders whose NOC for this transaction is enclosed herewith and have not created and will not create any encumbrances on the flat allotted to the said purchasers during the currency of the loan sanctioned by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.

KEYSTONE REALTORS PVT. LTD.

Corp. & Reg. Office : 702, NATRAJ, M. V. Road Junction, Western Express Highway, Andheri (East),
Mumbai - 400 069. Tel.: +91 - 22 - 6676 6888 • Fax: +91 - 22 - 6676 6999.
Website : www.rustomlee.com



6. After creation of proper mortgage and after receipt of the copies there of and after receipt of proper nomination in favour of the Bank, from the said purchasers, we are agreeable to accept State Bank of India as a nominee of the above named purchaser for the property described above and once the nomination favouring the Bank has been registered and advice sent to the Bank of having done so, we note not to change the same without the written NOC of the Bank.
7. After creation of mortgage and after receipt of the copies thereof and after receipt of the proper nomination in favour of the Bank, from the above named purchaser, we undertake to inform the society about the Bank's charge on the said flat as and when the society is formed.
8. Please note that the payment for this transaction should be made by crossed cheque favouring KRPL - Elita ILFS Escrow A/c No. 1799224000012.
9. In case of cancellation of the sale agreement for any reason, we shall refund the amount by crossed cheque favouring the Bank A/c No. 1799224000012 Mr. P. N. Ramaswamy & Mrs. Soumya Ramaswamy, and forward the same to you directly.
10. The signatory to this letter draws authority to sign this undertaking on behalf of the company vide resolution dated 01.11.2007

Yours faithfully,

For Keystone Realtors Pvt. Ltd.

Authorized Signatory

Name: Amol Savale
Designation: Asst. Manager MIS
Place: Mumbai
Date: 27.02.2012



Friday, February 24, 2012
12:34:54 PM

Original

नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 1538

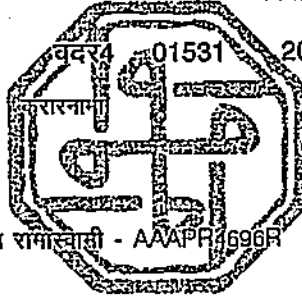
गावाचे नाव अंधेरी

दिनांक 24/02/2012

दस्तऐवजाचा अनुक्रमांक

वदर 01531 2012

दस्ता ऐवजाचा प्रकार



सादर करणाराचे नाव: पी एन रामास्वामी - AAAPR/696R - -

नोंदणी फी	:-	30000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (90)	:-	1800.00
एकूण	रु.	31800.00

आपणास हा दस्त अंदाजे 12:49PM ह्या वेळेस मिळेल

(Faint stamp or signature)

(Signature)
दुय्यम निबंधक
अंधेरी 2 (अंधेरी)

वाजार मुल्य: 19905586 रु. मोबदला: 29999200 रु. दुय्यम निबंधक अंधेरी-2
मरलेले मुद्रांक शुल्क: 1482600 रु. मुंबई उपनगर जिल्हा.
देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;
बँकेचे नाव व पत्ता: भारतीय स्टेट बँक, मुंबई;
डीडी/धनाकर्ष क्र.मांक: 882000; रक्कम: 30000 रु.; दिनांक: 21/02/2012

(Signature: Ramaswamy)

मूल्यांकन प

मुल्यांकन	2012	दिनांक 24/02/2012
जिल्हा	मुंबई(उपनगर)	
प्रमुख मूल्य विभाग	- 39-अंधेरी (अंधेरी)	
उपमूल्य विभाग	- 39/198 अ -भुभाग:खालील सिटीएस न मधील मिळकती	<i>मुल्यांकन नोंद</i>
मिळकतीचे क्रमांक	इतर --	
नागरी क्षेत्राचे नांव	मुंबई(उपनगर)	
मिळकतीचे वर्ग	वांधीव	

बाजार मूल्य दर तक्त्यानुसार
प्रति चौ. मीटर मूल्यदर

खुली जमीन	नियासी सदनिका	कार्यालय	दुकाने	औद्योगिक
93,700	156,300	195,400	244,300	156,300

मिळकतीचे क्षेत्र	121.78	चौरस मीटर	वांधकामाचे वर्गीकरण	1-आर सी सी
मिळकतीचा वापर	नियासी सदनिका		अडवाहन सविधा	आहे
मिळकतीचे वय	0 TO 2	(Rule 5)	मजला	2

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * घसारा टक्केवारी (Rule 5 or 8)

= 156,300.00 * 100.00 / 100

= 156,300.00

A) मुख्य मिळकतीचे मूल्य = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्य * मिळकतीचे क्षेत्र * मजला निहाय घट/वाढ (Rule 19 or 20)

= 156,300.00 * 121.78 * 2 = 19,034,214.00



E) वंदिस्त वाहन तळाचे क्षेत्र = 22.30 चौरस मीटर (Rule 17(1))

वंदिस्त वाहन तळाचे मूल्य = 22.30 * (25.00 / 100) * 156,300.00

= 871,372.50

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + पोटगाळ्याचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + वंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + घरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य

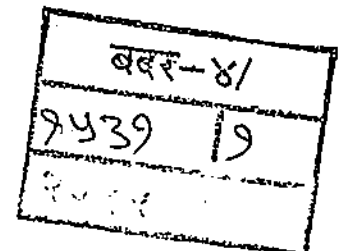
= A + B + C + D + E + F + G + H

= 19,034,214.00 + 0.00 + 0.00 + 0.00 + 871,372.50 + 0.00 + 0.00 + 0.00

MV = 19,905,587.00

AV = 29,999,280 / - High

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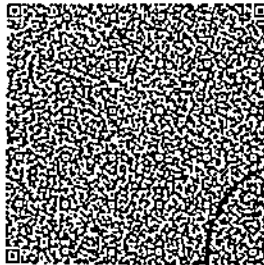
INDIA NON JUDICIAL

Government of Maharashtra

e-Stamp

Issued by: Bhaskar Gite
Stock Holding Corporation of India Ltd
Location: SHCIL Andheri
Signature: [Signature]
Details can be verified at www.shcilestamp.com

Certificate No. : IN-MH06969240580805K
 Certificate Issued Date : 23-Feb-2012 01:49 PM
 Account Reference : SHCIL (E)/mshs0101/ANDHERI/ MH-MSU
 Unique Doc. Reference : SUBIN-MH/MHSHO/LO/107509196255244K
 Purchased by : P N Ramaswamy
 Description of Document : Article 25(b)(i)(d) Conveyance
 Property Description : flat no 302, Wing-D (Elita Village Andheri)
 Consideration Price (Rs.) : 2,99,99,280
 (Two Crore Ninety Nine Lakh Ninety Nine Thousand Two Hundred And Eighty only)
 First Party : Keystone Realtors Pvt. Ltd
 Second Party : P N Ramaswamy
 Stamp Duty Paid By : P N Ramaswamy
 Stamp Duty Amount(Rs.) : 14,82,600
 (Fourteen Lakh Eighty Two Thousand Six Hundred only)



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Statutory Alert:

The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs). The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site www.shcilestamp.com

SHCIL-MAHARASHTRA

SHCIL, 301, CENTER POINT, DR. B. AMBEDKAR ROAD, PAREL, MUMBAI, MUMBAI, Maharashtra, INDIA, PIN CODE - 400012

Tel : 022-61778151

E-mail :

Mode of Receipt

Account Id mhshcli01

Receipt Id RECIN-MHMHSHCIL0106656673936583F

Account Name SHCIL-MAHARASHTRA

Receipt Date 23-FEB-2012

Received From P N Ramaswamy	Pay To
Instrument Type PAYORDER	Instrument Date 22-FEB-2012
Instrument Number 9985	Instrument Amount 1482600 (Fourteen Lakh Eighty Two Thousand Six Hundred only)
Bank Details	
Bank Name icici bank	Branch Name malad
Out of Pocket Expenses 0.0 ()	



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AGREEMENT FOR SALE

ARTICLE OF AGREEMENT made and entered into at Mumbai this 24th DAY OF FEB., 2012 BETWEEN KEYSTONE REALTORS PRIVATE LIMITED, a Company registered under the provision of Companies Act, 1956 and having its office at 702, Natraj, M. V. Road Junction, Western Express Highway, Andheri (East), Mumbai - 400 069 hereinafter referred to as "DEVELOPERS" [which expression shall, unless it be repugnant to the context or meaning thereof, include its successors and assigns] of the ONE PART; AND Mr. P. N. Ramaswamy & Mrs. Soumya Ramaswamy residing / having its address at 501, Sand Pebble, 3rd Azad Lane, Off. Veera Desai Road, Andheri (W), Mumbai - 400 058 and assessed to Income Tax under Permanent Account Number (PAN) AAAPR4696R & AHGPR1886A (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 assigns, in case of a Partnership Firm, its Partners for the time being, survivors or the last survivors of them and legal heirs, executors, administrators or the permitted assigns of such last survivor of them; and in case of a Company, its successors and permitted assigns) of the OTHER PART:

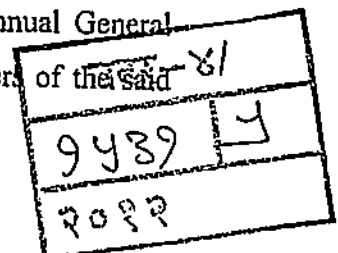
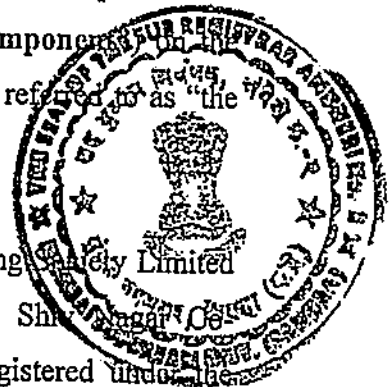
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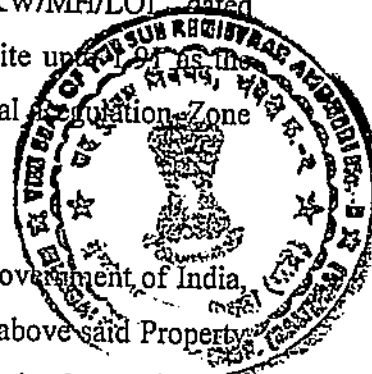
WHEREAS:

- a. There were 457 (Four Hundred Fifty-Seven) Nos. of Hutments Dwellers on the property being CTS No. 195 (Part) admeasuring 11484.36 square meters situated at N. Datta Marg, D.N. Nagar, Andheri (West), Taluka Andheri.
- b. The 457 (Four Hundred Fifty-Seven) Hutments Dwellers occupying the Shiv Nagar property have formed a Co-operative Society, Andheri (West) Shiv Nagar Co-operative Housing Society Limited.
- c. By MOU dated 25.10.1994 and made between the Shiv Nagar Co-operative Housing Society (proposed) as the society of the One Part and M/s. Ruchita Developers as the Firm of the other part, the said Society appointed M/s. Ruchita Developers as the Developer with obligation to construct tenements (inclusive of Residential and Commercial) each having 225 square feet carpet area for eligible slum dwellers whose names appear in the Voters List of January, 1995 (hereinafter referred to as "Slum Rehabilitation Component") and to develop and dispose of the balance FSI which may be available on the said Property with FSI upto 2.5, by constructing the building/s for free sale in the open market (hereinafter referred to as "the said Free Sale Component") on the terms and conditions therein contained. (hereinafter referred to as "the said MOU for Development with the "said Society").
- d. The Members of the Shiv Nagar Co-operative Housing Society Limited have formed a society known as Andheri (West) Shiv Nagar Co-operative Housing Society Ltd., being a Society registered under the Maharashtra Co-operative Societies Act, 1960 bearing Registration No. BOM(W)/K-W/HSG (TC) 9382/96-97 dated 20.08.1996 and having its office at Shiv Nagar, N. Dutta Marg, D. N. Nagar, Andheri (W), Mumbai - 400 053 (hereinafter referred to as "the said Shiv Nagar Society"). Under the circumstances the said Society is in possession of all that piece or parcel of land or ground situate lying and being at N. Dutta Marg, Andheri (W), Taluka Andheri (W), bearing CTS No. 195(pt), admeasuring 11484.36 square meters and in the First Annual General Meeting dated 10.11.1996 of the said Society, the members of the said Society have ratified the MOU dated 25.10.1994.



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- e. The said Society has executed a Power of Attorney dated 31.10.1994 in favour of Mr. Kiran H. Hemani & Mrs. Meena K. Hemani to do and carry out various acts, deeds, matters and things for and on behalf of the said Society in respect of the said Property.
- f. The said Property admeasuring 11484.36 sq. mtrs is owned by MHADA and MHADA has granted its NOC dated 05.06.1996 for developing the said Property as per SRA Scheme and have also agreed to execute the lease/s in favour of the Society and/or nominee as per the layout. Copy of letter received from MHADA is Annexed hereto as Annexure - "A".
- g. The Slum Re-development Committee, under Development Control Regulations 33 (10) Appendix IV of Development Control Regulation, 1991 and Additional Guidelines of Brihanmumbai Mahanagar Palika has originally granted permission for Slum Redevelopment Scheme on the said Property and issued Letter of Intent (LOI) under No. Dy.CE/SI/7456 dated 19.10.1996 for 2.5 FSI for Slum Redevelopment Component and Free Sale Component.
- h. Subsequently Slum Rehabilitation Authority (SRA) has issued a revised Letter of Intent bearing No. SRA/Eng/408/KW/MH/LOI dated 30.08.1999 restricting the consumption of FSI on site up to 2.5 as the said project was claimed to be affected by Coastal Regulation Zone (CRZ).
- i. M/s. Ruchita Developers made a representation to Government of India, Ministry of Environment & Forest (MOEF) that the above said Property is beyond the purview of the CRZ norms. Therefore, the Government of India, MOEF under its letter No. 11-30/2004-IA.III dated 4th May, 2005 accorded and declared its clearance to the said Property being Non-CRZ area. Hence, as per the above clearance, utilization of FSI of 2.5 will be available as per DCR 33 (10).
- j. Pursuant to the joint measurement and demarcation carried out by City Survey Office, MHADA issued its revised NOC dated 26.12.2005 for area recording as 12299.75 square meters situated at N. Dutta Marg, D. N. Nagar, Andheri (W), Taluka Andheri and more particularly described

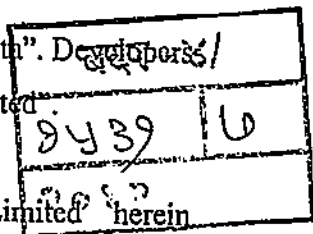


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in FIRST SCHEDULE hereunder written, hereinafter referred to as the 'said larger Property'. Copy of the said NOC is annexed and marked as Annexure "B".

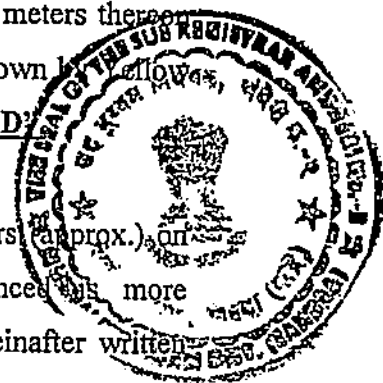
- k. Pursuant to the CRZ clearance from MOEF, Government of India, SRA has issued revised LOI on 17.03.2006 granting 2.5 FSI, wherein the built up area available on the said larger property is 27439.37 square meters out of which (i) 10735.00 square meters area will be utilized for rehabilitating 457 (Four Hundred Fifty Seven) eligible members of the said Society and (ii) 16704.37 square meters FSI for Free Sale Component area is available to Firm for construction of building or buildings on the portion of the said Property for sale of flats and other premises on Ownership Basis. Copy of LOI is hereto annexed as Annexure - "C".
- l. Under the said Slum Rehabilitation Scheme and as per the terms and conditions of approvals granted, M/s. Ruchita Developers have commenced the construction on Plot - B, more particularly described in the Third Schedule herein for rehabilitating the 457 (Four Hundred Fifty Seven) members on the said larger property.
- m. Under an Agreement for Grant of Development Rights dated 27th June 2005 entered into between M/s. Ruchita Developers, therein referred to as "the Firm" of the One Part and Keystone Realtors Private Limited herein as "the Developer" of the Other Part, Ruchita Developers have granted Development Rights to the Developer in respect of Free Sale Component building to be constructed on Plot-A admeasuring 9296.58 square meters by consuming and utilizing 16704.37 sq. mtrs. of FSI on the terms and conditions contained therein. The said Agreement for Grant of Development Rights is duly stamped and registered with Sub-Registrar of Assurances, Andheri - 2 bearing Serial No. BDR4 - 06114-2005 on 28.06.2005.
- n. M/s. Ruchita Developers hereinafter referred to as "Ruchita Developers" hereinafter referred to as "Keystone Realtors Private Limited".
- o. Accordingly, Ruchita and Keystone Realtors Private Limited herein have executed Supplemental Agreement dated 14.04.2011 wherein the



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revised area of 12299.75 square meters is accepted and agreed by both the parties. Pursuant to the said Supplemental Agreement, the exact identification/ location of the 45% of the total flats and other premises available for sale by Ruchita and 55% of the total flats and other premises upto FSI of 16155.00 square meters available for sale by Keystone Realtors Private Limited in the said 'Elita' Building, was identified, marked, recorded and allocated to the respective parties therein, and accordingly as per their entitlement, they shall execute Agreement for Sale of their respective entitlement under MOFA Act with their intending flat purchasers.

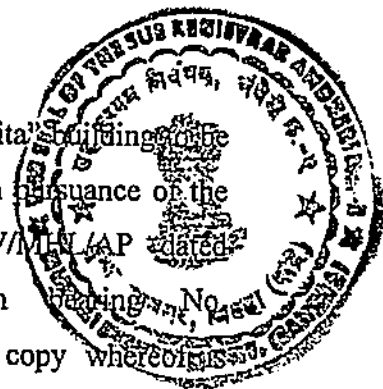
- p. It is now necessary to amend and re-define the apportion of plot admeasuring 12299.75 square meters and to notionally sub-divide the same for carrying out development.
- q. The Plot - A admeasuring 4973.09 square meters area, inclusive of area going in to Nalla and more particularly described in the SECOND SCHEDULE hereunder written (hereinafter referred to as "the said Property") for the purpose of utilizing the same for constructing the proposed sale buildings having FSI of 16155.00 Square meters thereon which Free Sale Component area is more particularly shown by yellow hatched lines on the plan annexed hereto as Annexure - "D".
- r. The Plot-B admeasuring about of 2557.26 square meters (approx.) on which work of rehabilitation building has commenced and more particularly described in the THIRD SCHEDULE hereinafter written for re-housing 457 (Four Hundred Fifty Seven) members on the said larger Property and reservation of Market etc. is more particularly shown by Pink hatched lines on the Plan annexed hereto as Annexure - "D".
- s. The Plot -C admeasuring about of 2022.27 square meters (approx.) more particularly described in the FOURTH SCHEDULE hereinafter written being the reservation shown in the layout for Municipal Garden and Cinema respectively as per norms of SRA. The same is more particularly shown by Green hatched lines on the Plan as Annexure "D".



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- t. The Plot-D admeasuring about of 2747.13 square meters more particularly described in the FIFTH SCHEDULE hereinafter written being the Set back area of 18.30 mtrs wide D. P. Road is more particularly shown by Brown hatched lines on the Plan annexed hereto as Annexure - "D ".
- u. Accordingly, Keystone Realtors Private Limited have commenced the construction on Plot A of the said larger property, 1 (One) residential multi-storied building comprising of 4 (Four) wings, each of the Wings having Basement plus stilt plus Ground floor plus 2 (Two) podium level plus 14 (Fourteen) upper floors consisting of flats and other premises wherein Keystone Realtors Private Limited will utilize the floor Space Index as available in respect of the said Property for construction of building as per SRA Scheme for Free Sale, hereinafter referred to as "Elita". In addition Keystone Realtors Private Limited will be entitled to construct the areas of balconies, staircase, lift wells and other common areas available for construction on payment of premium on said Property being Plot -A, more particularly described in the Second Schedule hereunder written.
- v. Accordingly, the Free-Sale Component known as "Elita" building to be constructed according to sanctioned building plans in pursuance of the required I.O.A. bearing No. SRA/ENG/1758/KW/MHL/AP dated 14.8.2007 to be read with amended plan bearing No. SRA/ENG/1758/KW/MHL/AP dated 18.12.2009, a copy whereof is annexed hereto and marked as Annexure - "E".
- w. The required Commencement Certificate in that regard has also been received/ granted by the concerned authorities vide Commencement Certificate bearing No. SRA/ENG/1758/KW/MHL/AP dated 28.8.2009 a copy whereof is annexed hereto as Annexure - "F".
- x. Under the Agreement for Grant of Development Rights dated 27.6.2005 executed by and between the Ruchita and Keystone Realtors Private Limited it has been decided that out of total Flats to be constructed and available for sale in respect of free sale FSI of 17500.00 square meters area, the 55% of the free sale flats shall come to the share of Keystone

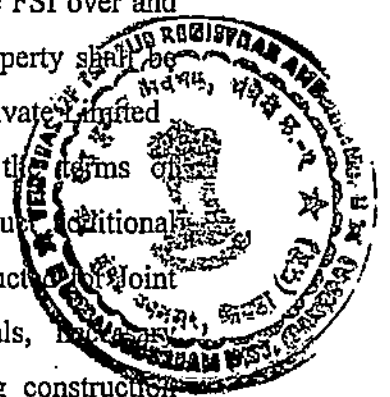


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Realtors Private Limited herein and remaining 45% shall come to the share of Ruchita.

- y. The Ruchita has confirmed with Keystone Realtors Private Limited that its MOU with the said Society is valid and subsisting and they have not and shall not commit any breach of terms of the MOU and the Ruchita is entitled and authorized to enter into Agreement for grant of Development rights dated 27.06.2005 in favour of Keystone Realtors Private Limited.
- z. As per Supplemental Agreement dated 14.04.2011 executed between Ruchita and Keystone Realtors Private Limited it is agreed by and between the parties that the saleable area available for Ruchita and Keystone Realtors Private Limited is restricted up to 16155.00 sq. mtrs. However, as per the terms and subject to the conditions prescribed in the Supplemental Agreement dated 14.04.2011, any additional area over and above 16155.00 square meters, if granted by the State Government and /or any other Authority then in that event, the permissible FSI over and above 16155.00 square meters in respect of the said Property shall be owned and retained by Ruchita. The Keystone Realtors Private Limited further for the sake of Ruchita, shall pursuant to the terms of Supplemental Agreement dated 14.04.2011, shall construct additional floors over and above the 14th floor of Elita to be constructed as Joint Venture (JV). For this additional area, the approvals, amendments to the layout, all other expenses including construction costs and other outgoings to be incurred, shall be borne absolutely by Ruchita alone and Keystone Realtors Private Limited shall construct to consume the said additional FSI provided all approvals are obtained within the time frame. The Purchaser/s herein gives his/her/their consent to this arrangement.



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- aa. Keystone Realtors Private Limited's Units have been secured by issuance of Secured Redeemable Non-convertible Debentures and a charge has been created over Keystone Realtors Private Limited's units (present & future) in favour of IL&FS Trust Company Limited in its capacity as Debenture Trustee for the benefit of Debenture Holders. As a condition of issuance of Debentures entire consideration amount in

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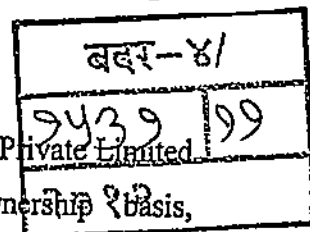
respect of sale/transfer of any of Keystone Realtors Private Limited's units in the Project shall be deposited in the escrow account.

bb. Keystone Realtors Private Limited have explained to the Purchaser that the facts disclosed by them herein constitute the salient features of their said Scheme for development of the said Property and sale of premises therein on ownership basis for the price fixed for the same and that the Flats are offered for sale only as contemplated under the said Scheme and the acceptance by the Purchaser of the above provisions constitutes the basis for sale of the said Flat to the Purchaser and fixation of price for the same; the Purchaser confirms that he/she/they has/have perused the said Scheme and agreed to acquire the said Flat with full understanding of the said Scheme in the said Building at the price hereinafter mentioned as contemplated under the above Scheme with due notice of the aforesaid facts, terms and stipulations, and shall not dispute or challenge the validity thereof; the acceptance by the Purchaser of the aforesaid conditions is irrevocable and constitutes the basis for this Agreement on the part of Keystone Realtors Private Limited to sell the said Flat constructed on the said Property to him/her/them.

cc. Keystone Realtors Private Limited have agreed to sell and the Purchaser has agreed to purchase on ownership basis Flat No. 302 on 1st floor in Wing "D" in the proposed Free Sale Component building known as "Elita" to be constructed on the said Property (hereinafter referred to as "said Flat").



dd. The Purchaser has demanded from Keystone Realtors Private Limited and Keystone Realtors Private Limited have given to the Purchaser inspection of the documents listed in Annexure - "G" here to annexed with regards to the title of Keystone Realtors Private Limited relating to the said Property .



ee. Subject to what is stated herein above Keystone Realtors Private Limited are entitled to sell and intend to sell on ownership basis, Flats/Shops/Garages as their entitlement inter alia in the proposed Free Sale Component building "Elita" to be constructed on the said Property.

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ff. The Purchaser has prior to the execution of this Agreement satisfied itself about the title of Keystone Realtors Private Limited to the said Property and also the Scheme as approved by SRA as described in the First Schedule hereunder written and the Purchaser shall not be entitled to further investigate the title of Keystone Realtors Private Limited to said Property and no further requisitions or objections shall be raised upon any matter relating thereto. A copy of the Certificate of Title dated 25th May, 2011 issued by Mr. Omprakash Shukla, Advocates in respect of the Larger Property is hereto annexed and marked as Annexure "H".

gg. The copy of the extract of the property register card, plan of the said Flat agreed to be purchased by the Purchaser are hereto Annexed and Marked "I" and "J" respectively.

hh. Keystone Realtors Private Limited have appointed Grit Architectural Consultancy Pvt. Ltd. as the Architect for the said building, (Project) and has also appointed a Structural Engineer for providing the structural designs and drawings of the said Building and the Allottee/ Flat Purchaser accepts the supervision of the said Architect and the Structural Engineer and/or any other Architect or Structural Engineer, who is appointed by the Ruchita till the completion of the said Building.

ii. Keystone Realtors Private Limited have informed the Purchaser that Keystone Realtors Private Limited shall be entering into separate agreements with several other persons and parties for sale/ allotment of Flats/Shops/Garages in the proposed Free Sale Component building known as "Elita" to be constructed on the said Property as their entitlement.

jj. As the parties hereto are desirous of recording the terms and conditions on which Keystone Realtors Private Limited have agreed to allot/sale the said Flat to the Purchaser, in the manner hereinafter appearing.

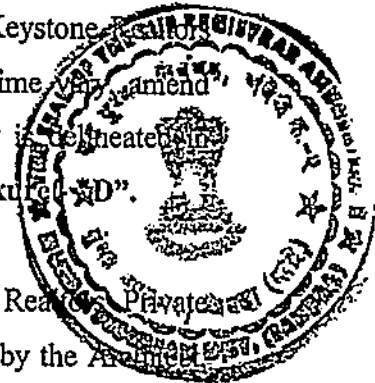
kk. It is necessary to execute this Agreement.

NOW IT IS HEREBY AGREED DECLARED AND RECORDED BY
AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

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1. The foregoing recitals shall be treated as forming an integral part of the operative portion of this Agreement and this Agreement shall be read, understood and construed accordingly.
2. Keystone Realtors Private Limited have commenced construction of 1 (One) residential multistoried Building having 4 (Four) separate wings comprising of Basement/s, Ground plus 2 (Two) level of Podium, and 14 (Fourteen) or more upper floors [herein referred to as the "said Building"] along with car parking spaces and other premises on the said Property being Plot A being Part of Plot being CTS No. 195 (Part), admeasuring 4973.09 square meters or thereabouts situate at D.N. Nagar, Anrheri (West), Mumbai - 400 053 within the limits of Bombay Municipal Corporation in the Registration District and Sub-District of Bombay City and Suburban and particularly described in the Second Schedule hereunder written hereinafter referred to as "the said Property" by utilizing the FSI of the said Property as per SRA Scheme, as also such further FSI as may be available permitted by SRA on payment of premium. Keystone Realtors Private Limited /Ruchita will, therefore, from time to time vary, amend and/or alter the said Building Plans. The said Property is delineated in yellow colour boundary line on the plan annexed at Annexure "D".
3. The said Building shall be constructed by Keystone Realtors Private Limited in accordance with the Building Plans prepared by the Architect Grit Architectural Consultancy Pvt. Ltd. and sanctioned by the concerned Authorities as aforesaid with such modifications and/or amendments thereto as Keystone Realtors Private Limited may deem, fit and proper as aforesaid.
4. The Purchaser hereby agrees to purchase from Keystone Realtors Private Limited and Keystone Realtors Private Limited hereby agrees to sell to the Purchaser Flat No. 302 on the 3rd Floor admeasuring 101.48 square meters equivalent to 1092 square feet carpet area (inclusive of area of Balconies) in the building known as Elita Wing "D" for the lump-sum consideration of Rs. 2,99,99,280/- [Rupees Two Crore Ninety Nine Lakh Ninety Nine Thousand Two Hundred Eighty Only]. It is specifically agreed that the apportionment of the proportionate price of the common areas and facilities appurtenant to the said Flat is notional and the said composite purchase



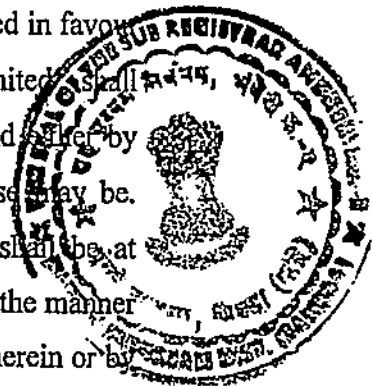
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price is not subject to change even if the percentage of the undivided share relative to the said Flat in the common areas and facilities increases or decreases the intent of the parties being that the said Flat is being sold to and purchased by the Purchaser/s with all the appurtenant rights to the said Flat. The aforesaid percentages are tentative and liable to be increased or decreased in the event there being changes in the Building plans hereafter and the Purchaser expressly consents to such increase and decrease, if any, in the said share and hereby irrevocably consents Keystone Realtors Private Limited to so increase and decrease in the common areas and amenities and the restricted areas and amenities appurtenant to the said Flat and agrees to accept the said share as changed as aforesaid.

5. The common areas and facilities of the said Building to be constructed are more particularly described in the SIXTH SCHEDULE hereunder written.
6. The Purchaser shall have no right to put any claim in respect of the restricted amenities i.e. other car parking spaces, open space, stilt parking, hoarding, gardens attached to other said Flats or terraces and the same are retained by Keystone Realtors Private Limited as restricted amenities. The Purchaser agrees that till such time the said Building is conveyed in favour of the Ultimate Organization, Keystone Realtors Private Limited shall retain with itself all the rights on the terrace, in the compound and by themselves or through their nominee or nominees as the case may be. Subject to the aforesaid Keystone Realtors Private Limited 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 Keystone Realtors Private Limited 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. The Purchaser/s hereby agree/s to pay to Keystone Realtors Private Limited the purchase price of Rs.2,99,99,280/- (Rupees Two Crore Ninety Nine



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Lakh Ninety Nine Thousand Two Hundred Eighty Only) which is exclusive of taxes, levies, sums, premium if any, VAT, service tax, Labour Welfare Cess, or any other Cess charges payable to the local authorities in the following manner:-

- i. Rs.60,00,000/- (Rupees Sixty Lakh Only) being the earnest money paid prior to the execution hereof (payment and receipt whereof Keystone Realtors Private Limited admit and acknowledges).
- ii. Rs.59,99,712/- (Rupees Fifty Nine Lakh Ninety Nine Thousand Seven Hundred Twelve Only) on the casting of the basement and plinth.
- iii. Rs.14,99,964/- (Rupees Fourteen Lakh Ninety Nine Thousand Nine Hundred Sixty Four only) on or before casting of 1st podium slab.
- iv. Rs.14,99,964/- (Rupees Fourteen Lakh Ninety Nine Thousand Nine Hundred Sixty Four only) on or before casting of podium slab.
- v. Rs.14,99,964/- (Rupees Fourteen Lakh Ninety Nine Thousand Nine Hundred Sixty Four only) on or before casting of 1st floor, slab.
- vi. Rs.14,99,964/- (Rupees Fourteen Lakh Ninety Nine Thousand Nine Hundred Sixty Four only) on or before casting of 3rd floor slab.
- vii. Rs.14,99,964/- (Rupees Fourteen Lakh Ninety Nine Thousand Nine Hundred Sixty Four only) on or before casting of 5th floor slab.
- viii. Rs.14,99,964/- (Rupees Fourteen Lakh Ninety Nine Thousand Nine Hundred Sixty Four only) on or before casting of 7th floor slab.



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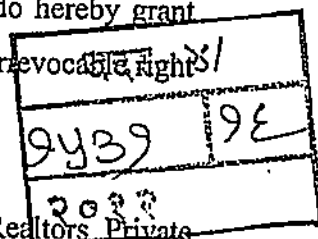
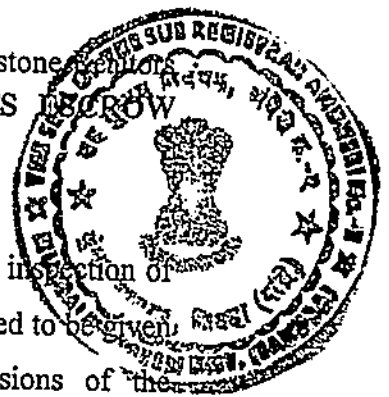
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- ix. Rs.14,99,964/- (Rupees Fourteen Lakh Ninety Nine Thousand Nine Hundred Sixty Four only) on or before casting of 9th floor slab.
- x. Rs.14,99,964/- (Rupees Fourteen Lakh Ninety Nine Thousand Nine Hundred Sixty Four only) on or before of 11th floor slab.
- xi. Rs.14,99,964/- (Rupees Fourteen Lakh Ninety Nine Thousand Nine Hundred Sixty Four only) on or before casting of 13th floor slab.
- xii. Rs.14,99,964/- (Rupees Fourteen Lakh Ninety Nine Thousand Nine Hundred Sixty Four only) on or before casting of top floor slab.
- xiii. Rs.14,99,964/- (Rupees Fourteen Lakh Ninety Nine Thousand Nine Hundred Sixty Four only) on or before completion of external plaster.
- xiv. Rs.14,99,964/- (Rupees Fourteen Lakh Ninety Nine Thousand Nine Hundred Sixty Four only) on possession.

All above payments shall be made by the Purchaser to Keystone Realtors Private Limited in the name of KRPL - ELITA ILFS ACCOUNT 17992240000012.

8. The Purchaser/s admits having taken full free and complete inspection of all the documents, approvals, sanctions and scheme as required to be given by Keystone Realtors Private Limited under the provisions of the Maharashtra Ownership of Flats (Regulation on the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and the Rules, framed there under from time to time. The Purchaser/s do hereby grant and/or confer upon Keystone Realtors Private Limited the irrevocable right and/or authority for the purposes set out herein below.

9. Without changing the area of the said Flat Keystone Realtors Private Limited/Ruchita shall be entitled to amend, modify and/or vary the



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building plans and/or the layout and/or sub-division plan and also the plans and specifications in respect thereof.

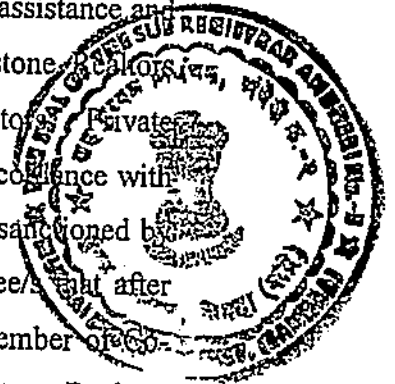
10. Pursuant to the terms and conditions of Agreement for Grant of Development Rights dated 27.06.2005 and Supplemental Agreement dated 14.04.2011 executed between Keystone Realtors Private Limited and Ruchita, Keystone Realtors Private Limited/Ruchita shall be entitled to consume F.S.I. upto 16155.00 square meters area available in respect of the said Property. Keystone Realtors Private Limited/Ruchita shall have the sole and absolute right and authority, and shall be entitled to deal with sell, transfer or otherwise dispose off the said Flats in the said Building and garages if any, However, as per the terms and subject to the conditions prescribed in the Supplemental Agreement dated 14.04.2011, in case of any additional FSI over and above 16155.00 square meters granted and/or permitted by the Competent/Statutory Authority, Ruchita alone shall be entitled to consume the same which is entrusted to Keystone Realtors Private Limited herein to construct additional floors and/or additional wings as Ruchita may think fit and proper in accordance with the applicable laws and approvals granted by the concerned local authorities and the Purchasers are informed by Keystone Realtors Private Limited/Ruchita and are fully aware of the same.
11. Irrespective of the possession of the said Flats being given to the Purchaser/s and/or the management being given to the ad-hoc committee/society or the said Flats / being given / sold to the Purchaser/s the rights under this clause and/or under this Agreement reserved for Keystone Realtors Private Limited/Ruchita for exploiting the potentialities of the said Property described in the Second Schedule hereunder written shall be valid and subsisting and shall continue to vest in Keystone Realtors Private Limited/Ruchita until the Deed of Lease is executed by Maharashtra Housing and Area Development Authority (MHADA). Keystone Realtors Private Limited/Ruchita shall be entitled to cause MHADA to execute the lease in favour of Society formed by the purchasers of flats in the said Building known as "Elita".
12. Keystone Realtors Private Limited/Ruchita shall be entitled to consume balance FSI out of present permissible F.S.I. of 16155.00 square meters obtained as per SRA Scheme by constructing tenements, to sell such



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tenements for such permissible user as Keystone Realtors Private Limited/Ruchita may think fit and proper to such person or persons for such consideration as Keystone Realtors Private Limited/Ruchita may in their absolute discretion deem fit and proper.

13. Keystone Realtors Private Limited/Ruchita shall also be entitled to consume additional and/or balance F.S.I. available under D. C. Rules and Regulations or by any special concession being granted by the SRAM/HADA or any other authorities including the F.S.I. available in lieu of the road widening setback reservation etc.
14. The Purchaser/s hereby agree and confirm that purchaser/s shall not have any right, title, claim or interest in respect of said larger property and the open spaces, car parking spaces, common passage, podium, compound terrace lobby and porch area and that the right of the Purchaser/s is confined only to the said Flat hereby agreed to be allotted, sold and transferred.
15. The Purchaser/s hereby agree/s that all necessary facilities, assistance and co-operation will be rendered by the Purchaser/s to Keystone Realtors Private Limited/Ruchita to enable Keystone Realtors Private Limited/Ruchita to make any additions and alterations in accordance with the Plans sanctioned or which may be hereafter put up and sanctioned by the SRAM/HADA and the Purchaser/s hereby further agree/s that after formation of Co-operative Society, the Purchaser/s as a member of Co-operative Society shall accord his/her/their consent to Keystone Realtors Private Limited/Ruchita full facility, assistance and cooperation to enable Keystone Realtors Private Limited/Ruchita for the aforesaid purpose to shift the water tanks on the upper floors or floor which so constructed. The Purchaser/s shall not be entitled to object to any of the aforesaid things or claim or any portion of the said amalgamated property till Keystone Realtors Private Limited confirms in writing that the said Building is completed in all respects.
16. It is hereby expressly agreed that the time for payment of each of the aforesaid installments of the purchase price as set out in Clause [7] above shall be of the essence of the contract. In the event of the purchaser/s making any default in payment of any installment of the purchase price on



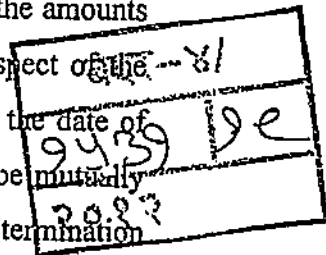
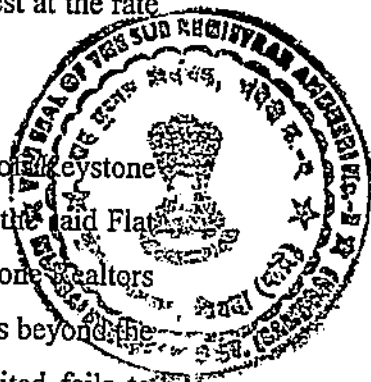
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its due date Keystone Realtors Private Limited will be entitled to terminate this Agreement and in that event, Keystone Realtors Private Limited will be entitled to forfeit the earnest money paid by the Purchaser/s under this Agreement and refund to the Purchaser the installments paid by him/her till the date [but without any interest, compensation, damage or costs] and upon such termination of this Agreement, Keystone Realtors Private Limited will be entitled to sell and/or dispose off the said Flat any other party and to execute the Agreement for Sale in respect thereof, the Purchaser/s herein will not be entitled to raise any objection for such termination before any Court and/or authority and hereby accord his/her irrevocable consent for such sale/disposal of the said Flat by Keystone Realtors Private Limited.

17. Without prejudice to the above and Keystone Realtors Private Limited other rights under this Agreement and/or in law, Keystone Realtors Private Limited may at their option accept from the Purchaser/s the payment of the defaulted installment/s on the Purchaser/s paying to Keystone Realtors Private Limited the defaulted installments together with interest at the rate of 2% [Two Per Cent] per month compounded monthly.

18. Subject to the Purchaser not in breach of any of the terms hereof, Keystone Realtors Private Limited shall endeavor to give possession of the said Flat to the Purchaser on or before the 31st day of July, 2015. Keystone Realtors Private Limited shall be entitled to a grace period of six months beyond the aforesaid date. In the event, Keystone Realtors Private Limited fails to handover the possession of the said Flat to the Purchaser beyond the said grace period of six months, then in that event the Purchaser may by giving 30 days notice in writing to Keystone Realtors Private Limited elect to terminate this Agreement and in such event, Keystone Realtors Private Limited shall on demand be liable to refund to the Purchaser the amounts already received by Keystone Realtors Private Limited in respect of the said Flat with simple interest at 9% percent per annum from the date of expiry of such grace period and/or such further date as may be mutually extended till the date of termination. In the event of such termination neither Party shall have any other claim, against the other, in respect of the said Flat or arising out of this Agreement and Keystone Realtors Private Limited shall be at liberty to sell and dispose of the said Flat to any other person at such price and upon such terms and conditions as Keystone

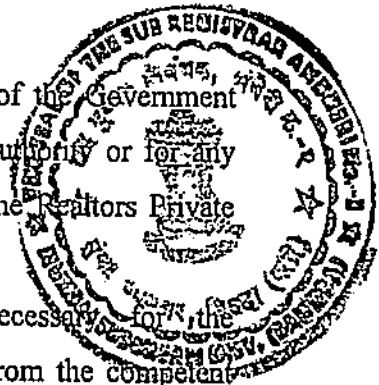


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Realtors Private Limited may deem fit. If as a result of any legislative order or regulation or direction of the Government or Public authorities, Keystone Realtors Private Limited are unable to complete the said Building and/or give possession of the said Flat to the Purchaser, the only responsibility and liability of Keystone Realtors Private Limited will be to pay over to the Purchaser such amount attributable to the said Flat that may have been received by Keystone Realtors Private Limited without any interest within such time and in such manner as may be decided by Keystone Realtors Private Limited. Save as aforesaid neither party shall have any right or claim against the other under or in relation to this Agreement or otherwise however. Provided that Keystone Realtors Private Limited shall be entitled to reasonable extension of time for giving delivery of the said Flat on the aforesaid date, if the completion of said Building in which the said Flat is to be situated is delayed for reasons beyond the control of Keystone Realtors Private Limited including on account of:-

- i. Non-availability of steel, cement, other building material, water or electric supply;
- ii. War, civil commotion or act of God;
- iii. Any notice, order, rule, notification of the Government and/or other public or competent authority or for any reason beyond the control of Keystone Realtors Private Limited;
- iv. If documents related to and necessary for the construction, are delayed in receipt from the competent authority; then Keystone Realtors Private Limited shall be entitled to a reasonable extension in lieu of the same, and upon request, the Purchaser shall be informed about such a delay.

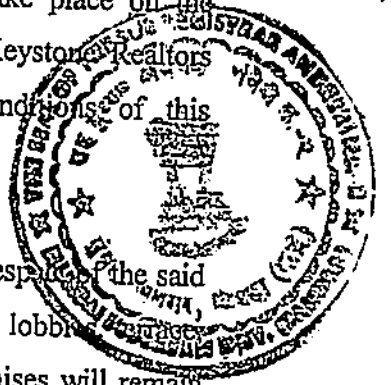


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19. Within 15 [Fifteen] days of receipt of intimation from Keystone Realtors Private Limited stating that they have completed the construction with regard to respective Wing of the said Building, the Purchaser/s shall pay the balance consideration as per clause [7] and also the amount payable as per Clause [49] of this Agreement to Keystone Realtors Private Limited and Keystone Realtors Private Limited will handover the vacant possession of the said Flat to the Purchaser/s.

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20. The Purchaser shall take possession of the said Flat within 7 days of Keystone Realtors Private Limited giving written notice to Purchaser intimating that the said Flat is ready for use and occupation. Provided that if within a period of three years from the date of handing over the Flat to the Purchaser, the Purchaser bring to the notice of Keystone Realtors Private Limited any defect in the said Flat or the said building in which the said Flat is situated or the material used in the construction of the said Building, then, wherever possible such defects shall be rectified by Keystone Realtors Private Limited at its own cost and in case it is not possible to rectify such defects, then the Purchaser shall be entitled to receive from Keystone Realtors Private Limited reasonable compensation for such defects. Provided further, if any defect or damage is found to have been caused due to the negligence of the Purchaser or his agents, then Keystone Realtors Private Limited shall not be liable for the same.
21. Nothing contained in this Agreement shall be construed so as to confer upon the Purchaser/s any right whatsoever into or over the said Property or the said Building or any part thereof including the said Flat. It is agreed by and between the parties that such conferment shall take place on the Purchaser/s making full payment of consideration to Keystone Realtors Private Limited and complying with terms and conditions of this Agreement.
22. The Purchaser/s shall have no claim save and except in respect of the said Flat agreed to be sold to him/her/them. All open spaces, lobbies, club house, Gymnasium, swimming pool and other premises will remain the property of Keystone Realtors Private Limited until the said Building is transferred to the Co-operative Society or executed Deed of Conveyance in favour of the Society as hereinafter mentioned, subject however, to the rights of Keystone Realtors Private Limited as herein stated.
23. The fixtures, fittings and amenities to be provided by Keystone Realtors Private Limited in the said Building with regard to the flats are more particularly described in the EIGHT SCHEDULE hereunder written.
24. IT IS HEREBY EXPRESSLY AGREED besides the rights retained by Keystone Realtors Private Limited under clause (11), Keystone Realtors Private Limited/Ruchita are also entitled to construct additional floors

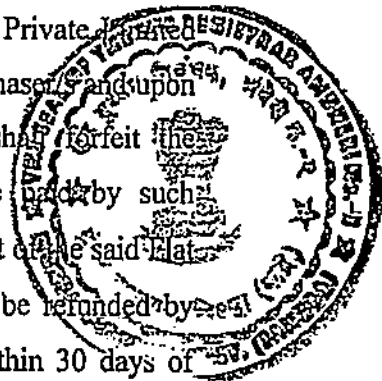


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above 14th floor to consume FSI of 16155.00 square meters and Keystone Realtors Private Limited/Ruchita shall also entitled to construct additional structures like sub-station for electricity, office for society, club house, Gymnasium, swimming pool in the stilt/open compound and under-ground and overhead tanks, structures watchman's cabin, toilet units for domestic servants, the location of which are not particularly marked upon the Ground Floor Plans of the said Property and Keystone Realtors Private Limited have informed the Purchaser and the Purchaser is fully aware of the same. Keystone Realtors Private Limited shall always be entitled to sign under-takings and indemnities as required by any Authority of the State or Central Government or Competent Authorities under any law concerning construction of aforesaid structures on the said Property.

25. As soon as respective Wing of the said Building is notified by Keystone Realtors Private Limited as complete, each of the Purchasers of their flats in the said Building [including the Purchaser herein] shall pay the respective installments of the purchase price payable by them including all the amounts as per Clause [49] of this Agreement within 15 (Fifteen) days of such notice served individually. If any of the Purchaser/s fail/s to pay the installments in spite of the notice, Keystone Realtors Private Limited will be entitled to terminate the Agreement with such Purchaser/s and upon such termination, Keystone Realtors Private Limited shall forfeit the earnest money and the installment of purchase price paid by such Purchaser/s to Keystone Realtors Private Limited in respect of the said Flat agreed to be purchased by him/her/them the same shall be refunded by Keystone Realtors Private Limited to the Purchaser/s within 30 days of such termination and upon such termination, the Purchaser/s cease/s to have any right, title interest or claim in respect of the said Flat and/or any part thereof or against Keystone Realtors Private Limited and Keystone Realtors Private Limited shall be at liberty to sell and dispose of the said Flat to any other person at such price and upon such terms and conditions as Keystone Realtors Private Limited may deem fit and proper.



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26. The said building/Buildings shall be constructed and completed in accordance with the Plans and Specifications as approved by the Concerned Authorities as aforesaid with such modification thereto as may be made by Keystone Realtors Private Limited as herein above set out. It is agreed by the Purchaser with Keystone Realtors Private Limited that

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Keystone Realtors Private Limited alone shall have full right and authority to change, alter and amend the building plans design elevation etc., the Purchaser will not be entitled to take any objection from the same so long it does not affect the area and/or location of the said Flat.

27. The Purchaser is allotted car parking space No. 21 and 28 on Lower Level on the Basement 1 Level by Keystone Realtors Private Limited (hereinafter referred to as "the said Car Parking Spaces). The Purchaser/s hereby expressly agrees and also give their irrevocable consent for the agreement arrived between Purchaser and Keystone Realtors Private Limited in respect of the Car Parking Space and the same is recorded herein below and the Car Parking Space is allotted pursuant to the same:-

The Car Parking Space is allotted free of cost and it is discretionary and absolute authority of the Keystone Realtors Private Limited to allot the same. The Car Parking Space as defined in this Agreement is at basement/stilt/podium and puzzle level and the Purchaser shall be allowed to use the said Car Parking Space only for the purpose of Car Parking otherwise.

The Purchaser/s further agrees to undertake that he/she/they shall not be allowed to transfer the said Car Parking Space nor the Purchaser/s shall be allowed to transfer the benefit of the said Car Parking Space to any third party.



At the time of handing over possession of the respective Flat, allottees shall be put into possession of their respective allotted Car Parking Space on provisional basis subject to the bye-laws that may be framed by the proposed Society/Condominium and the rules and regulations framed under the said bye-laws shall be binding on the allottees. This provisional allotment is done in consonance of this Agreement.

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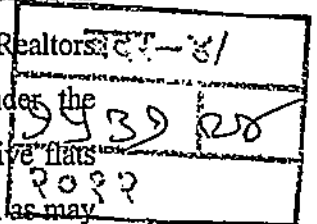
28. Keystone Realtors Private Limited shall in respect of any consideration amount remaining unpaid by the Purchaser/s under the terms and conditions of this Agreement will have first lien and charge on the said flats agreed to be allotted to the Purchaser/s.

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29. The Purchaser/s agree/s and undertake/s from time to time to sign and execute the application for the formation and registration of the Society including the bye-laws of the proposed society within 7 (Seven) days of the intimation by Keystone Realtors Private Limited. No Objection shall be raised to the changes in the draft bye-laws as may be required by the Registrar of Co-operative Societies and/or other Concerned Authorities. The Purchaser/s shall be bound from time to time to sign all the papers and documents and all other deeds as Keystone Realtors Private Limited may require him/her/them to do from time to time for safeguarding the interest of Keystone Realtors Private Limited and the Purchaser/s of other flats in the said Building. Failure to comply with the provisions of this Clause will render this Agreement ipso facto to come to an end. The Purchaser/s shall ensure that as and when Keystone Realtors Private Limited shall so require the Co-operative Society shall pass the necessary resolution confirming the right of Keystone Realtors Private Limited as aforesaid to carry out additional construction work on the said Building and also confirming the rights of Keystone Realtors Private Limited to sell on ownership basis other flats in the said Building to be constructed on the said Property.

30. Without prejudice to the right of Keystone Realtors Private Limited to transfer the said Building to a Co-operative Society as provided in clause No. 41 and clause No. 43, Keystone Realtors Private Limited shall also have right to submit the said Building and/or the said Property or portions of the said Property to the provisions of the Maharashtra Apartment Ownership Act, [hereinafter for the sake of brevity referred to as "MAO Act"] and to require the Purchasers of the concerned flats to form themselves into an Association of Apartment Owners, being a Condominium as contemplated under the provisions of the MAO Act, and rules framed there under. All the Purchasers of their respective flats shall sign such declarations, agreements, papers and deeds of understanding as may be required to be signed and executed for enabling Keystone Realtors Private Limited to form and register such an Association under the provisions of the said MAO Act. The Purchasers of their respective flats shall agree to abide by the rules and bye-laws of the Condominium as may be prescribed under the provisions of the said MAO Act from time to time. In order to enable Keystone Realtors Private Limited to form such Association, the Purchaser/s shall give such particulars about, himself/herself /themselves as may be required in that event, Keystone



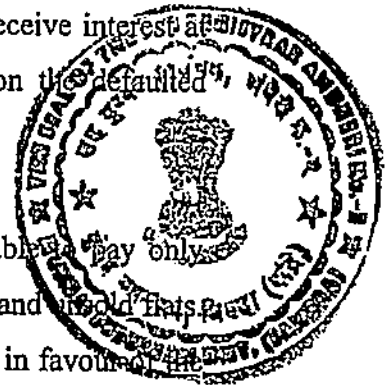
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Realtors Private Limited will execute and cause the Owners to execute a Deed of Apartment in favour of each Allottees of the flats separately conveying the Apartments and the Proportionate undivided right/share in the common area of facilities unto the Purchasers of flats.

31. So long as all the flats in the said Building shall not be separately assessed by Local Body for the purpose of property taxes, water charges and rates more particularly described in the SEVENTH SCHEDULE hereunder written, the Purchaser/s shall pay an amount of Rs.13,510/- [Rupees Thirteen Thousand Five Hundred Ten only] per month to Keystone Realtors Private Limited for the above. The said amount shall be paid by the Purchaser/s to Keystone Realtors Private Limited before every quarterly in advance [time being essence]. In the event, the Purchaser/s fail/fails to pay the aforesaid monthly outgoings as aforesaid, Keystone Realtors Private Limited will be entitled to receive interest at the rate of 21% [Twenty-one Per Cent] per annum on the defaulted amount.

32. Keystone Realtors Private Limited/Ruchita shall be liable for Municipal rates, at actuals, in respect of the unoccupied and unoccupied flats. In case, the Deed of Apartment/Assignment is executed in favour of the Purchaser of flats and/or Society and other premises in the said Building before the disposal of flats by Keystone Realtors Private Limited of all the flats and other premises, then in such case, Keystone Realtors Private Limited/Ruchita shall join in and as and when such flats are sold, to the persons of the choice and at the discretion of Keystone Realtors Private Limited/Ruchita, the Co-operative Society shall admit as members the Purchasers of such Premises without charging any premium or any other extra payment.

33. The Purchaser/s shall maintain at his/her/their own costs the said Flat agreed to be purchased by him/her/them in the same condition, state and order in which it is delivered to him/her/them and shall abide by all term of lease bye-laws, rules and regulations of the Government, Local Bodies and Authorities, Electricity Supply Company/Society, and shall attend to answer and be responsible for all actions and violations of any of the conditions or rules or bye-laws and shall observe and perform all the terms and conditions and covenants contained in this Agreement.



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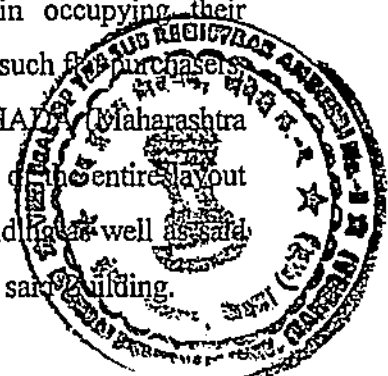
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34. The Purchaser/s agree/s to pay total consideration amount payable under the terms of this Agreement as and when they become due and payable. Further Keystone Realtors Private Limited/Ruchita is not bound to give notice requiring any such payment and the failure thereof shall not be pleaded as an excuse for non payment of any amount or amounts due on the respective due dates or events.

35. The Purchaser/s hereby covenant/s with Keystone Realtors Private Limited to observe and perform the covenants and conditions in this Agreement and to keep Keystone Realtors Private Limited fully indemnified against the said payments and observance and performance of the said covenants and conditions except so far as the same ought to be observed by Keystone Realtors Private Limited.

36. The Purchaser/s is/are fully aware of the fact and conditions of SRA as mentioned in LOI together with IOA and CC of Rehab Building and further aware of the fact that as per the SRA provisions there will be two independent societies i.e. one society exclusively meant for it's bonafide slum dwellers occupying their respective premises as permanent alternate accommodation in Rehab Building and another society exclusively meant for bonafide purchasers like the Purchaser/s herein occupying their respective flats in said Building exclusively meant for such purchasers. However, as per the conditions and provisions of MHADA (Maharashtra Housing and Area Development Authority), the lease of the entire layout proposal will be separate for occupants of Rehab Building as well as said Building by MHADA in favour of Rehab Building and said Building.

37. After the said Building and flats to be constructed by Keystone Realtors Private Limited on the said Property are complete and ready for occupation and after the Society for the said Building as aforesaid is registered and only after all the flats in the said Building shall have been sold and disposed off by Keystone Realtors Private Limited and Keystone Realtors Private Limited shall have received all dues payable to them under the terms of the Agreements with the Purchasers of all the flats in the said Building, Keystone Realtors Private Limited shall execute and cause the MHADA/SRA to execute in favour of the said Society a lease in respect of the said Property. Until the execution of the lease, the possession of the

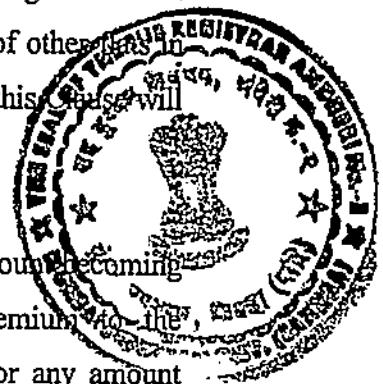


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said Property including common areas and facilities in the said Building thereon shall be deemed to be of Keystone Realtors Private Limited/Ruchita as per the existing law.

38. The Deed of Lease/Deed of Assignment and other documents for transferring the title in favour of the Purchaser/s in respect of the said Flat shall be prepared by the Advocates & Solicitors appointed by Keystone Realtors Private Limited Deed of Assignment/Deed of Sub-lease and the same will contain such covenants and conditions as the said Advocates and Solicitors shall think reasonable and necessary having regard to the development of the said Property.
39. The Purchaser/s agree/s and undertake/s from time to time to abide by rules and regulations of the Co-operative Society. No Objection shall be raised to the changes in the draft rules and regulations of the Society. The Purchaser/s shall be bound from time to time to sign all the papers and documents and all other deeds as Keystone Realtors Private Limited may require him/her/them to do from time to time for safeguarding the interest of Keystone Realtors Private Limited and the Purchaser/s of other flats in the said Building. Failure to comply with the provision of this clause will render this Agreement ipso facto to come to an end.
40. The Purchaser/s hereby agree/s that in the event of any amount becoming payable by way of development charges, levy or premium to the Concerned Local Authority or to the State Government or any amount becoming payable by way of betterment charges or development levies or any other payment of a similar nature in respect of the said Property, and/or the various flats to be constructed thereon, the same shall be reimbursed by the Purchaser/s to Keystone Realtors Private Limited in the proportion of the area of the said Flat to the total area of all the Flats in the said Building and in determining such amount, the decision of Keystone Realtors Private Limited shall be conclusive and binding upon the Purchasers.
41. The Purchaser/s shall at the time of making payment of the installments mentioned as agreed herein will also pay to Keystone Realtors Private Limited a sum as mentioned in Clause [49] which will be held by Keystone Realtors Private Limited as deposit without interest and Keystone Realtors Private Limited shall be entitled to utilize such

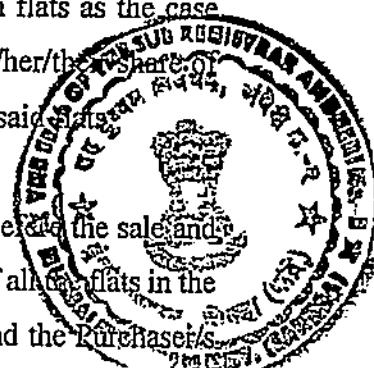


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deposits towards payment of proportionate lease rent, taxes and other outgoings. In the event of the Purchaser/s making any default in payment thereof regularly as agreed to herein by him/her/them, Keystone Realtors Private Limited will have right to take legal action against the Purchaser/s for recovering the same. On formation of the Co-operative Society, Keystone Realtors Private Limited shall handover the balance of the said deposit to such Co-operative Society.

42. The Purchaser/s shall allow Keystone Realtors Private Limited and their surveyors and Agents with or without workmen and others at all reasonable times to enter upon his/her/their flats or any part thereof for the purpose of repairing any part of the said Building and for laying cables, water pipes, fittings, electric wires, structures and other conveniences belonging to or serving or used for the said Building and also for the purpose of cutting off the supply of water and other services to the flats of any other premises owners in the said Building in respect whereof the Purchaser/s or user/s or occupier/s of such flats as the case may be shall have committed default in payment of his/her/their share of the property taxes and other outgoings in respect of the said flats.
43. In the event of the Society being formed and registered before the sale and disposal by Keystone Realtors Private Limited/Ruchita of all the flats in the said Building the powers and authority of the Society and the Purchaser/s of the flats therein shall be subject to the powers of Keystone Realtors Private Limited/Ruchita in all the matters concerning development of the said Property as also construction of additional floors/structures and all amenities pertaining to the same and in particular Keystone Realtors Private Limited/Ruchita shall have absolute authority and control as regards any unsold flats and the sale thereof. Keystone Realtors Private Limited/Ruchita shall have a right to complete the said Building and to sell and dispose of for their (i.e. Keystone Realtors Private Limited) benefit all unsold flats in the said Building.



44. The Purchaser/s shall not at any time demolish or do or cause to be done any additions or alterations which may result in change in the elevation of the said Building of whatsoever nature in the said Flat or any part thereof. The Purchaser/s shall keep the said flats walls, partitions, sewers, drains, pipes and appurtenant thereto in good and tenantable

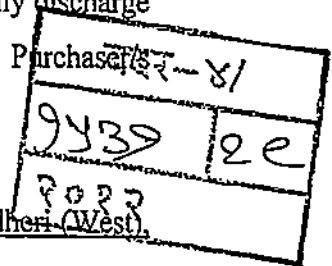
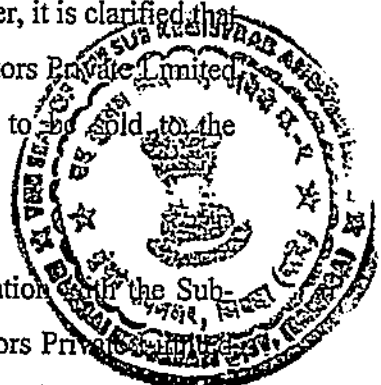
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repair and condition and in particular the said Building so as to provide shelter to and protect the parts of the said Building other than his/her/their flats. The Purchaser/s shall not enclose niches, flowerbed, pergola or balconies or make any alterations in the outside elevations and outside colour scheme of the flats to be allotted to him/her/them.

45. After the Possession of the said Flat is handed over to the Purchaser if any additions or alterations in or about or relating to the said Building are required to be carried out by the Government, Local Authority or any other Statutory Authority, the same shall be carried out by the Purchaser or various flats in the said Building at his/her/their own costs and Keystone Realtors Private Limited shall not be in any manner liable or responsible for the same.
46. The Purchaser/s shall not do or permit to be done any act or thing which may render void or voidable any insurance of any flats or any part of the said Building or cause any increased premium to be payable in respect thereof or which is likely to cause nuisance or annoyance to users and occupiers of the other flats in the said Building. However, it is clarified that this does not cause any obligation upon Keystone Realtors Private Limited to insure the said sale Building or the flats agreed to be sold to the Purchaser/s.
47. The Purchaser/s will lodge this Agreement for registration with the Sub-Registrar of Assurances at Bandra and Keystone Realtors Private Limited will attend the office of the Sub-Registrar and admit execution thereof after the Purchaser/s informed them of the number under which it is lodged for registration by the Purchaser/s.
48. All letters, circulars, receipts and/or notices issued by Keystone Realtors Private Limited dispatched under Certificate of Posting to the address known to them of the Purchaser/s will be a sufficient proof of the receipt of the same by the Purchaser/s and shall completely and effectually discharge to Keystone Realtors Private Limited. For this purpose, the Purchaser/s has/have given the following address:-

501, Sand Pebble, 3rd Azad Lane, Off Veera Desai Road, Andheri (West),
Mumbai - 400 058.



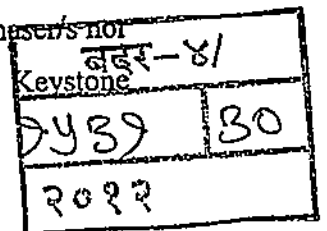
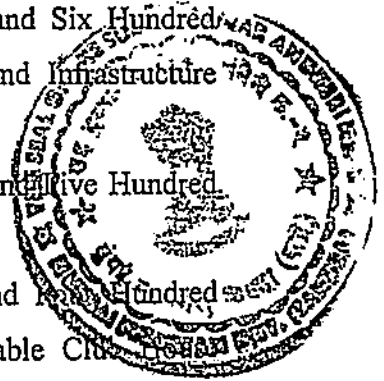
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49. The Purchaser/s shall at the time of making payment of the installments mentioned in Clause [7] shall also agree to pay to Keystone Realtors Private Limited the following amounts:-

- i. Rs. 700/- (Rupees Seven Hundred only) towards Share Money and Application Fees.
- ii. Rs. 5000/- (Rupees Five Thousand only) towards Formation and Registration of Society.
- iii. Rs. 5000/- (Rupees Five Thousand only) towards legal fees.
- iv. Rs. 30,000/- (Rupees Thirty Thousand only) towards Electricity charges, Water Meter charges and Natural Pipe Gas connection charges.
- v. Rs. 1,62,120/- (Rupees One Lakh Sixty Two Thousand One Hundred Twenty only) towards Twelve months provisional deposit.
- vi. Rs. 1,62,120/- (Rupees One Lakh Sixty Two Thousand One Hundred Twenty only) towards Twelve months provisional maintenance in advance.
- vii. Rs. 36,670/- (Rupees Thirty Six Thousand Six Hundred Seventy only) towards Development and Infrastructure charges.
- viii. Rs. 96,500/- (Rupees Ninety Six Thousand Five Hundred only) towards Club House charges.
- ix. Rs. 14,400/- (Rupees Fourteen Thousand Four Hundred only) towards 12 months non refundable Club House maintenance charges.

50. Any delay or indulgence by Keystone Realtors Private Limited in enforcing the terms of this Agreement or any forbearance or giving time to the Purchaser/s shall not be considered as a waiver on the part of Keystone Realtors Private Limited of any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser/s nor shall the same in any manner prejudice the remedies of Keystone Realtors Private Limited.



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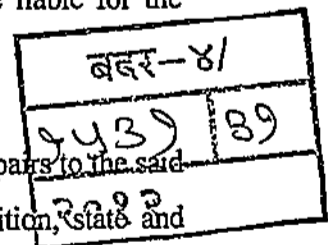
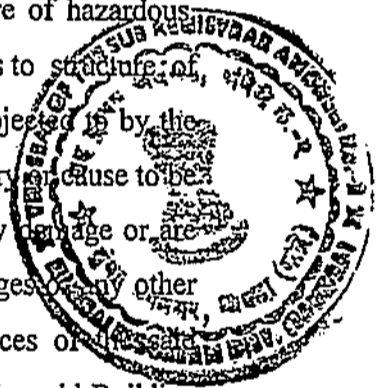
51. Keystone Realtors Private Limited shall be entitled to alter the terms and conditions of the Agreement relating to the unsold flats in the said Building of which the aforesaid flats form part and the Purchaser/s shall have no right to object to the same.

52. The Purchaser/s himself/herself/themselves with intention to bind all persons into whosoever hands the said Flat may come, doth hereby covenant/s with Keystone Realtors Private Limited as follows:-

a. To maintain the said Flat at Purchaser's/s costs in good tenantable repair and condition from the date the possession of the said Flat is taken and shall not do or suffer to be done anything in or to the said Building in which the said Flat is situated, and also in the staircase or any passages which may be against the rules, regulations or bye-laws of the concerned local or any other authority or change/alter or make addition in or to the said Building in which the said Flat is situated and the said Flat itself or any part thereof;

b. Not to store in the said Flat any goods which are of hazardous explosive, combustible nature which are dangerous to structure of the said Building or storing of which goods is objected by the concerned local or other authority and shall not carry heavy packages to upper floors which may likely to damage the lift, staircase, common passages or any other structure of the said Building, including /entrances of the said Building and in case of any damage is caused to the said Building or the said Flat on account of negligence or default of the Purchaser/s in this behalf, the Purchaser/s shall be liable for the consequence of the breach;

c. To carry out at his/her/their own costs all internal repairs to the said Flat and maintain the said Flat in the same condition, state and order in which they were delivered by Keystone Realtors Private Limited to the Purchaser/s and shall not do or suffer to be done anything in or to Keystone Realtors Private Limited in which the said Flat are situated or the said Flat which may be forbidden by the rules and regulations and bye-laws of the concerned local authority or other public authority. And in the event of the Purchaser/s committing any act in contravention of the above provision, the



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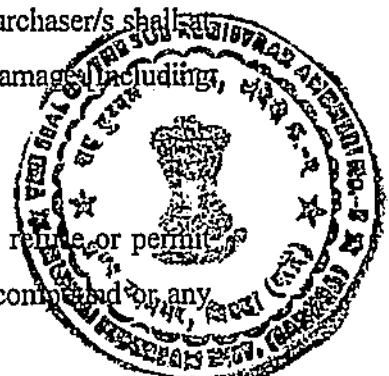
Purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority;

d. Not to demolish or cause to be demolished the said Flat or any part thereof, not at any time make or cause to be made any addition or alteration in the elevation and outside colour scheme of the said Building and to keep the portion, sewers, drains and pipes in the said Flat and appurtenances thereto in good tenable repair and condition and in particular so as to support shelter and protect the other part of the said Building and the Purchaser/s shall not chisel or in any other manner damage the columns, beams, walls, slabs, or R.C.C. Partis or other structural members in the said Flat without the prior written permission of Keystone Realtors Private Limited and/or the Condominium/Society. In case on account of any alterations being carried out by the Purchaser/s in the said Flat [Whether such alterations are permitted by the Concerned Authorities or not] should there any damage to the adjoining flats or to the flats situated below or above the said Flat [inclusive of leakage of water and damage to the drains] the Purchaser/s shall at his/her/their own costs and expenses repair such damages including recurrence of such damages];

e. Not to throw dirt, rubbish rags, garbage or other refuse or permit the same to be thrown from the said Flat in the compound or any portion of the said Property and the said Building;

f. Pay to Keystone Realtors Private Limited within 7 (Seven) days of demand by Keystone Realtors Private Limited his/her/their share of security deposit demanded by the Concerned Local Authority or Government for giving water, Electricity or any other service connection to the said Building;

g. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the Concerned Local Authority and/or Government and/or other Public Authority, on account of changes of user of the said Flat by the Purchaser/s;



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Insurance	

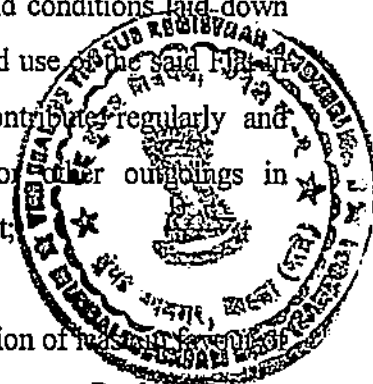
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h. The Purchaser shall not without the prior written consent of Keystone Realtors Private Limited let, sub-let, transfer, assign or part with the Purchaser's interest or benefit under this Agreement or part with the possession of the Residential Flat 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 Ultimate Organization, the Purchaser shall with the prior written consent of Keystone Realtors Private Limited 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.

i. The Purchaser/s shall observe and perform all the rules and regulations which the Society may adopt at its inception and the additions alterations or amendments thereof they may be made from time to time for protection and maintenance of the said Building and the Flats therein and for the observance and performance of the Building rules, regulations and bye-laws for the time being of the Concerned Local Authority and of the Government and other public bodies. The Purchaser/s shall also observe and perform all the stipulations and conditions laid down by the Society regarding the occupation and use of the said Building and shall pay and contribute regularly and punctually towards the taxes, expense of other outgoings in accordance with the terms of this Agreement;

j. Till the formation of the Society and execution of the Deed of Conveyance in favour of the Society, the Purchaser/s shall permit Keystone Realtors Private Limited and its Surveyors and Agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Property and said Building or any part thereof to view and examine the state and condition thereof;

k. To observe and perform all the terms and conditions and covenants to be observed and performed by the Purchaser/s as set out in this Agreement [including in the recitals thereof]. If the Purchaser/s neglect/s, omit/s or fail/s to pay for any reason



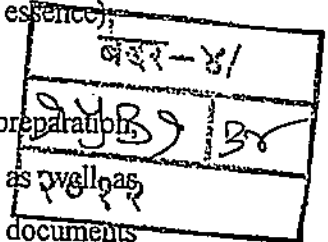
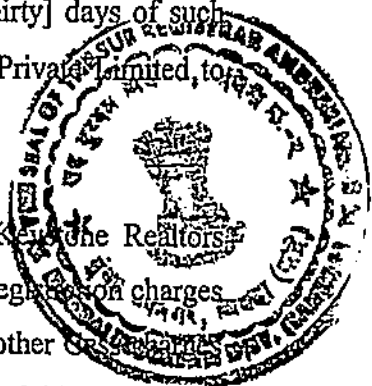
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whatsoever to Keystone Realtors Private Limited the amounts payable under the terms and conditions of this Agreement [whether before or after the delivery of the possession] within the time specified for the payment thereof or if the Purchaser/s shall in any other way fail to perform or observe and covenants and stipulations herein contained or referred to Keystone Realtors Private Limited shall be entitled to re-enter upon and resume possession of the said Flat and everything whatsoever therein and this Agreement shall cease and stand terminated. The Purchaser/s herein agree/s that on Keystone Realtors Private Limited re-entry on the Flats as aforesaid, all the right, title, and interest of and Purchaser/s in the said Flat and under this Agreement shall cease and the Purchaser/s shall also be liable for immediate ejection as a trespasser. The Purchaser shall thereupon cease to have any right, title or interest in the said Flat. In whatever event, all the moneys paid herein by the Purchaser/s [except the outgoings apportionable to the said Flat till the date of such termination] shall after 30 [Thirty] days of such termination be refunded by Keystone Realtors Private Limited, to the Purchaser/s;

1. It is expressly agreed by the Purchaser with Keystone Realtors Private Limited that besides the stamp duty and registration charges, Service Tax/VAT, Labour Welfare Cess or any other taxes or levies either in present or in future in respect of this Agreement for Sale of said Flat by Keystone Realtors Private Limited in favour of Purchaser, the same will be borne and paid by the Purchaser alone and Keystone Realtors Private Limited will be entitled to recover the same from the Purchaser and the same will be paid by the Purchaser to Keystone Realtors Private Limited within 7 (Seven) days from the date the same is demanded by Keystone Realtors Private Limited from the Purchaser (time being essence);

- m. All costs, charges and expenses in connection with preparation, engrossing, stamping and registering this Agreement as well as Deed of Lease/Deed of Assignment and any other documents required to be executed by Keystone Realtors Private Limited in respect of transferring the said Flat including the said Property and the said Building in favour of the Purchasers of flats and/or Co-



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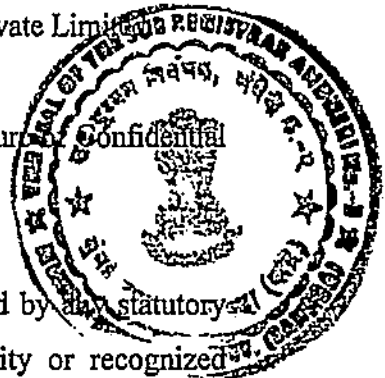
operative Society formed by the Purchasers as well as the entire professional costs of the Advocates of Keystone Realtors Private Limited in preparing and/or approving all such documents shall be borne and paid proportionately by the Purchasers. The Purchaser/s shall on demand pay to Keystone Realtors Private Limited his/her/their proportionate share in regard to the above. The amount payable under this Clause is in addition to the amount as mentioned in Clause [49] above;

53. 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 Keystone Realtors Private Limited. The confidentiality obligations under this Clause shall survive even after handing over the Possession of the said Flat and is legally binding on the Purchaser and shall always be in full force and effect.

54. The Purchaser shall not make any public announcement regarding this Agreement without prior consent of Keystone Realtors Private Limited

55. 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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56.1. The Parties to this Agreement hereby agrees that they shall, at all times, act in good faith, and make all attempts to resolve all differences or disputes howsoever arising out of or in connection with this Agreement by direct negotiation between the parties, if the parties are unable to settle the disputes through direct negotiations, then in that event the

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parties agree to submit the dispute to mediation. Such mediation should be referred to MCHI Grievance Cell for resolving the disputes/differences between the parties. Any party to the dispute may give written notice to the other party of his or her desire to commence mediation, and a mediation session must take place within [30] days after the date such notice is given to the either party, failing which thereafter the Parties shall submit the dispute to arbitration as mentioned in Clause below. The parties further agree that their participation in mediation is a condition precedent to any party pursuing any other available remedy in relation to the dispute. Any party refusing to mediate shall not prevent the other party or parties from pursuing their claims in arbitration.

56.2. The Parties shall be bound to submit all disputes and differences howsoever arising out of or in connection with this Agreement, to arbitration by one (1) arbitrator, failing which by three (3) arbitrators: one nominated by the Developer, the second by the Purchaser and the third chosen by the two (2) arbitrators so nominated by the Parties. The Parties agree that until the arbitration proceedings are complete, they shall not take their disputes to a court of law. The Arbitration and Conciliation Act, 1996, shall in all matters govern the arbitration.

56.3 The Arbitrators shall be persons of professional repute, directly or indirectly connected with any of the Parties to this Agreement. They shall have prior experience as arbitrators.

56.4. The place of arbitration shall be Mumbai. The language to be used in the arbitration proceedings shall be English.

56.5. The award of the arbitration proceedings will be final and binding on Parties to the Agreement.

56.6. This Agreement shall, in all respects, be governed by and construed in all respects in accordance with the laws of India. The Parties agree to submit to the exclusive jurisdiction of the courts in Mumbai in connection with any dispute arising out of or in connection with this Agreement.



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THE FIRST SCHEDULE HEREINABOVE REFERRED TO:

"LARGER PROPERTY"

All that piece or parcel of land or ground situate lying and being at N. Dutta Marg, D. N. Nagar, Taluka Andheri in the Registration District and Sub-District of Mumbai City and Mumbai Suburban District bearing CTS No. 195 (pt) admeasuring 12299.75 Sq. mtrs.

THE SECOND SCHEDULE HEREINABOVE REFERRED TO:

"FREE SALE COMPONENT"

Plot -A being all that piece or parcel of land or ground situate lying and being at N. Dutta Marg, D. N. Nagar, Taluka Andheri in the Registration District and Sub-District of Mumbai City and Mumbai Suburban District bearing CTS No. 195 (pt) admeasuring 4973.09 Sq. mtrs inclusive of area going in to Nalla.

THE THIRD SCHEDULE HEREINABOVE REFERRED TO:

"REHAB COMPONENT"

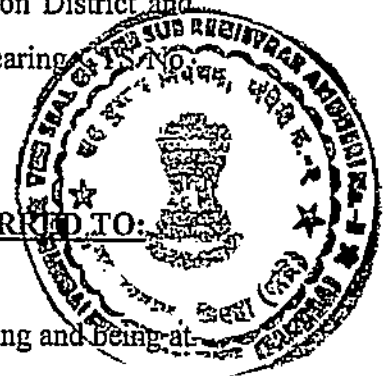
Plot -B being all that piece or parcel of land or ground situate lying and being at N. Dutta Marg, D. N. Nagar, Taluka Andheri in the Registration District and Sub-District of Mumbai City and Mumbai Suburban District bearing CTS No. 195 (pt) admeasuring 2577.26 Sq. mtrs.

THE FOURTH SCHEDULE HEREINABOVE REFERRED TO:

Plot -C being all that piece or parcel of land or ground situate lying and being at N. Dutta Marg, D. N. Nagar, Taluka Andheri in the Registration District and Sub-District of Mumbai City and Mumbai Suburban District bearing CTS No. 195 (pt) admeasuring 2022.27 Sq. mtrs.

THE FIFTH SCHEDULE HEREIN ABOVE REFERRED TO:

Plot-D admeasuring about of 2747. 13 Sq. mtrs being the Set back area of 18.30 mtrs. wide D. P. Road.



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THE SIXTH SCHEDULE HEREIN ABOVE REFERRED TO:

"COMMON AREAS AND AMENITIES"

A. Common areas and amenities of the said Flat in relation to the said Building:-

The said Property on which the said Building shall be constructed and the common service lines such as electricity, water, drainage, common recreation areas.

The following facilities which will be located throughout the said Building;

- 1.) Water tank located on Ground Floor of the said Building;
- 2.) Plumbing net-work throughout the said Building;
- 3.) Electric wiring net-work throughout the said Building;
- 4.) Necessary light, telephone and public water connections;
- 5.) The foundations and main walls, columns, girders, beams and roofs of the said Building; and
- 6.) All apparatus and installation existing for common use.

The Percentages of undivided share of the said Flat in the common areas and facilities relating to the said Building shall be in the ratio of total area of the flats in the Building to the area of the said Flat.



THE SEVENTH SCHEDULE HEREIN ABOVE REFERRED TO:

"PROPERTY TAX, WATER CHARGES AND RATES"

1. The expenses of maintaining, repairing, re-decorating, etc., of the main structure and in particular the roof, gutters and rain water pipes and electric wires in, under or upon the said Building and enjoyed or used by the Purchaser/s in common with the other occupiers of other premises and the main entrance, passages, landings, stair-cases of the other buildings as enjoyed by the Purchaser/s used by him/her/ them in common as aforesaid and the boundary walls of the buildings, compounds, terraces, etc.
2. The costs of cleaning and lighting the passages, landings, stair-cases and other parts of the buildings so enjoyed or used by the Purchaser/s in common as aforesaid.
3. The costs of decorating the exterior of the said Building.
4. The salaries of clerks, bill collectors, sweepers, etc.

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5. The costs of working and maintenance of lifts, water pumps and lights and other service charges.
6. Municipal and other taxes and other assessments.
7. Service Tax and VAT charges, Labour Welfare Cess.
8. Insurance of the said Building.
9. Such other expenses as are necessary or incidental for the maintenance and upkeep of the said Building.

THE EIGHTH SCHEDULE HEREIN ABOVE REFERRED TO:

"FIXTURES, FITTINGS AND AMENITIES"

BUILDING:-

The Building consists of A, B, C and D wings which is basement+Stilt+2 podiums+ typical floors. The Building will be of R.C.C. frame structure with internal and external walls made of brick/block work.

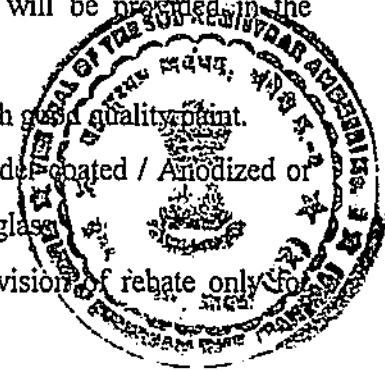
1. Living room-

- a) Good Quality marble flooring will be provided in the living room.
- b) Walls / Ceiling will be painted with good quality paint.
- c) Window will be Aluminum, Powder coated / Anodized or UPVC with required thickness of glass.
- d) Teakwood door frames with provision of rebate only for safety door.
- e) Flush door Shutters with veneer on both sides.

2. Bedrooms-

- a) Good quality marble flooring will be provided in the bedroom.
- b) Walls and Ceiling will be finish with good quality paint.
- c) Window shutters will be Aluminum, Powder coated Anodized or UPVC with required thickness of glass.
- d) Teakwood door frames.
- e) Flush door Shutters with laminate on both sides

3 Kitchen-



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- a) Flooring will be vitrified tile in open area & Indian marble below platform.
- b) Dado tiles up to 2 ft. above platform.
- c) Wall and Ceiling will be finish with good quality paint.
- d) Storage geyser of 5 lit capacity.

4 Toilets-

- a) Flooring will be in antiskid tiles.
- b) Dado in ceramic tiles & wash basin counter in good quality marble/ Granite with cudappa base.
- c) C. P. Fitting will be of high end brand with wash basin / basin mixer, telephonic hand shower & flush valve.
- d) All toilets shall have storage geyser of 15lit.capacity.
- e) Flush doors with both side laminate.

5 Common amenities-

- a. Video door phone with provision of intercom
- b. Normal CCTV cameras in parking podiums/basement/swimming pool Entrance lobbies.
- c. Public announcement system in parking podiums/landscape area



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IN WITNESS WHEREOF, Keystone Realtors Private Limited and the Purchaser/s have hereunto set and subscribed their hands and seal the day and year first hereinabove written.

SIGNED, SEALED AND DELIVERED
by within named "DEVELOPERS"
KEYSTONE REALTORS PVT. LTD.

through the hands of its Director,
SHRI PERCY CHOWDHRY
in the presence of

Jandip Gowde
Ushwarath Band

SIGNED AND DELIVERED by the
withinnamed "PURCHASER/S"

MR. P. N. RAMASWAMY

MRS. SOUMYA RAMASWAMY

in the presence of

Jandip Gowde
Ushwarath Band

) For Keystone Realtors
) Pvt. Ltd.

) [Signature]

) Director

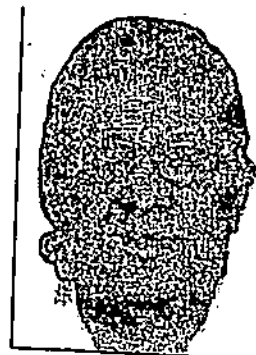


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RECEIPT

RECEIVED from MR. P. N. RAMASWAMY & MRS. SOUMYA RAMASWAMY a sum of Rs.60,00,000/- (Rupees Sixty Lakh only) by Cheque/DD No. mentioned below, Mumbai being the amount as provided for hereinabove.

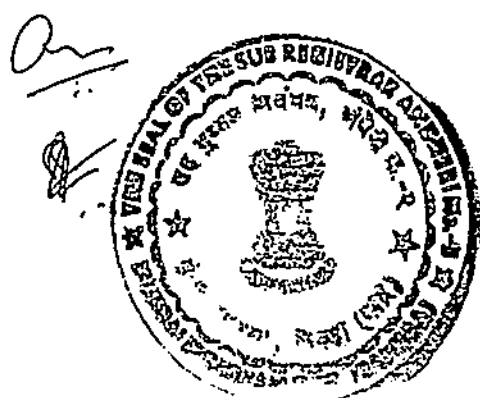
Witness: For KEYSTONE REALTORS PRIVATE LIMITED

Scandip Gaud

[Signature]

DEVELOPERS

Date	Ch. No.	Bank	Amount
15.01.2012	118962	ICICI Bank Limited	Rs. 60,00,000/-
		TOTAL	Rs. 60,00,000/-



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Elite
Annexure "A"

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ
(म्हाडा पटका)
**BOMBAY HOUSING AND
AREA DEVELOPMENT BOARD**
(A MHADA UNIT)


MHADA
No. SRD/HCC/Andheri (W)/2722/2014
Date: 5.6.96

To

M/s. Ranjit Naik Architects Pvt. Ltd.,
40/A, Madhavi Bldg, Ground Floor,
Sir-Bhalchandra Marg, Dadar (E),
Mumbai - 400 014.

Sub : Request for NOC to undertake
Redevelopment Project on the
bearing CTS No. 195 (pt) of
Village for Shiv-Nagar Co-
Society (Prop), Andheri (W)

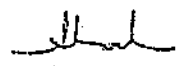
Sir,

The Bombay Housing and Area Development Board has no objection to the implementation of a Slum Redevelopment Project by the Shiv-Nagar Co-Op. Housing Society (Prop) on a plot of 457 hutment dwellers on 11484.35 sq.mt. of land bearing Survey No. 106 and 106 (A) (part), CTS No. 195 (part) of Village Andheri (W) in accordance with the provisions of Development Control Regulations 33 (10) of the B.M.C. 1991 and the additional guide lines formulated by the BMC in this behalf with the prior approval of the State Govt.

There are 457 eligible hutment dwellers out of which 442 are residential, 05 residential-cum-commercial and 10 commercial. In addition to that there is a Balwadi, one stage two complex and a cross. The PAP tenements to be reserved for MHADA are 118. However this figure of PAP Tenement is likely to vary depending on the 'SRA' policy decision to be taken on calculation of the density on gross or net plot area.

This NOC is being issued in order to enable the Society in-order to enable the Society of slum dwellers to obtain the approval of the SRD Committee headed by the Municipal Commissioner. After the SRD proposal is approved by the High Power Committee formal lease deed in respect of the land covered by the SRD proposal shall be entered into by the B.M. & A.D. Board with the Co-Op. Housing Society.

Yours faithfully,


Chief Officer,
B.M. & A.D. Board, Mumbai.

गृहनिर्माण मन्त्र, राज्य (पूर्व), मुंबई ४०० ०५५.
दूरध्वनी: ६४२८३३९-३५, ६४२६४९९-७५. टेलिफैक्स: ९९७५६२९ अथवा ३९
पत्र पेट्री क्रमांक: ६३३९

Griha Nirman Bhavan, Bandra (East), Bombay 400 051.
Phone: 6428331-35, 6426411-15, Telex: 1175628 AWAS IN
Post Box No.: 8135

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KIND ATTN: MR. SHARMA

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ
(म्हाडाचा घटक)

MUMBAI HOUSING AND
AREA DEVELOPMENT BOARD
(A MHADA UNIT)

म्हाडा
MHADA



क्र.मु.अ./मु.मं./सकृ.अं./शिवनगर/ ९९९ /०५
दिनांक: २९/१२/०५

प्रति,
श्री. आर्किटेक्चरल कन्सल्टंट्स प्रा. लि.,
पेंडता हाऊस, चार बंगला,
आंधेरी-प, मुंबई-४०० ०५३.

विषय: ओपनप्लॅट पुनर्वसन योजना- शिवनगर सा.पु.स.
न.पु.क्र. ११५ (पैकी), अंधेरी: सुधारित ना.
संदर्भ: कार्यालय, शीट आर्किटेक्चरल कन्सल्टंट्स प्रा.
यांचे पत्र दि. २२.१२.०५.



महोदय,

विवरणित प्रकारणी संदर्भीय पत्रान्वये आपण सुधारित ना हरकत प्रमाणपत्र मिळवण्यात
सक्षम झालेले आहे. या बाबत आपणाला कळविण्यात येते की, न.पु.क्र. ११५ (पैकी) च्या
महाराष्ट्र शासनाच्या आवाजावरील शिवनगर सा.पु.स. संघाचा ओ.पु. योजना (S.R.D.) योजनेच्या
येथी ११४८४-३६ चौ.मी. क्षेत्राकरीता ना हरकत प्रमाणपत्र देण्यात आलेले आहे.

मो.र.ज. क्र.१०, दि.५.५.०३ अन्वये नगर भूसाधन अधिकारी, अंधेरी यांनी विन्यासित
संस्थेच्या पृष्ठागाचे क्षेत्र १२२९९-७५ चौ.मी. घेतलेले आहे.

नगर भूसाधन कार्यालय ते क्षेत्र कायम करण्याकरीता सक्षम असल्यामुळे, त्यांच्या कार्यालयाने
अंतिम केलेल्या १२२९९-७५ चौ.मी. क्षेत्राकरीता या मंत्रानुसार सुधारित ना हरकत प्रमाणपत्र देण्यात येत
आहे. तरी, यापूर्वी दिलेल्या पत्र दि.५.५.०३ अन्वये नगरीय कार्यालयात आलेले क्षेत्र ११४८४-३६ चौ.मी.
१६ कार्यालयात येत आहे.

आपला विश्वासू,

मुख्य अधिकारी,
मुंबई मंडळ

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Annexure "C"



Slum Rehabilitation Authority
5th Floor, Griha Niman Bhavan,
Bandra (East), Mumbai 400 051. Fax: 022-26590457
Tel.: 022-26590519 / 0405 / 1079 / 0793
E-mail: info@sra.gov.in

No. SRA/ENG./408/KW/MHL/LOI

Date: 17 MAR 2006

To,

✓
Architect

Smt. Sushma Deodhar
of M/s. Grit Architectural
Consultancy Pvt. Ltd.
Mehta House 1, opp. Good
Shepherd Church,
Four Bunglow, Andheri (W)
Mumbai - 400 053.

2. Owner / Developers

Shri. Kiran H. Hemani
of M/s. Ruchira Developers.
5/6, Geeta Bldg., Shivram Soc.
Devidayal Road, Mulund (W).
Mumbai - 400 081.

3. Society

Andheri (W) Shiv Nagar CHS Ltd.
CTS No. 195 (pt) of village
Andheri, at N. Dutta Marg,
Andheri (W), Mumbai 400 053.

Sub : Proposed Slum Rehabilitation scheme on plot bearing
195(pt) of village Andheri, at N. Dutta Marg, Andheri
(W), Mumbai 400 053. for "Andheri (W) Shiv Nagar CHS
Ltd". after clubbing with S.R. Scheme
CTS.No.1110 (pt) of village Kandivali
Tulaskar wadi, Kandivali (W), Mumbai 400 024.
"Shivshakti Nagar CHS Ltd".

Ref : SRA/ENG./408/KW/MHL/LOI.

Sir,

By direction of CEO (SRA) this office is pleased to
Letter of Intent to inform you that, your above proposal
and principally approved for grant of 2.5 FSI (Two point five)
accordance with D. C. Regulation No. 33 (19) and Appendix 1A.

Lead

Secretary
Slum Rehabilitation Authority

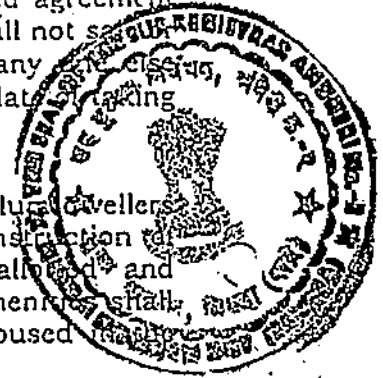
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17 MAR 2006

SRA/Eng/408/KW/MHL/LOI

amended D. C. Regulations out of which maximum FSI of 2.231 shall be allowed to be consumed on the plot subject to the following conditions.

1. That you shall hand over Nil numbers of tenements to the Slum Rehabilitation Authority for Project Affected Persons, each of carpet area 20.90 sq. mt. at free of cost.
2. That the carpet area of rehabilitation tenements and PAP tenements shall be certified by the Lic. Architect.
3. That you shall rehouse the eligible slum dwellers as per the list certified by the C.O. MHADA allotting tenements and shop of area mentioned in Annexure - II, free of cost constructing the same as per specification and Annexed herewith.
4. That you shall register society of slum dwellers to be rehoused under Slum Rehabilitation Scheme and Project Affected Persons (PAP) nominated for allotment of tenements by the Slum Rehabilitation Authority.
5. That if required along with the other societies, you shall form a federation of societies so as to maintain common amenities such as internal road, street lights etc.
6. That you shall incorporate the clause in the registered agreement with slum dwellers and project affected persons that they shall not transfer tenements allotted under Slum Rehabilitation to any other person except the legal heirs for a period of 10 (ten) years from the date of taking over possession, without prior permission of the CEO (SRA).
7. That you shall provide transit accommodation to the slum dwellers with requisite amenities, if required to be shifted for construction of proposed building, till the permanent tenements are allotted and possession is given complying all formalities and existing amenities shall be maintained in working order till slum dwellers are rehoused in proposed rehabilitation tenements.
8. That you shall bear the cost of carrying out infrastructure works right upto the plot, and shall strengthen the existing infrastructure facility and / or provide services of adequate size and capacity as per the directives of the undersigned.
9. That you shall submit layout and get the same approved before requesting for Commencement Certificate.



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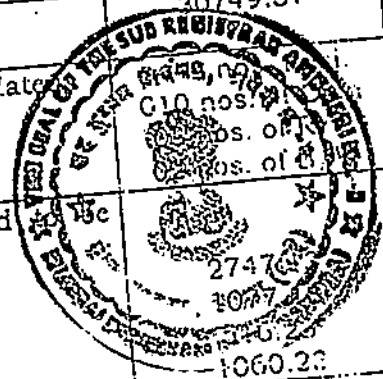
10. That you shall make provision of adequate access to the adjoining land locked plot, if any, free of cost and the same shall be shown on layout plan to be submitted for approval on terms and conditions as may be decided by CEO (SRA).

11. That you shall submit the P.R.C. as required till which time development shall be restricted to 75% of permissible built up area.

12. That you shall restrict the built up area meant for sale in the open market and built up area of rehabilitation as per the salient features Annexed herewith.

The salient features of the scheme are as under:

SR. NO	DESCRIPTION	Slum Plot AREA IN SQ.MT.
1.	Area of the plot / slum.	12299.75
2.	Area of the plot arrived at for computation of F.S.I.	12299.75
3.	Rehabilitation component as per D.C.R.33/(10).	11838.05
4.	Sale component as per D.C.R.33(10) [11838.05+8176.32 Sale FSI transferred from Shivshakti Nagar CHS Ltd., Kandivali (W).]	20014.37
5.	Rehab. Built-up area.	10735.00
6.	Sale Built-up area in situ. (8176.32 sq.mt. area transferred from Shiv Shakti Nagar CHS, Kandivali (W).	8528.05 + 8176.32 16704.37
7.	F.S.I. Sanctioned.	2.50
8.	Total Built-up area approved.	30749.37
9.	No. of slum dwellers to be re-accommodated	
10.	Area of unbuildable reservation/road surrendered, [a] Road Setback [b] R.G. [c] Stopping Centre [d] Cinema.	2747.00 1060.23
11.	Built up Area proposed in situ (Rehab.+Sale)	27439.37



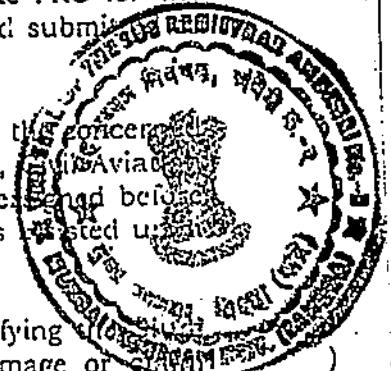
By:
Slum Rehabilitation Authority

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17 MAR 2006

SKA/Eng/408/KW/MHL/LOI

13. That you shall get the plot boundaries demarcated and the compound wall shall be constructed prior to commencing building works and the same shall be certified by the concerned Architect before requesting for C.C. beyond the plinth level.
14. That you shall accommodate the huts getting cut along the boundary of the plot demarcated by the staff of the City survey office.
15. That you shall get the plans approved for each building separately with due mention of the scheme of Rehabilitation of plot under D.C. Regulation No. 33(10) and with specific mention on plan of the rehabilitation building / tenements for slum dwellers and project affected persons that the same are for rehousing of slum dwellers and project affected persons. Tenements to be allotted to the PAP shall be hatched with due mention that they are for allotment of PAP nominated by the Slum Rehabilitation Authority.
16. That you shall get the proposed D.P.Road area 2747.13 sq.mt. demarcated from D.P. Department and the same shall be develop as per MCGM specification and handed over to MCGM. Separate PRC for the Road portion in the name of MCGM shall be obtained and submitted to this office.
17. That you shall submit the NOC's as applicable from the concerned A.A.& C, H.E., Dy. Ch. Engg (SWD), CFO, Tree Authority, Slum Rehabilitation Authority, Reliance Energy Ltd., in the office of the undersigned before requesting of Approval of plans or at a stage at which it is requested by the concerned Executive Engineer (SRA).
18. That you shall submit the indemnity bond indemnifying Slum Rehabilitation Authority and its officers against any damage or arising out of any sort of litigation with the slum dwellers or otherwise.
19. That you shall obtain the permission for construction of the temporary transit accommodation from the office of C.E.O.(S.R.A.) along with the phased development programme.
20. That you shall submit the Agreements with the photographs of wife and husband on the agreements with all the eligible slum dwellers before requesting for Commencement Certificate and the name of the wife of the eligible occupier of hut shall be incorporated with joint holder of the tenements to be allotted in rehabilitation building.



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SRA/Eng/408/KW/MHL/LOI

21. That you as Architect / Developer / Society shall strictly observe that the work is carried out as per phased programme approved by the undersigned and you shall submit regularly quarterly progress report to the undersigned along with photographs with certificate that the progress is as per approved phased programme. Even if the progress is nil, report shall be submitted by the Architect stating reasons for delay.

22. That the tenements proposed for rehabilitation and tenements proposed for PAP shall be shown distinctly on the plan to be submitted and should be forwarded to A.A. & C. of concerned ward to assess the property tax.

23. That you shall submit the statement of tenements No. allotted to the eligible slum families in the proposed rehabilitation building with Sr. No. in Annexure - II, etc. with the certification from the Architect and owner/developer at the stage of final allotment of the tenements in rehabilitation building for verification by the office of the CEO (SRA).

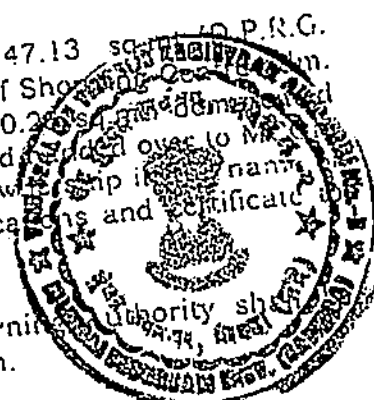
24. That the possession of the tenements and shops shall not be handed over to the eligible hutment dwellers before the society is registered and transit accommodation given is surrendered and all the dues to the M.C.G.M. has been cleared.

25. That this certificate from the concerned authority shall be obtained and submitted before requesting permission for occupation of the sale rehabilitation building whichever is earlier or within three months of granting O.C.C. to Concerned Authority who has issued Annexure II about allotment rehabilitation tenements to eligible certified slum dwellers.

26. That you shall get Set back adm. 2747.13 sq.mt. P.R.G. Reservations adm. 1077.18 sq.mt./ Reservation of Shops adm. 516.23 sq.mt./ Reservation of Cinema adm. 1060.26 sq.mt. handed over to M.C.G.M. free of cost, free of encumbrances by changing ownership and MCGM duly developed as per Municipal specifications and certificate that effect shall be obtained and submitted.

27. That the lease agreement with land owner executed before asking for occupation permission.

28. That the rehabilitation component of scheme shall include:
a) 442 Nos. of Residential tenements.
b) 010 Nos. of Commercial tenements.
c) 003 Nos. of R/C Tenements
d) 002 No. of Balwadi



Dy. Ch. Engineer
Slum Rehabilitation Autho

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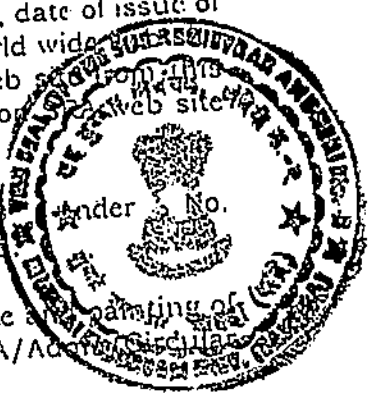
29. That proportionate infrastructure development charges Rs. 560/- per sq. mt. and deposit (Rs.20,000/-per Rehabilitation tenement) in Rehabilitation Component shall be paid as per the modified D.C. Regulation and policy of Slum Rehabilitation Authority.
30. That the layout recreation ground adm.959.65 sq.mt. shall be duly developed before asking for occupation of sale building.
31. That the quality of Construction work of building shall be strictly monitored by concerned Architect / Site supervisor / Structural Engineer and report on quality of work carried out shall be submitted by Architect every three months with test result etc.
32. That separate P..R. Cards for road/ set back, actually implemented reservation pockets, net plot shall be obtained and submitted before asking for Occupation certificate.
33. That this Letter of Intent is issued on the basis of plot area certified by the Architect and other relevant documents. In the event of change of any of the above parameters, during actual site survey by D.I.L.R./ City Survey Office, than sale area consumed on the plot will be adjusted accordingly so as to keep total consumption of F.S.I. on the plot within 2.50.
34. That reservation of Cinema adm.1060.23 sq.mt. shall be developed as per specification given by concerned authority requesting occupation certificate of sale bldg.
35. That reservation of Shopping Centre adm.516.23 sq.mt. shall be developed as per specification given by MCGM and shall be handed over to MCGM free of cost before requesting for occupation permit for bldg.
36. This Letter of Intent gives no right to avail of extra area granted under D.C. Regulation 33(10) upon land, which is not your property.
37. That the Arithmetical error if any revealed at any time shall be corrected on either side.
38. That this letter of intent shall be deemed to be cancelled in case any of the documents submitted by the Architect / Developer or Owner are found to be fraudulent / misappropriated.
39. A separate LOI for S.R. Scheme of Shivshakti Nagar CHS Ltd., at Kandivali (W), as per the clubbing scheme- approved is issued under number SRA/Eng/107/RS/ML/LOI dtd. 17 MAR 2006



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SRA/Eng/408/KW/MHL/LOI

40. That you shall pay total amount of Rs. 91,40,000/- towards deposit to be kept with SRA at the rate of 20,000/- per tenement, and total amount of Rs.1,03,31,780/- i.e. @ Rs.550/- per sq.mts. on 18449.62 sq.mt. towards Infrastructure development charges.
41. That you shall pay development charges as per 124 E of M.R.&T.P. Act separately for sale built up area as per provisions of M.R. & T.P. Act.
42. That the remarks from E.E. (SWD) BRIMSTROM shall be submitted.
43. That this LOI is valid for the period of 3 (three) months from the date hereof. However, if IOA/CC is obtained for any one bldg. of the project then this LOI will remain valid till completion of estimated project period.
44. That you shall rehouse all the additional hutment dwellers if declared eligible in future by the Competent Authority.
45. That the allotment of rehabilitation tenements to the eligible slum dwellers in the scheme, shall be made by drawing lots in presence of the representative of the Asst. Registrar of societies (SRA) and statement of rehab. tenements allotted to the eligible slum families in the rehabilitation building with corresponding tenements No. in rehab./composite building and Sr. No. in Annexure - II etc. duly certified by the concerned society of slum dwellers and Asst. Registrar (SRA) shall be submitted before requesting for occupation permission to the rehab. tenements.
46. That you shall display the details such as Annex - II, date of issue of important document like LOI, Layout, C.C., O.C.C. on world wide web through suitable web site and provide linkage to SRA web site on web site, in the alternative, you may display this details on within a period of one month from the date of LOI.
47. That earlier approved LOI dtd.30/8/1999 SRA/Eng/408/KW/MHL/LOI shall be treated as cancelled.
48. That you shall display bi-lingual sign boards on site and SRA Logo on rehab buildings as per Circular No.SRA/Ad. No.64/569/2004 dtd. 14/10/2004.
49. a) That the copy of the Annexure - II shall be displayed by the society of slum dwellers on the notice board of society for the period of 30 days. Intimation about the display of Annexure - II shall be given by the society to the office of the Dy. Collector (SRA), 3 days before the date of display. Displayed Annexure - II shall be kept easily accessible to the staff of SRA for inspection and if it is observed that the procedure laid down


Dy. Ch. Engineer
Slum Rehabilitation Authority

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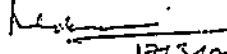
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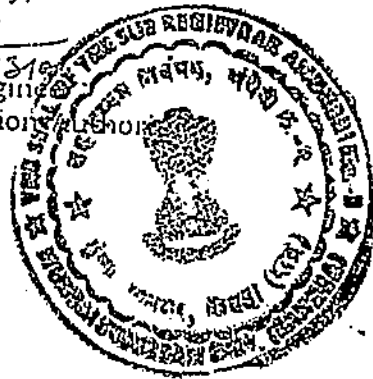
above for display of Annexure - II is not followed, the responsibility of the same shall be of the concerned developer / C.H.S. and in that case they will be liable for suitable action. One hard copy of the Annexure - II and one soft copy in CD Rom shall be handed over to Dy. Collector (SRA)'s office by the Co-operative Housing Society / developer before display of Annexure - II on site.

- b) Any slum dweller held not eligible by the authority or wishing any change should make application to the competent authority with supporting documents within one month of issue of this letter failure to which no claim of whatsoever nature be entertained.
- c) That you shall give wide publicity in one Marathi & one English news paper for the approval of S. R. Scheme and paper cutting shall be submitted to this office.
- d) The certificate from office of the Dy. Collector (SRA) for satisfactory compliance of above requirements shall be submitted before requesting for approval to the building plans.

If you are agreeable to all these above conditions, you may submit proposal for approval of plans, consuming full sanctioned F.S.I. separately for each building, in conformity with the D. C. Regulation No.33 (10), in the office of the undersigned.

Yours faithfully,


17316
Dy. Chief Engineer,
Slum Rehabilitation Authority



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Annexure "D"

12.50% WIDE D.F. ROAD

NEIGHBORHOOD
PLAN = 2537.26 Sq. mt.

LOT (RESERVATIONS)
AREA = 2022.47 Sq. mt.

PLAN B (D.F. ROAD)
AREA = 2767.13 Sq. mt.



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SALE PLOT
AREA = 4973.09 Sq. mt.



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12.50% WIDE D.F. ROAD

PROPOSED BLOCKPLAN ON PLOT BEARING C.I.S. NO. 195 (PT), S.NO. 106 AT
D.N. NAGAR ANDHERI (W), MUMBAI.



Elite

SLUM REHABILITATION AUTHORITY

5th floor, Griha Nirman Bhavan, Bandra (E) Mumbai - 400 051.

Intimation of Approval under Sub regulation 2.3 of Appendix - IV
of D.C.R. No. 33 (10) Dt. 15.10.97 for Brihanmumbai.

E14 2007007

No. SRA / ENG / 1.758 / KW / MHL / AP /

To,

M/s. Ruchita Developers

5/6, Geeta Building Shivram Soc, D. D. Road Mulund (W), Mum - 400 080.

With reference to your Notice, letter No. 5446 dated 30/08/2006 and delivered
on 30/08/2006 and the plans, Sections, Specifications and Description and further particulars
and details of your building at C.T.S. No. 195 (pt) Of Village Andheri,
N Dutta Marg, D. N. Nagar Andheri (W), Mumbai - 400 053,
FOR SHIV NAGAR C.H.S. Ltd.

furnished to me under your letter, dated 30/08/2006 I have to inform you that the proposal
of construction of the building or work proposed to be erected or executed is hereby approved under
section 45 of the Maharashtra Regional & Town Planning Act, 1966 as amended up-to-date, subject to the
following conditions :

A. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH
BEFORE COMMENCEMENT OF THE WORK UPTO PLINTH LEVEL

- A.1) That the Commencement Certificate u/s. 44/69 (1) of the MR & TP Act, Sha obtained before
starting the proposed work.
- A.2) That the compound shall be constructed, after getting the plot demarcated from the concerned
authority, on all sides of the plot clear of the road side drain without obstructing the flow of rain water
from the adjoining holding, to prove possession of holding before starting the work as per D.C.
Regulation No. 38 (27)
- A.3) That the structural Engineer shall be appointed, and the Supervision memo as per Appendix XI D.C.
Regulation 5(3) (ix) shall be submitted by him.
- A.4) That the Structural design and calculations for the proposed work accounting for system analysis as
per relevant I.S. code along with plan shall be submitted before C.C.

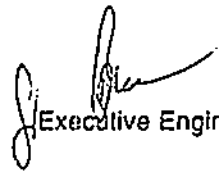


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Subject to your so modifying your intention as to comply the aforesaid mentioned conditions and meet by requirements. You will be,at liberty to proceed with the said building or work at anytime before the 11 3 Nov 07 200 but not so as to contravene any of the provisions of the said Act as amended as aforesaid or any rule, regulations of bye-law made under that Act at the time in force.

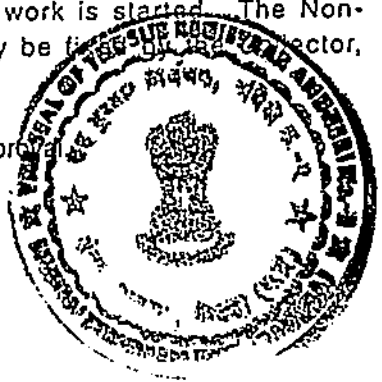
Your attention is drawn to the special instructions and Notes accompanying this Intimation of Approval


Executive Engineer, (S.R.A.)

SPECIAL INSTRUCTIONS

- (1) IN CASE OF PRIVATE PLOTS THIS INTIMATION OF APPROVAL GIVES NO RIGHT TO BUILD UPON LAND WHICH IS NOT YOUR PROPERTY.
- (2) Under Section 151 & 152 of M.R & T.P. Act 1966, as amended the Chief Executive Officer, Slum Rehabilitation Authority has empowered the Chief Engineer (S.R.A.)/ Executive Engineer (S.R.A.) to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the C.E.O. (S.R.A.) by section of the said Act.
- (3) Proposed date of commencement of work should be communicated to this office.
- (4) One more copy of the block plan should be submitted to the Collector, Mumbai / Mumbai Suburbs District as the case may be.
- (5) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector, Mumbai / Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the rate that may be fixed by the Collector, under the Land Revenue Code and Rules thereunder.

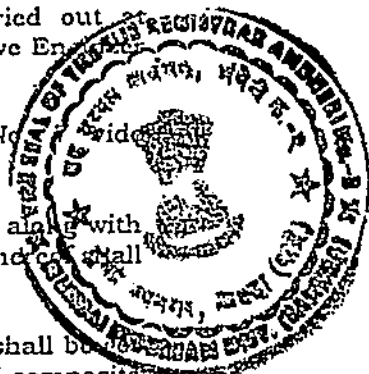
Attention is drawn to the notes Accompanying this Intimation of Approval



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5. That the minimum plinth height shall be 30.00 cm. above the surrounding ground level or in areas subject to flooding the height of plinth shall be at least 60.00 cm. above the high plinth level.
6. That the low lying plot shall be filled up to a reduced level of at least 92 T. H. D. or 6" above adjoining road level whichever is higher with murum, earth, builders etc. and shall be leveled, rolled consolidated and sloped towards road.
7. That the regular/Sanctioned/proposed lines and reservation shall be got demarcated at site through A.E. Survey/E.E. (T & C) / E.E. (D.P.) of M.C.G.M. / D.I.L.R. before applying for C.C.
8. That the drainage layout shall be submitted & got approved and the drainage work shall be executed in accordance with the requirements of the M.C.G.M.
9. That the certified true copy of the agreement with the photographs of the eligible slum dwellers or general body resolution of registered society shall be submitted before C.C.
10. That the existing structure proposed to be demolished shall be demolished with necessary phase program with agreement of affected slum dwellers shall be submitted and got approval before C.C.
11. That the registered site supervisor through Architects / Structural Engineer shall be appointed before applying for C.C. & quarterly report from the site supervisor shall be submitted through the Architects / Structural Engineer certifying the quality of the construction work carried out at various stages of the work or whenever demanded by the Executive Engineer (SRA).
12. That the requisite premiums / deposits as per circular No. SRA/1372/dated 25.11.1997 shall be paid before C.C.
13. That the true copy of the revised sanctioned layout / subdivision along with the T & C there of shall be submitted before CC and compliance thereof shall be done before submission of BCC.
14. That the fresh lease agreement under SRA scheme with MHADA shall be executed before asking for CC for sale building or sale wing of composite bldg. and the copy shall be submitted to this office.
15. That the conditions of Letter of Intent shall be complied with before C. C.
16. That no construction work shall be allowed to start on the site unless labour insurance is taken act for concerned labours to cover the compensation and compliance of same shall be intimated by Architect/Developer.
17. That the Registered Undertaking and additional copy of plan shall be submitted for agreeing to hand over the setback land free of compensation and that the setback handing over certificate shall be obtained from Astt. M.C. of M.C.G.M. and that the ownership of the setback land shall be transferred in the name of M.C.G.M. before C.C.



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That the Indemnity bond indemnifying the CEO (SRA) and his staff for damages, risks, accidents, etc. and to the occupiers and an undertaking regarding no nuisance shall be submitted before C.C. / starting the work.

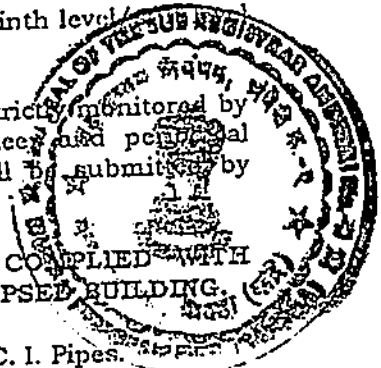
19. That the Registration Undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible F.S.I. shall be submitted before C.C.
20. That the N.O.C. from C.F.O. of M.C.G.M. shall be submitted.
21. That the N.O.C. from P.C.O. K / W Ward shall be submitted.
22. That the N.O.C. from E.E. (T & C) of M.C.G.M. shall be submitted.

B. THAT THE FOLLOWING CONDITIONS ARE COMPLIED WITH BEFORE FURTHER C.C. OF SUPER STRUCTURE.

1. That NOC from Civil Aviation Department shall be for obtained for the proposed height of the building.
2. That a plan showing the dimensions of the plinth and the available open space certified by the Architect shall be submitted and the same shall be got checked from the sub Engineer (SRA).
3. That the stability certificate for work carried out up to plinth level shall be submitted from the Lic. Structural Engineer.
4. That the quality of construction work of Bldg shall be strictly monitored by concerned Architect, Site Supervisor, Structural engineer and periodical report, stage wise on quality of work carried out shall be submitted by Architect with test result.

C. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE GRANTING O.C. TO ANY PART OF THE PROPOSED BUILDING.

1. That the some of drains shall be laid internally laid with C. I. Pipes.
2. That the specifications for Layout Access/D.P. Road /Setback land shall be obtained from EE (Road Construction) & EE (SWD) and or access/setback road shall be constructed in WEM/before starting the construction work. Further the access and setback land shall be developed accordingly including providing street lights and SWD. The Completion certificate shall be obtained from EE (RC) / EE (SWD) before submitting building completion certificate.
3. That the dustbin shall be provided as per requirement of this office.
4. That carriage entrance shall be provided before starting the work.
5. That the surface drainage arrangement shall be provided in construction with E.E. (SWD) or as per his remarks and a completion certificate shall be obtained and submitted before applying for occupation certificate / B.C.C.
6. That the requirements from the M.T.N.L. and Reliance Energy shall be obtained and complied with before asking occupation permission.



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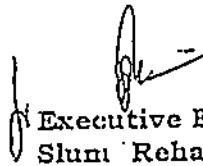
7. That the Architect shall submit the debris removal certificate before requesting for occupation permission.
8. That 10'-0" wide paved pathway up to staircase shall be provided.
9. That surrounding open spaces, parking spaces and terrace shall be kept open & un built upon & shall be leveled and developed before requesting to grant permission to occupy the building or submitted the B.C.C. whichever is earlier.
10. That the name plate/board showing plot No., Name of the Bldg. etc. shall be displayed at a prominent place.
11. That the completion certificate of E.E.T.C. & E.E. (SWD) shall be obtained & submitted before applying for Occupation / B.C.C.
12. That the N.O.C. from Inspector of Lifts, PWD, Maharashtra shall be obtained and submitted to this office.
13. That the drainage completion Certificate from E.E. (S.P.) (P & D) for sewerage layout shall be submitted.
14. All the conditions of Letter of Intent shall be complied with before asking for occupation certificate of sale/composite building.
15. That stability certificate from structural Engineer in prescribed proforma 'D' along with the final plan mounted on canvas shall be submitted.
16. The Building Completion Certificate in prescribed proforma certifying work carried out as per specification shall be submitted.
17. That the single P. R. Cards for the sub-plot shall be submitted.
18. That the layout R.G. shall be developed as per DC Regulation 1991 and certificate to that effect shall be submitted.
19. That N.O.C. from the A.A. & C K/W Ward shall be obtained and the requisitions, if any shall be complied with before O.C.C.
20. That extra water and sewerage charges shall be paid to AEWW K... ward of... M.C.G.M. before C.C.
21. That the D.P. Reservation of R.G. admeasuring 1077- 18 Sq. Mt. /Setback admeasuring 2743.13 Sq. Mt shall be handed over to that office shall be submitted from concerned authority.
22. That the reservation of Municipal Shopping Centre admeasuring 516.23 Sq. Mt. & reservation of Cinema admeasuring 1060.23 Sq. Mt. shall be handed over as per Municipal specification & transferred in name of M.C.G.M.
23. That the Completion Certificate from CFO.
24. That the provision for Rainwater harvesting as per the design prepared by the approved consultant in the field shall be made before asking occupation of sale building & Tube well shall be made.

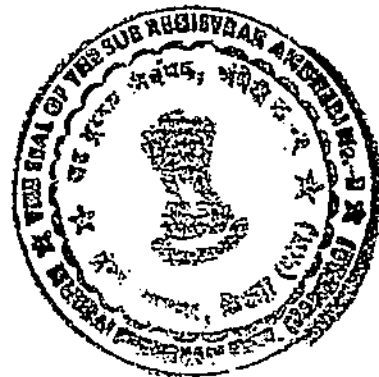


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D. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE B.C.C.

1. That C.C. for sale building shall be controlled in a phase wise manner as decided by CEO (SRA) in proportion with the actual work of rehabilitation component.
2. That no occupation permission of any of the Sale Wing / Sale building / sale area shall be considered until occupation certificate for equivalent rehabilitation area is granted.
3. That office of CEO (SRA) reserves right to add or amend or delete some of the above mentioned conditions if required, during execution of slum redevelopment scheme.


Executive Engineer - III
Slum Rehabilitation Authority



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NOTES

- (1) The work should not be started unless objections A1-A22 are complied with.
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencement of the work and during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained for any shed to house and store for constructional purposes, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional materials shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted alongwith the building completion certificate.
- (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site for workers, before starting the work.
- (5) Water connection for constructional purposes will not be given until the hoarding is constructed and application is made to the Ward Officer of M.C.G.M. with the required deposit for the construction of carriage entrance, over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer of M.C.G.M. or his representative in wards of M.C.G.M. atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presumed that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- (7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks, metal, sand, preps, debris etc. should not be deposited over footpaths or public street by the owner/architect/their contractor without obtaining prior permission from the Ward Officer of the area.
- (8) The work should not be started unless the compliance of abovesaid conditions is approved by this department.
- (9) No work should be started unless the structural design is submitted from LS.
- (10) The work above plinth should not be started before the same is shown to the Sub-Engineer (SRA) concerned and acknowledgement obtained from him regarding the open spaces dimension.
- (11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation of Greater Mumbai will require time to consider alternative site to avoid the excavation of the road and footpath.
- (12) All the terms and conditions of the approved layout/sub-division/Amalgamation under No. _____ should be adhered to and complied with.
- (13) No building/Drainage Completion Certificate will be accepted and water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the concerned Ex. Engineer of M.C.G.M. and as per the terms and conditions for sanction to the layout.
- (14) Recreation ground or amenity open space should be developed before submission of building Completion Certificate.
- (15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of concerned, EX-Engineer of M.C.G.M. including asphaltting, lighting and drainage before submission of the building Completion Certificate.
- (16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- (17) The surrounding open spaces around the building should be consolidated in concrete having broken glass pieces at the rate of 0.125 cubic metres per 10 Sq.Mtrs below pavement.



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- (18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of the bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- (19) No work should be started unless the existing structures or proposed to be demolished are demolished.
- (20) If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances, the work as per approved plans should not be taken up in hand unless the Chief Engineer (SRA) is satisfied with the following :
- (i) Specific plans in respect of evicting or rehousing the existing tenants on your plot stating their number and the area in occupation of each.
 - (ii) Specifically signed agreement between you and the existing tenants that they are willing to avail for the alternative accommodation in the proposed structure.
 - (iii) Plans showing the phase programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development Control Rules regarding open spaces, light and ventilation of existing structure.
- (21) In case of additional floor no work should be started during monsoon which will give rise to water leakage and consequent nuisance to the tenants staying on the floor below.
- (22) The bottom of the over head storage work above the finished level of the terrace shall not be more than 1 metre.
- (23) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary, is obtained.
- (24) It is to be understood that the foundations must be excavated down to hard soil.
- (25) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- (26) No new well, tank, pond, cistern or fountain shall be dug or constructed without the permission in writing from the Chief Executive Officer of Slum Rehabilitation Authority.
- (27) All gully traps and open channel shall be provided with right fitting mosquito net as per relevant I. S. specifications.
- (28) No broken bottle should be fixed over boundary walls. The prohibition refers only to broken bottles & not to the use of plain glass for coping over compound wall.
- (29) If the proposed addition is intended to be carried out on old foundations and structures, you will do so at your own risk.



[Signature]
Executive Engineers, (S.R.A.) III

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SLUM REHABILITATION AUTHORITY

5th floor, Griha Nirman Bhavan, Bandra (E) Mumbai - 400 051.

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

No. SRA/ENG/1758/KW/MHL/AP.

COMMENCEMENT CERTIFICATE

307

To,

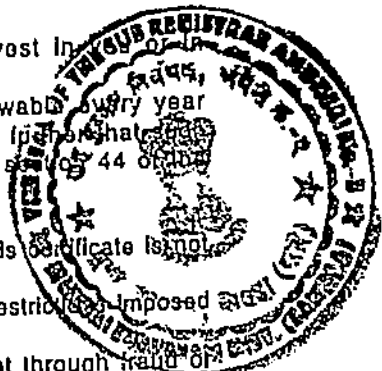
M/s. Ruchita Developers,
5/6, Geeta Bldg, D. D. Road, Mulund (W).

Sr,

With reference to your application No. 5446 dated 30/08/2006 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. _____ C.T.S. No. 195 (Pt) of village *अंधेरी* Andheri T.P.S. No. _____ ward K/W situated at N. Dudda Marg, Andheri (W).

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned In LOI/UR No. SRA/ENG/408/KW/MHL/LOI dt. 17/03/2006. IOA UR No. SRA/ENG/1758/KW/MHL/AP dt. 14/08/2007 and on following conditions.

1. The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in Maharashtra in contravention of the provision of coastal Zone Management plan.
5. If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided that the lapse shall not bar any subsequent application for fresh permission under section 44 of Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the C.E.O. (SRA) if :-
 - (a) The development work in respect of which permission is granted under this Certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - (b) Any of the condition subject to which the same is granted or any of the restriction imposed by the C.E.O. (SRA) is contravened or not complied with.
 - (c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.



The C.E.O. (SRA) has appointed Shri A. T. Deshmukh

Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is granted for work up to Plinth Level For Sale Bldg Only.

For and on behalf of Local Authority
The Slum Rehabilitation Authority.

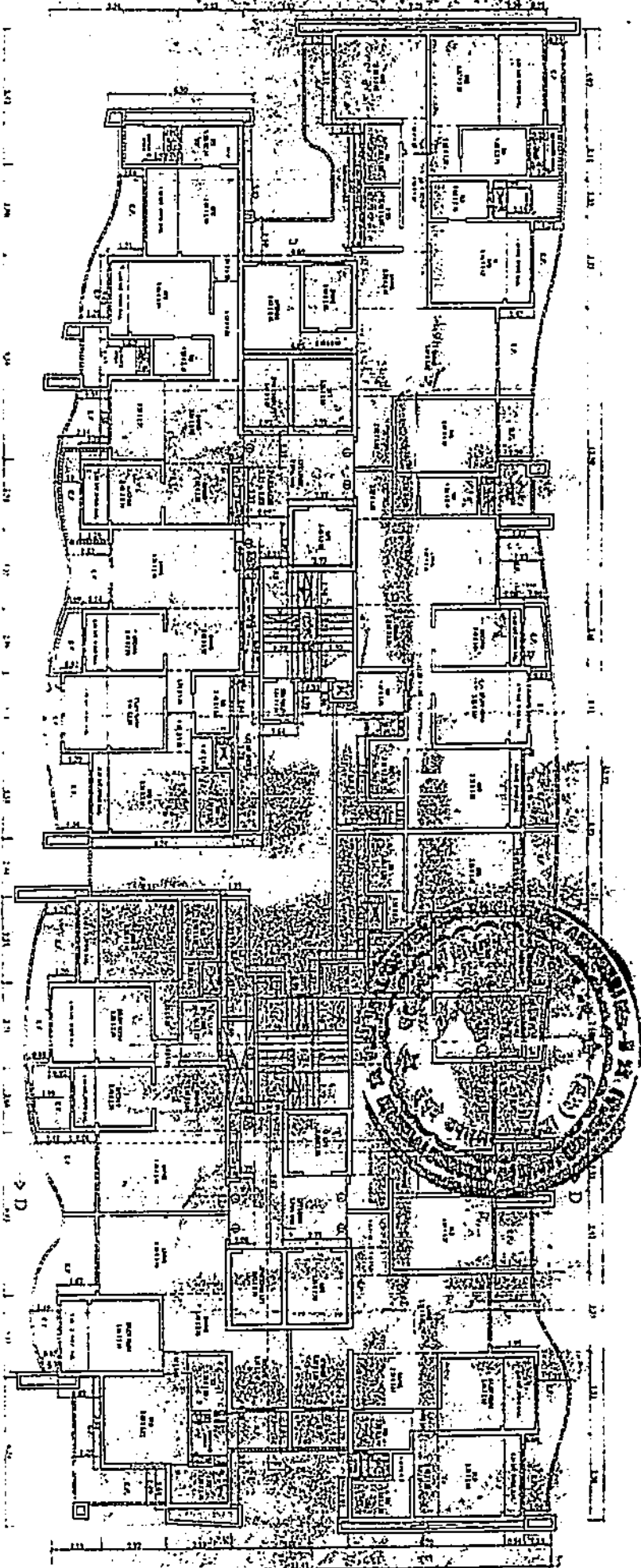
[Signature]
Executive-Engineer (SRA) III
FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

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TYPICAL FLOOR PLAN (WING-C, B, D) (2ND, 3RD, 13TH & 14TH FLS.)
SCALE: 1/8" = 1'-0"

WING 'D'

WING 'C'



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CONSISTS OF THE SHEET NO. 15
PROJECT NO. 15/1/1954
DATE OF PREPARATION: 15/1/1954
DRAWN BY: S. RICHARDSON
CHECKED BY: S. RICHARDSON
APPROVED BY: S. RICHARDSON
SCALE: 1/8" = 1'-0"

Approved Subject to the conditions
of the contract and subject to the
approval of the Government
Engineer
S. RICHARDSON
15/1/1954

ANNEXURE "G"

1. Copy of Memorandum of Understanding dated 25.10.1994 executed between Shiv Nagar Co-operative Housing Society (Proposed) and Ruchita Developers.
2. Copy of Power of Attorney dated 31.10.1994 executed by Shiv Nagar Co-operative Housing Society (Proposed) in favour of Mr. Kiran Hemani & Meena K. Hemani.
3. Copy of registered Agreement for Grant of Development Rights dated 27.06.2005 executed between Ruchita Developers and Keystone Realtors Private Limited.
4. Copy of registered Power of Attorney executed by Mr. Kiran Hemani & Meena K. Hemani in favour of Mr. Boman R. Irani and Mr. Percy S. Chowdhry.
5. Copy of registered Supplemental Agreement dated 14.04.2011 executed between Ruchita Developers and Keystone Realtors Private Limited.



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Mumbai

(REGISTERED LETTERS AT RESIDENCE ONLY)

OM PRAKASH SHUKLA
B.A., LL.B.

O. S. Regn. No. 1348

S.E.O., ADVOCATE HIGH COURT

12-A, Matrukripa, 1st Flr., Jn. of Pt. Solicitor Road & Gausnala Lane, Malad (East), Mumbai - 400 097.
Tel.: 2883 6145, 2888 1038 • Fort : ☉ 2267 1746, 2267 1687

Resi.: Bungalow No. 6, Shivalik Tower, Near HDFC Bank, 90 Feet Road, Thakur Complex, Kandivali (E), Mumbai - 400 131
Tel.: 2870 1728

Date:

Ref. No.

By Regd. A. D. / U.C.P. / Hand Delivery

To,

1) Keystone Realtors Private Limited,
702, Natraj, M.V. Road Junction,
Western Express Highway,
Andheri (East),
Mumbai - 400069.

2) M/s. Ruchita Developers,
5/6, Geeta Building,
Shivram Society,
Devi Dayal Road,
Mulund (West),
Mumbai-400080.



TITLE CERTIFICATE

Re: All that piece or parcel of land or ground situate, lying and being at N. Dutta Marg, D.N. Nagar, Taluka Andheri in the Registration District and Sub-District of Mumbai City and Mumbai Suburban District bearing CTS No. 195 (pt.) admeasuring 12299.75 square metres, as per Letter of Intent issued by SRA bearing No. SRA/Eng/408/KW/MH/LOI dated 17.03.06 and more particularly described in the schedule mentioned herein under (said Property)

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At the instance of my clients M/s. Keystone Realtors Private Limited, Company incorporated under the Companies Act, 1956 and having its registered office at 702, Natraj, M.V. Road Junction, Western Express Highway, Andheri (East), Mumbai-400069. and M/s. Ruchita Developers, a Proprietary concern having its office at 5/6, Geeta Building, Shivram Society, Devi Dayal Road, Mulund (West), Mumbai- 400080., I have investigated the title of my clients in respect of said Property and accordingly have gone through Original documents such as:

(REGISTERED LETTERS AT RESIDENCE ONLY)

OM PRAKASH SHUKLA
B.A., LL.B.

O. S. Regn. No. 1348

S.E.O., ADVOCATE HIGH COURT

12-A, Matrukripa, 1st Flr., Jn. of Pl. Solicitor Road & Gaushala Lane, Malad (East), Mumbai - 400 097.
Tel.: 2683 6145, 2888 1038 • Fax: 2267 1746, 2267 1687

Resi.: Bungalow No. 6, Shivalik Tower, Near HDFC Bank, 90 Feet Road, Thakur Complex, Kandivah (E), Mumbai - 400 101
Tel.: 2870 1726

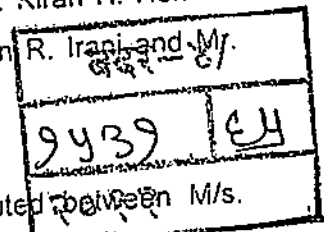
Date

Ref. No.

By Regd. A. D. / U.C.P. / Hand Delivery

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- a. Memorandum of Understanding dated 25.10.1994 made between Shiv Nagar Co-operative Housing Society (Proposed) as society of the One Part and M/s Ruchita Developers as Developers of the Other Part.
- b. Irrevocable General Power of Attorney dated 31.10.1994 executed by Managing Committee Members of Shiv Nagar Co-operative Housing Society (Proposed) in favour of Mr. Kiran H. Hemani and Mrs. Meena Kiran Hemani.
- c. Property Register Card in respect of the said Property.
- d. No Objection Certificate from MHADA dated 05.06.1998 in respect of development of the said Property.
- e. No Objection Certificate from MHADA dated 26.12.2005 in respect of said Property.
- f. Revised Letter of Intent under No. SRA/Eng/408/KW/MH/LOI dated 17.03.2006 issued by Deputy Chief Engineer, Slum Rehabilitation Authority in respect of the said Property.
- g. Agreement for grant of Development Rights dated 27.06.2005 executed between M/s. Ruchita Developers and Keystone Realtors Private Limited.
- h. Power of Attorney dated 21. 07. 2005 executed by Mr. Kiran H. Hemani and Mrs. Meena Kiran Hemani in favour of Mr. Boman R. Irani and Mr. Percy S. Chowdhry.
- i. Supplemental Agreement dated 14. 04. 2011 executed between M/s. Ruchita Developers and Keystone Realtors Private Limited.



S.P.

(REGISTERED LETTERS AT RESIDENCE ONLY)

OM PRAKASH SHUKLA
B.A., LL.B.

O. S. Regn. No. 1348

S.E.O., ADVOCATE HIGH COURT

12-A, Matrukripa, 1st Flr., Jn. of Pt. Solicitor Road & Gaushala Lane, Malad (East), Mumbai - 400 097
Tel.: 2683 6145, 2888 1036 • Fort : 2237 1746, 2267 1687

Resi.: Bungalow No. 6, Shivalik Tower, Near HDFC Bank, 90 Feet Road, Thakur Complex, Kandivali (E), Mumbai - 400 101
Tel.: 2870 1723

Date

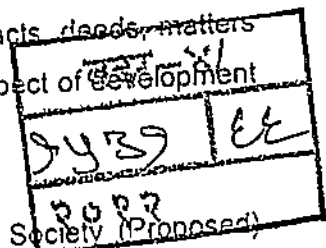
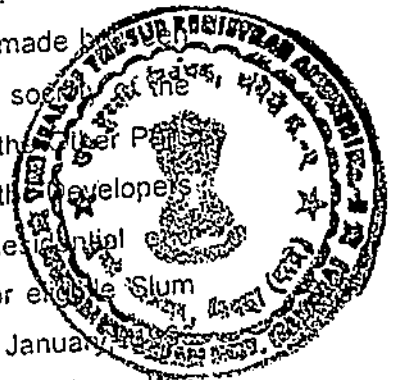
Ref. No.....

By Regd. A. D. / U.C.P. / Hand Delivery

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And from the above papers I found that:

1. There were 457 (Four Hundred Fifty-Seven) Nos. of Hutment Dwellers on the property being CTIS No. 195 (Part) admeasuring 11484.36 square metres situated at N. Dutta Marg, D.N. Nagar, Andheri (West), Taluka Andheri hereinafter referred to as "the Shiv Nagar Property".
2. The 457 (Four Hundred Fifty-Seven) hutment Dwellers occupying the Shiv Nagar Property have decided to form a Co-operative Housing Society by name Shiv Nagar Co-operative Housing Society (Proposed).
3. By Memorandum of Understanding dated 25.10.1994 and made by Shiv Nagar Co-operative Housing Society (Proposed) as society on the one part and M/s. Ruchita Developers as Developers of the said Property on the other part, the said Society appointed the said Ruchita Developers as the developers with obligation to construct tenements (inclusive of Residential and Commercial) each having 225 square feet carpet area for each hutment dweller whose names appeared in the Voters List of January 1994 (hereinafter referred to as "Slum Rehabilitation Component") and to develop and dispose of the balance FSI which may be available on the said Property with FSI up to 2.5 by constructing the building for free sale in the open market (hereinafter referred to as "Free Sale Component") on the terms and conditions therein contained. (Hereinafter referred to as "the said Agreement for Development with the said Society").
4. The Shiv Nagar Co-operative Housing Society (Proposed) has executed a Power of Attorney dated 31.10.1994 in favour of Mr. Kiran H. Hemani and Mrs. Meena K. Hemani, to do and carry out various acts, deeds, matters and things for and on behalf of the said Society in respect of development of the said Property.
5. The Members of Shiv Nagar Co-operative Housing Society (Proposed) have incorporated a society known as Andheri (W) Shiv Nagar Co-operative Housing Society Limited registered under the Maharashtra Co-operative Societies Act, 1960 under No. BOM(W)/K-W/HSG (TC) 9382/96-



6.2.

(REGISTERED LETTERS AT RESIDENCE ONLY)

OM PRAKASH SHUKLA
B.A., LL.B.

S.E.O., ADVOCATE HIGH COURT

O. S. Regn. No. 1348

12-A, Matrukripa, 1st Flr., Jn. of Pl. Solicitor Road & Gaushala Lane, Malad (East), Mumbai - 400 097.
Tel.: 2883 6145, 2883 1038 • Fort : 2267 1746, 2267 1687

Resi.: Bungalow No. 6, Shivalik Tower, Near HDFC Bank, 90 Feet Road, Thakur Complex, Kandivali (E), Mumbai - 400 101
Tel.: 2870 1728

Date

Ref. No.

By Regd. A.D. / U.C.P. / Hand Delivery

-4-

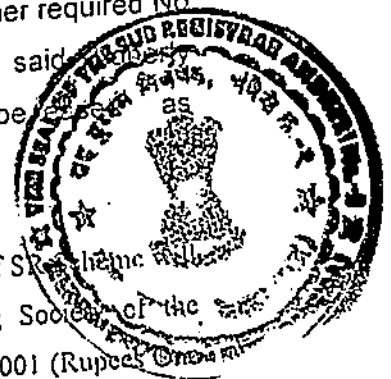
97 dated 20.08.1996 and having its office at Shiv Nagar, N. Dutta Marg, D.N. Nagar, Andheri (W), Mumbai - 400 053 (hereinafter referred to as "Shiv Nagar Society").

6. MHADA issued its revised No Objection Certificate dated 26.12.2005 in respect of the said Property whereby area of the said Property is revised to 12299.75 sq. mtrs. and now the said Property is being developed pursuant to the terms and conditions of No Objection Certificates dated 05.06.1996 and 26.12.2005 and accordingly on development of the said Property and on obtaining Occupation Certificate and all other required No Objection Certificate's from all concerned authorities, the said along with the buildings to be constructed thereon shall be per SRA policy.

7. The part MHADA land on which the rehabilitation component of SRA be constructed shall be leased to the Co-operative Housing Society of the slumdwelers on 30 (thirty) years lease at the lease rent of Rs. 1001 (Rupee Thousand One only) for 4000 (Four thousand) sq. mtrs. of land or part thereof and renewable for a further period of 30 (thirty) years. The same conditions shall prevail for the land under the free sale component and the land shall be leased directly to the Society/ Association of the purchasers in the free sale component and not through the society of slumdwelers and pending the formation of the Society / Association of the purchasers the same shall be leased to the Developer.

8. The Slum Rehabilitation Authority (SRA) under Development Control Regulations 33 (10) Appendix IV of Development Control Regulation, 1991 and under additicial guidelines of Brihanmumbai Mahanagar Palika has originally granted permission for Slum Redevelopment Scheme on the said Property issued Letter of Intent under No. SRA/Eng/408/KW/MH/LOI dated 30.08.1999 for 2.5 FSI for Slum Rehabilitation Component and Free Sale Component.

9. SRA has subsequently issued a revised Letter of Intent bearing No. SRA/Eng/408/KW/MH/LOI dated 30.08.1999 restricting the consumption



9439	1E6
Registration No.	

O.P.

(REGISTERED LETTERS AT RESIDENCE ONLY)

OM PRAKASH SHUKLA
B.A., LL.B.

O. S. Regn. No. 1348

S.E.O., ADVOCATE HIGH COURT

12-A, Matrukripa, 1st Flr., Jn. of Pt. Solicitor Road & Gaushala Lane, Malad (East), Mumbai - 400 097
Tel.: 2883 6145, 2886 1038 • Fort : (C) 2267 1746, 2267 1687

Resi.: Bungalow No. 6, Shivalik Tower, Near HDFC Bank, 90 Feet Road, Thakur Complex, Kandivali (E), Mumbai - 400 101
Tel.: 2870 1728

Ref. No.

Date:

By Regd. A. D. / U.C.P. / Hand Delivery

-5-

of FSI up to 1 instead of 2.5 FSI as the said project was claimed to be affected by Coastal Regulation Zone (CRZ).

10. M/s. Ruchita Developers made a representation to the Government of India, Ministry of Environment & Forest (MOEF) that the said Property is beyond the purview of the CRZ norms. Therefore, the Government of India, MOEF under its letter No.11-30/2004-IA.III dated 4th May, 2005 accorded clearance to the said Property as "Non-CRZ area".

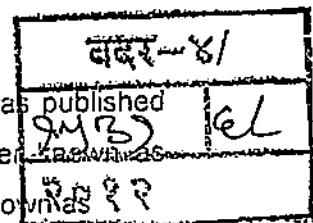
11. Accordingly the SRA having their office at 5th Floor, Griha Nirman Bhavan, Bandra (East), Mumbai - 400 051 issued revised Letter of Approval dated 17.03.2006 whereby area of the said Property is revised to 1704.37 sq. mtrs. The total FSI available for construction on the said Property is 27439.37 square meters out of which (i) 10735 square meters (FSI) will be

utilized for Slum Rehabilitation Component rehabilitating 457 eligible members of the said Society (ii) the 16704.37 square meters FSI for Free Sale Component is available for construction of building or buildings on the portion of the said Property for sale of flats and other premises on ownership basis which shall be constructed by my clients vide Agreement

for Grant of Development Rights entered into at Mumbai on 27.06.2005 between M/s. Ruchita Developers and Keystone Realtors Private Limited, which is duly registered vide serial No. BDR-4-06114-2005 dated 28.06.2005.

12. A Paper Notice was published in two leading news papers, one in English daily Newspaper known as "Free Press Journal" and other in Marathi daily Newspaper known as "Navshakti" both dated 17.08.2005 in respect of the said Property. At that time I had not received any objection and or claim from any member of the public.

13. At the instance of my client's, once again a Paper Notice was published in two leading Newspapers, one in English daily newspaper known as "Free Press Journal" and other in Marathi daily Newspaper known as



0.91

(REGISTERED LETTERS AT RESIDENCE ONLY)

OM PRAKASH SHUKLA

B.A., LL.B.

O. S. Regn. No. 1348

S.E.O., ADVOCATE HIGH COURT

12-A, Matrukripa, 1st Flr., Jn. of Pt. Solicitor Road & Gaushala Lane, Malad (East), Mumbai - 400 097.
Tel.: 2883 6145, 2858 1038 • Fort: (T) 2267 1746, 2267 1687

Resi.: Bungalow No. 6, Shivalik Tower, Near HDFC Bank, 90 Feet Road, Thakur Complex, Kandivali (E), Mumbai - 400 101
Tel.: 2870 1728

Ref. No.

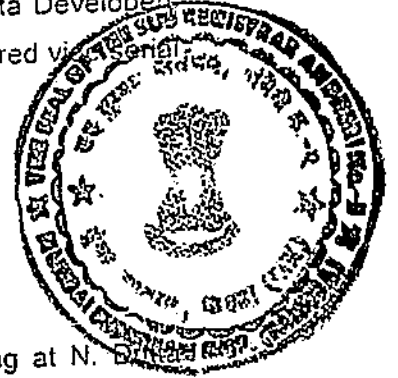
Date:

By Regd. A. D. / U.C.P. / Hand Delivery

-6-

"Navshakti" both dated 12.02.2010. I had not received any objection and or claim from any member of the public.

14. Based on the aforesaid in my view the title of my clients is clear and marketable and as such my clients are absolutely entitled to develop the said Property on the basis of Agreement for Grant of Development Rights entered into at Mumbai on 27.06.2005 between M/s. Ruchita Developers and Keystone Realtors Private Limited, which is duly registered with the Registrar of Development Rights, Mumbai, bearing No. BDR-4-06114-2005 dated 28.06.2005.



THE SCHEDULE ABOVE REFERRED TO:

All that piece or parcel of land or ground situate, lying and being at N. D. Marg, D.N. Nagar, Taluka Andheri in the Registration District and Sub-District of Mumbai City and Mumbai Suburban District bearing CTS No.195 (pt.) admeasuring 12299.75 square metres as per LOI issued by SRA bearing No. SRA/Eng/408/KW/MH/LOI dated 17.03.06.

Dated this 25th day of May 2011.

O. P. Shukla
OM PRAKASH SHUKLA
ADVOCATE HIGH COURT

बदर-४/	
१५३९	१६
२०११	

Elite PR CARD

आत्म-सहायता रजिस्टर कार्डातील उलाखा

आयुष्य-संचेक, विद्या-संचेक अखण्ड, पुणे.

संचेक क्र. 925	उपलब्ध - 10000-0 - 2500-0 - 5000-0 - 3000-0 - 6000-0 - 1000-0	पंचा: 2500 100	दरवारा भांडवला नफ्याचा अपवाद होण्या संबंधित व ही किंदा रक्कमसुद्धा
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परिभाषिका: संच 10000-0

बंद 11 पर्ये वारंदा घातान्यास नार-दरद वहा पावत साहा 1 को संचेक उपास घातण तो पंचेक 1:

जहाजाला हातासिंग बोर्ड



पत्ते: 11

पत्ते: 11

पत्ते: 11

क्र.सं.	व्यक्ती	आयुष्य संच	रक्षित राशी परवान्याचा (र) धर्मा (ता. रोदा प्रमाण) (र)	तल्लिकार
20181	मा. उध विभागीय अधिकारी मुंबई उपनगर यांचा जोदश - 10000-0 ता. 9/8/02	10000	10000	29/2/03
20182	मा. उध विभागीय अधिकारी मुंबई उपनगर यांचे जोदश क्रमोक्त 90002/ ता. 12/8/02 ममाणे मुंबई सुधारित विवेकी सुधारित विवेकी - मा. उध 10000-0 मुद्रा 91109	10000	10000	29/2/03
20183	मा. उध विभागीय अधिकारी मुंबई उपनगर यांचे जोदश क्रमोक्त 90002/ ता. 12/8/02 ममाणे मुंबई सुधारित विवेकी सुधारित विवेकी - मा. उध 10000-0 मुद्रा 91109	10000	10000	29/2/03
20184	मा. उध विभागीय अधिकारी मुंबई उपनगर यांचा जोदश - 10000-0 ता. 9/8/02 ममाणे मुंबई सुधारित सुधारित विवेकी - मा. उध 10000-0 मुद्रा 91109	10000	10000	29/2/03

बंद-81
 9539 100
 2012

जाल-मलेत्या रजिस्टर धाडीतील उलाढा

शाळा-धरेंदा, विद्या-धरेंदा उदयग, मुंबई.

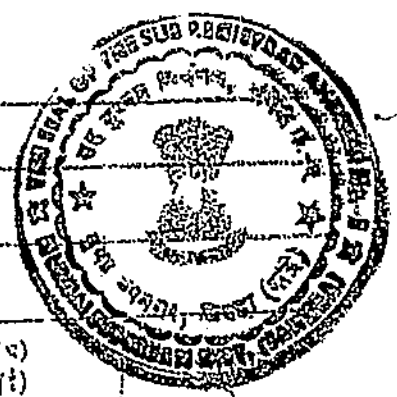
दिनांक १९५५	उपक्रम श्रीमती शिवा	उलाढा प्रकार HP1	उपक्रमाचा माहितीचा नमुना उलढा तक्रारिण व तो फेरा बदलपवाथा
	UCDE.७-० -२८७३-०		
	०५७ ६६-३ -३०६-६		
	०४५८६-४ -६६-६		

विषयवस्तु नं० ७५ ६६२-५

नं० ११ नवें बाबत धाडीतल्या नव-१९५५ च्या नवें नमूने ? तो पत्रेक धाडीत बाबत तो पत्रेक ?

जाल-मलेत्या रजिस्टर बॉर्ड

धरेंदा
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धरेंदा



धरेंदा	धरेंदा	धरेंदा	धरेंदा	धरेंदा
१	२	३	४	५
१९५५	मा. उ. विद्यापीठ, आर्थिकी सुंदरि उपनगर यांचा आपल्या २५ नव-१९५५ च्या नं० १११ दि. ५/४/५२			जाल-मलेत्या
१९५५	आपल्या सुधारित धरेंदा निलेकेली न्याय नं० ११८-२० मुंबई १-८-५७ पासून धरेंदा २६८-२ च्या नं०			जाल-मलेत्या
१९५५	मा. उपविभागीय आर्थिकी सुंदरि उपनगर यांचे आपल्या क्रमांक १०४०२/ ला. ५/४/५७ न्यायेक सुधारित निलेकेली			जाल-मलेत्या
१९५५	आपल्याची निलेकेली धरेंदा २६८-२ न्याय ६०- मुंबई ११/५/५७			जाल-मलेत्या
१९५५	मा. उपविभागीय आर्थिकी सुंदरि यांचे आपल्या क्रमांक नव-१९५५ ला. ५/४/५२ न्यायेक			जाल-मलेत्या
१९५५	सुधारित निलेकेली आपल्याची निलेकेली — धरेंदा — धरेंदा — मुंबई ११/५/५७			जाल-मलेत्या
१९५५	मा. उ. विद्यापीठ, आर्थिकी सुंदरि उपनगर यांचा आपल्या २५ नव-१९५५ च्या नं० १११ ला. ५/४/५२ न्यायेक सुधारित			जाल-मलेत्या
१९५५	निलेकेली आपल्याची निलेकेली धरेंदा २६५-२ च्या			जाल-मलेत्या

बदल-४/

१५३७	७७
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मा. उप. विभागिय अधिकारी सुं उप. मुंबई यांचा ओपरा क. एम्. एन्. डी. वि. 9344 ता. 518/02 अल्पे सुधारित विन. कोट केली. होम 9399-पो. सि. नारा 6-9109 पासून.

मा. उप. विभागिय अधिकारी सुं उप. मुंबई यांचा ओपरा क. एम्. एन्. डी. वि. 9399 ता. 54-2-02 अल्पे सुधारित विन. कोट केली. होम 9208-0 पो. सि. नारा 6-900-90 पासून.

मा. उप. विभागिय अधिकारी सुं उप. मुंबई यांचा ओपरा क. एम्. एन्. डी. वि. 9345 ता. 518/02 अल्पे सुधारित विन. कोट केली. होम 9223-पो. सि. नारा 6-902-20 पासून.

मा. उप. विभागिय अधिकारी सुं उप. मुंबई यांचा ओपरा क. एम्. एन्. डी. वि. 9345 ता. 518/02 अल्पे सुधारित विन. कोट केली. होम 9223-पो. सि. नारा 6-902-20 पासून.

मा. उप. विभागिय अधिकारी सुं उप. मुंबई यांचा ओपरा क. एम्. एन्. डी. वि. 9345 ता. 518/02 अल्पे सुधारित विन. कोट केली. होम 9223-पो. सि. नारा 6-902-20 पासून.

मा. उप. विभागिय अधिकारी सुं उप. मुंबई यांचा ओपरा क. एम्. एन्. डी. वि. 9208 अल्पे सुधारित विन. कोट केली. होम 3042-3 नारा 6-480. ता. 9109

मा. उप. विभागिय अधिकारी सुं उप. मुंबई यांचा ओपरा क. एम्. एन्. डी. वि. 9345 ता. 518/02

मा. व. म. अ. क. ए. अल्पे सुधारित विन. कोट केली. होम 9319-पो. सि. नारा 6-903-19 पासून.

9390/03 संज. रजि. सुं कळिले क. 3040/03/2/48 चे विन. डि. न. म. अ. क. ए. सुं उप. मुंबई यांचा ओपरा क. अल्पे सुधारित विन. कोट केली. होम 9319-पो. सि. नारा 6-903-19 पासून.

(2) इंडियन जॉर्नल ऑफ रिजर्व्हन लि.



बदर-41
9439 62
2022

11/9/20 मा. वि. वि. 22 अगथा व.
शु. अ. क. 8 मुंबई नॉन कॅम्प
आदेश क्र. 23 अंशे/न.
शु. क. 224/20 दि. 9/9/20
अन्वये 209-30 यों. वि. लेनाम
नोव वायाम केसे.

(1)
रजमसुद अकारो वृद्धनिवाणे
(सख्या 2 म.)

अन्वये क्र. 21315
मि. वि. वि. 22
न. अ. क. 8

12/9/20 मा. वि. वि. 22 अगथा व. मुंबई उग्रनगर - नॉन कॅम्प No. 10/1/2010
शु. अ. क. 8 मुंबई नॉन कॅम्प दि. 16/9/20 दि. 16/9/20 अंशे आदेशान्वये वायाम
संयोजनासाठी निवडलेली धान्याची नोंद केली. दोन 3009-00 यों.
मि. अ. न. 9200-09 साठी 2 ककन 10.920002..

अन्वये क्र. 2101925

13/9/20 मा. वि. वि. 22 अगथा व. मुंबई उग्रनगर - नॉन कॅम्प No. 10/1/2010
शु. अ. क. 8 मुंबई नॉन कॅम्प दि. 16/9/20 दि. 16/9/20 अंशे आदेशान्वये वायाम
संयोजनासाठी निवडलेली धान्याची नोंद केली. दोन 3009-00 यों.
मि. अ. न. 9200-09 साठी 2 ककन 10.920002..

(2)
मराठम कागडाचे



अन्वये क्र. 2101925
मि. वि. वि. 22
न. अ. क. 8



14/9/20 मा. वि. वि. 22 अगथा व. मुंबई उग्रनगर - नॉन कॅम्प No. 10/1/2010
शु. अ. क. 8 मुंबई नॉन कॅम्प दि. 16/9/20 दि. 16/9/20 अंशे आदेशान्वये वायाम
संयोजनासाठी निवडलेली धान्याची नोंद केली. दोन 3009-00 यों.
मि. अ. न. 9200-09 साठी 2 ककन 10.920002..

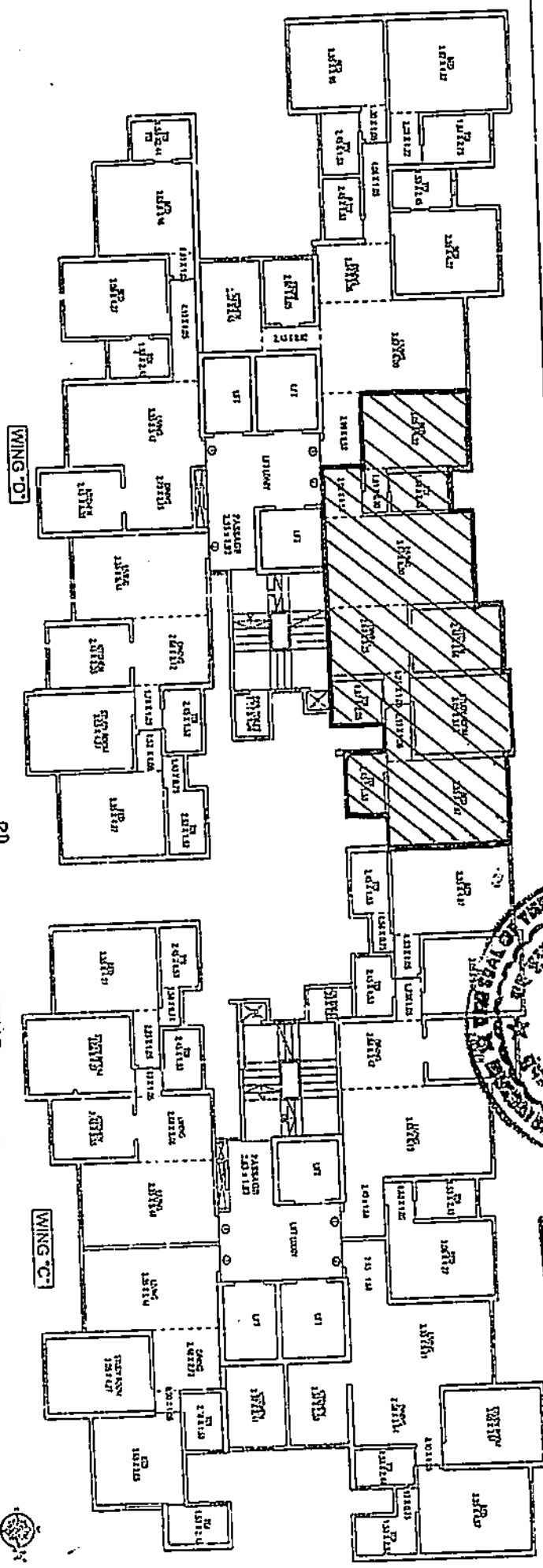
अन्वये क्र. 2101925
मि. वि. वि. 22
न. अ. क. 8

बंदर-8/
9439 68
2022

~~CAUSE~~

TYPICAL FLOOR PLAN (WING-C & D) (ELTA 2ND-5TH & 7TH-14TH FLR)

FLAT No. 302 on 5th floor in C & D WING



181

Rama Swamy

Soys



बदर-४/	
१५३९	७५
१०१२	

ANNEXURE-J

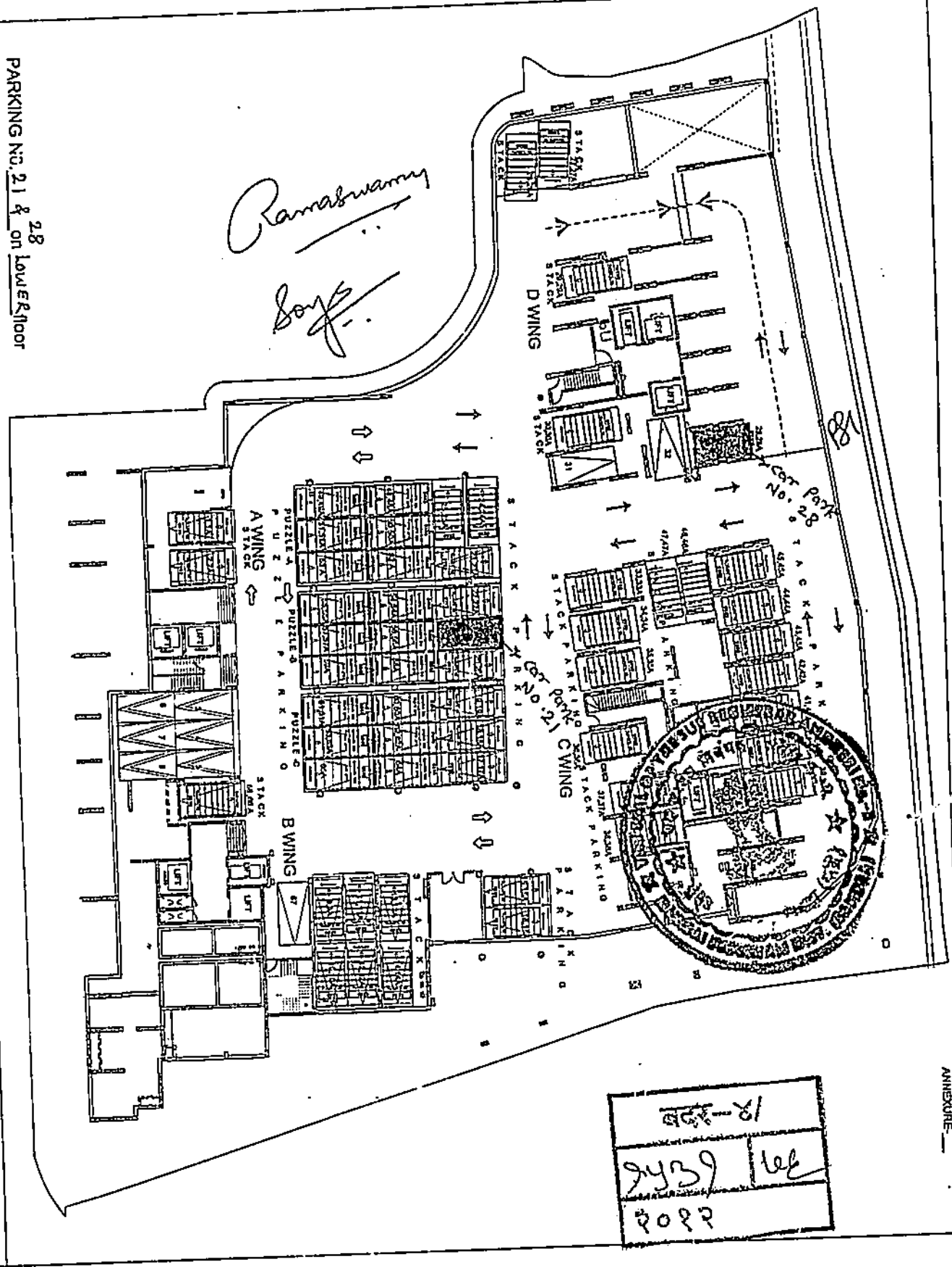
17/10/11



11/10/11
Rouse
OK

PARKING NO. 21 & 28 on Lower floor

Ramaswamy
Soyy



ELITA 1st BASEMENT FLOOR
PARKING PLAN

18-81
9439 62
2022

ANNEXURE

KIND ATTN: MR SANDEEP GAWDE

नोंदणी ३३ नं.
Regn. ३१ म.

पायती क्र.

वस्तुऐवजाचा/अर्जाचा अनुक्रमांक

दिनांक २९/१०/२०२० मज २०२०

वस्तुऐवजाचा प्रकार-

मुख्यांशनामा (असि-मोशन)

पापर करणाराचे नाव-

श्री श्री श्री चौधरी

दाखिलदाराचे वी गिळाली:-

- नोंदणी फी
- गफवत फी (फोटोच्या)
- पुस्तकाच्या नक्कात फी
- उपाकरचर्च
- नक्का किंवा मापने (कलम ६४ ते ६७)
- गोप किंवा निरीक्षण
- दंड-कलम २५ अन्वये
- कलम ६४ अन्वये
- प्रमाणित नक्का (कलम ५७) (फोटोच्या)
- इतर वी (मागील पानावरील) याच क्र.

जो. क्र. १/४६/२०२०
१/४७/२०२०
१५-१५-२०२०
२५/१०/२०२०

१.	२.
५०१	५०

वस्तुऐवज
नक्कात

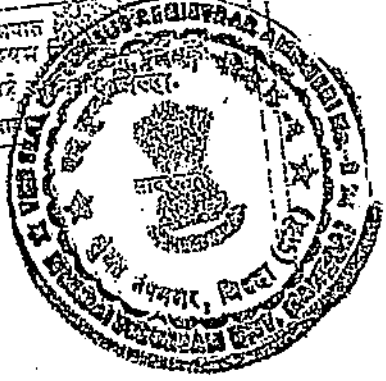
शेकी तयार होईल व

नोंदणीकृत ठाकणे (नोंदणी) जमिनी

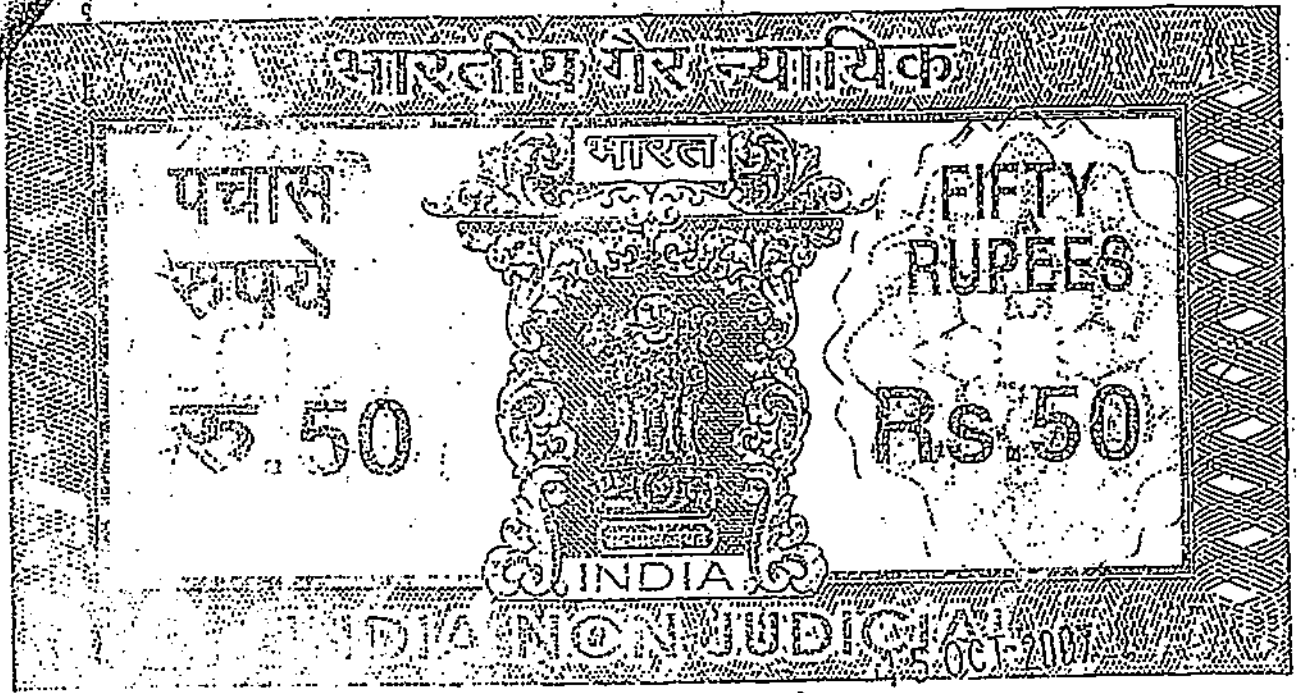
वस्तुऐवज काली नव दिहेलथा व्यक्तीच्या

नवे नोंदणीकृत ठाकणे पाठवावे

हवाली करावा.



१५३९ ७७
२०१२



MAHARASHTRA
 S. No. 229
 - 8 OCT 2007
 L.A.S.
 Sat. L. S.

श्री. विरोद अंडुवा राणे (प.मु.वि.नं. २२०) AB 065964
 5 OCT 2007
 15 OCT 2007
 Percy S. Chowdhry
 पंचा इ.....



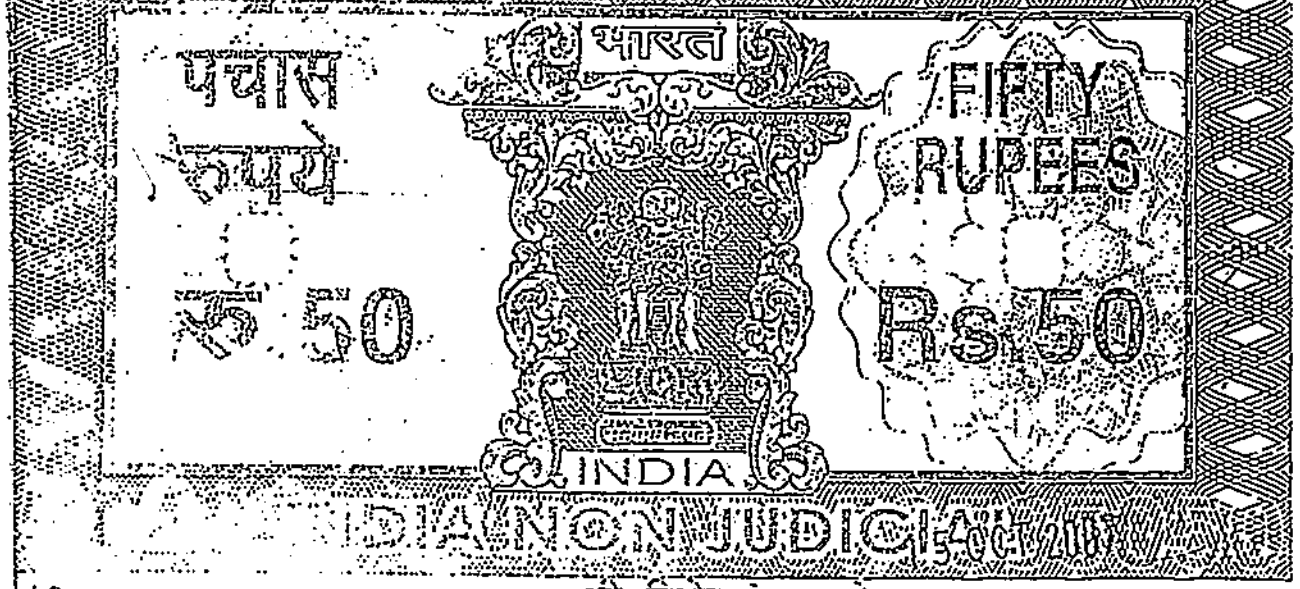
GENERAL POWER OF ATTORNEY

NOW ALL MEN BY THESE PRESENT I, PERCY SOLI CHOWDHRY aged about 34 years, adults, Indian Inhabitant, having my address for the present of these purpose at 3rd Floor, JMC House, Bisleri Compound, W. E. Highway, Andheir (East), Mumbai - 400 099, hereby SEND GREETINGS:-

१४

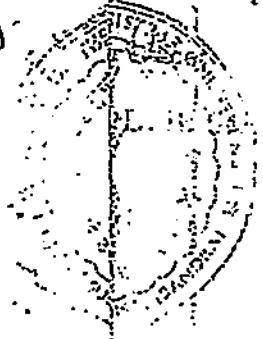
बडर-४/	
७५३९	७८
२०१२	

भारतीय नैसर्गिक



MAHARASHTRA
S. No. 220
- 8 OCT 2007

श्री. विनोद अहिरा राणे (प.म.वि. नं. २३२)
खो. नं. १, सनवली विमानतळ, मुंबई ४०० ००६, AB 065963
भोसली पार. २, २२८, वि. ह. शास्त्री महाजन राणे,
दादर, मुंबई - ४०० ००८
क्रमांक..... 15 OCT 2007
संबंधी/ थीमती..... Party of Chowdhary
संज्ञा इ..... च्या मध्येच मुद्रित निकाल



WHEREAS I am the Director in various companies namely:

- (1) M/s. Keystone Realtors Pvt. Ltd., (Registration No. 94208)
- (2) M/s. Brickwork Trading Pvt. Ltd., (Registration No. 116403)
- (3) M/s. Credence Property Developers Pvt. Ltd., (Registration No. 11-96712)
- (4) M/s. Ashray Dwellers Pvt. Ltd., (Registration No. 0898819)
- (5) M/s. Rustomjee Developments Pvt. Ltd., (Registration No. V45201-MH 2001 PTC-132977)
- (6) M/s. Rustomjee Landmark Construction Pvt. Ltd., (Registration No. 11-108008)



४१

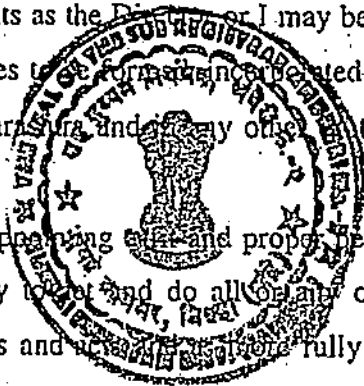
बदर-४/
२५३१ / ७६
२०४

- (7) M/s. Prism Realty Pvt. Ltd., (Registration No.V70100 MH 2003 PTC-141380)
- (8) M/s. Iron Engineering Pvt. Ltd., (Registration No.11-127835)
- (9) M/s. West Wood Realtors Pvt. Ltd.,

WHEREAS I am likely to be Director in many more companies to be formed and registered either in the State of Maharashtra and elsewhere in India.

WHEREAS due to exigencies of meeting the schedules I am not in a position to attend personally to various assignments including the lodging, admission, registration and collecting Original Agreement for Sale duly registered at the office of the Sub - Registrar, Bandra, Fort Mumbai, Borivali, Goregaon, Kurla, chembur and any other Sub - Registrar of Assurances in India as the case may be in respect of the various and singular Agreement for Sales, Deed of Confirmation, Affidavits and undertaking as may be required wherein I have signed, execute and admit the execution of the Documents as Director of the companies wherein I am presents as the Director or I may be the Director in any of the companies to be formed, incorporated and registered in the State of Maharashtra and any other State in India.

WHEREAS I am desirous of appearing and proper person as my true and lawful attorney to do and do all or any other following things, matters, deeds and documents fully and particularly setout herein below and I hereby appoint, nominated, constitute authorized MRS. GEETA MANOHAR MONDKAR, aged about 52 years, daughter of Shri Bhagwan Damodar Mestry and wife of Dr. Manohar G. Mondkar, having her permanent residence and address for correspondence at Flat No. C - 1301



681

बदर-४/	
१५३९	१०
२०२२	

Building No.2, Rustomjee Regency, Ideal Farm, Rustomjee
Acers, R. I. Marg, Dahisar (W), Mumbai - 400 068, whose
signatures I have attested hereunder for proper any easy
identification and whose photographs is also affixed hereto as a
mark of identification as my true and lawful attorney to do all or
any things, matters, deeds and acts, in my name and on my
behalf, as hereinafter appearing.

1. To execute and admit execution before the Sub-Registrar,
the Agreement to be executed by me as the Director of any
one of the company specify above and or as director of
any one of the companies to be formed and incorporated
and registered in India.
2. To appear before the Sub-Registrar of Assurances, Bandra,
Fort Mumbai, Borivali, Goregaon, Kurla, chembur and or
any other Sub- Registrar concerned and to admit execution
of the Agreement for Sale for and on my behalf as the
Director of the Companies specified above and or as the
Director of the Companies to be formed and registered in
the State of Maharashtra or elsewhere in India.
3. To apply for and receive certified copies of the documents,
Index II certificate and receive back the duly registered
Original Documents for and on my behalf and to give
effectual discharge or acknowledgement to receipt of such
documents and or copies.
4. To apply for and to receive refund of Stamp Duty and or
any other charges due and payable on account of Refund
of Stamp Duty and Charges in respect of the Agreement/s
submitted for cancellation and refund of Stamp Duty
thereof.

81

बंदर-४/	
१५३९	७
२०१२	

5. To apply for and get the documents duly adjudicated by the Superintendent of Stamps, Mumbai and Collector of Stamps, and to receive back the Originals of adjudicated documents and give effective receipt/acknowledgement thereof.
6. To complete every formality for registration of any document or agreement or indenture wherein I sign as the Director of the Company.
7. I hereby undertake to ratify each and every one of the acts, deeds or things which the Attorney may do or cause to be done under this powers herein granted.
8. I have lodged this General Power of Attorney for due registration at the office of the Sub - Registrar Bandra, Mumbai, Borivari, Goregaon, Kurla, chembur.



MR. PERCY SOLI CHOWDHRY



MRS. GEETA MANOHAR MONDKAR
(Specimen Signature of Attorney attested by me)



BEFORE ME.

बंदर-४/१	
२५३९	१/२५
२०१२	

जंवर ३१ | ५६० | ०८

मु. ३३ १००
१५/१०/०८



Handwritten signature



उदर गुलत्यानामा आज मारी २१/१०/०८ तेन
मी. के.सी. काकी पो. व. सी. राय-३४
अ. ३ रा गावा, जे. ए. ए. सी. काळी
सि. ए. ए. सी. काळी अ. ए. ए. सी. काळी ए. ए.

पानी माझ्या काळ हाहाकिर फन दिव्य व
साच्या ओळखी मारी (१) वे. ए. ए. सी. काळी - २५

२) जायसीफळ काळ ए. ए. ए. सी. काळी (१)

३) रोडिटरन काळी ए. ए. ए. सी. काळी

४) देवान प्रमाण

पानी माती हाही पयव्यो अदिमानाव ही

५) २५ - मि. ए. ए. सी. काळी

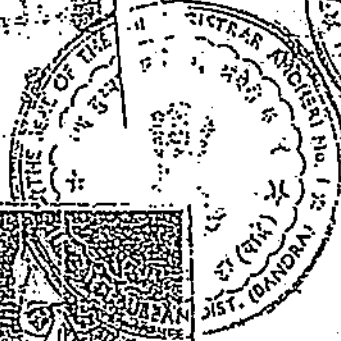
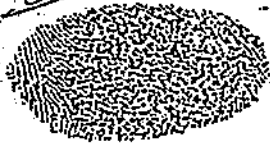
मारी २१/१०/०८



मुख्याचार खेवा-काळी सही व मंगठा

खोळय देगा-काळी सही व
काठा

① *Handwritten signature*



② *Handwritten signature*



सह. दुव्यम-नि. धरु अंयेरी-१.
मुंयहे उपनगर जि. ए. ए. सी. काळी.

जंवर-४१	
४५३९	८३
१०१२	



Kustanjer Come Home



Employee Code : R0065

Name : Sandeep Gawde

Designation : Executive Customer Support

Blood Group : B +ve

Sandeep

Authorized Signatory

Instructions

1. Employees are expected to carry their cards with them while on duty & produce the same on demand.
2. This card is non-transferable and it must be surrendered on leaving the company's services or on demand of the authority.
3. Loss of this card must be reported in writing to the Issuing Authority immediately.
4. In case of loss, a new card will be issued against the payment of Rs. 150/-.

If found, please return for: 66766881

Zealons Group
JMC House, 82/1st Compound, Western Express Highway,
Anand East, Mumbai 400 079
Tel: +91-22-667 66 766 Fax: +91-22-667 66 999



667-81	
9439	LY
2022	

घोषणापत्र

मी ~~श्रीमती गीता मोंडकर~~ याद्वारे घोषित करतो की,

दुय्यम निबंधक ~~अधोरी~~ यांचे कार्यालयात ~~करारनामा~~

या शिर्षकांचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. ~~कुलमुख्यालय~~

व इतर यांनी दि. ~~२२/१०/१७~~ रोजी मला

दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे

○/निष्पादीत करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी

○कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी

○कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र

रद्दवातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती

करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी

अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला

आहे.



दिनांक : 24-2-22

कुलमुखत्यारपत्रधारकाचे नाव

न सही

वडर--४/
२५३१/१५
२०२२

Kustomjee



Name: Sandeep Gawde
Employee Code: R0065
Designation: Senior Executive
Department: Customer Support
Blood Group: B+ve
Emergency No: 9172433894

hi
Authorized Signature

Kustomjee



Name: Vishwanath Band
Employee Code: R0460
Designation: Officer
Department: Customer Support
Blood Group: O+ve
Emergency No: 9323123782

hi
Authorized Signature



बदर-४/	
१५३९	U
२०१२	

24/02/2012

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

वदर4

दस्त क्र 1531/2012



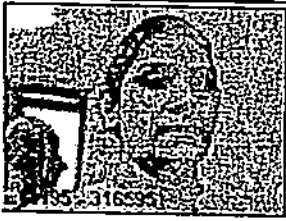



12:35:47 pm

अंधेरी 2 (अंधेरी)

26/LL

दस्त क्रमांक : 1531/2012

दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	<p>नाम: पी एन रामास्वामी - AAAPR4696R - -</p> <p>पत्ता: घर/फ्लॅट नं: सदनिका क्र 501, सॅंड पेवेल, 3 आझाद लेन, ऑफ वीरा देसाई रोड, अंधेरी प मु-58</p> <p>गल्ली/रस्ता: -</p> <p>ईमारतीचे नाव: --</p> <p>ईमारत नं: -</p> <p>पेट/वसाहत: -</p> <p>शह</p>	<p>लिहून घेणार</p> <p>वय -</p> <p>सही</p> <p><i>Rama Swamy</i></p>		
2	<p>नाम: सौम्या रामास्वामी - AHGPR1886A - -</p> <p>पत्ता: घर/फ्लॅट नं: धरिलप्रमाणे</p> <p>गल्ली/रस्ता: -</p> <p>ईमारतीचे नाव: -</p> <p>ईमारत नं: -</p> <p>पेट/वसाहत: -</p> <p>शहर/गाव:-</p> <p>तालुका: -</p> <p>पिन: -</p> <p>पॅन नम्वर: -</p>	<p>लिहून घेणार</p> <p>वय -</p> <p>सही</p> <p><i>Soyz</i></p>		
3	<p>नाम: फिस्टोन रियल्टर्स प्रा लि चे संचालक पर्सी चौधरी</p> <p>तर्फे मुखत्यार गीता मोंडकर - AAACK2499Q - -</p> <p>पत्ता: घर/फ्लॅट नं: ऑफिस नं 702, नटराज, एम व्ही रोड जंक्शन, वेस्टन एक्सप्रेस हायवे, अंधेरी पु मु-69 ग</p>	<p>लिहून घेणार</p> <p>वय -</p> <p>सही</p> <p><i>P. Chaudhari</i></p>		





दस्त गोषवारा भाग - 2

वदर4

दस्त क्रमांक (1531/2012)

LL/LL

दस्त क्र. [वदर4-1531-2012] चा गोषवारा
वाजार मुल्य :19905586 मोवदला 29999280 भरलेले मुद्रांक शुल्क : 1482600

पावती क्र.:1538 दिनांक:24/02/2012

पावतीचे वर्णन

नांव: पी एन रामास्वामी - AAAPR4696R - -

दस्त हजर केल्याचा दिनांक :24/02/2012 12:31 PM

निष्पादनाचा दिनांक : 24/02/2012

दस्त हजर करणा-याची सही :

Ramabharany

30000 :नोंदणी फी

1800 :नक्कल (अ. 1(1)), पृष्ठांकनाची

नक्कल (अ. 11(2)),

रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->

एकत्रित फी

31800: एकूण

दस्ताचा प्रकार :25) करारनामा

शिकका क्र. 1 ची वेळ : (सादरीकरण) 24/02/2012 12:31 PM

शिकका क्र. 2 ची वेळ : (फी) 24/02/2012 12:34 PM

शिकका क्र. 3 ची वेळ : (कयुली) 24/02/2012 12:35 PM

शिकका क्र. 4 ची वेळ : (ओळख) 24/02/2012 12:35 PM

mmmm

दु. निबंधकाची सही, अंधेरी 2 (अंधेरी)

दस्त नोंद केल्याचा दिनांक : 24/02/2012 12:35 PM

ओळख :

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

1) संदीप तुकाराम गावडे - - , घर/फ्लॅट नं. -

गल्ली/रस्ता: 702, नटराज, एम व्ही रोड अंधेरी पू मु-69

ईमारतीचे नाव: -

ईमारत नं: --

पेट/वसाहत: -

शहर/गाव:-

तालुका: --

पिन: -

2) विश्वनाथ बंड-- - , घर/फ्लॅट नं: -

गल्ली/रस्ता: वरिलप्रमाणे

ईमारतीचे नाव: -

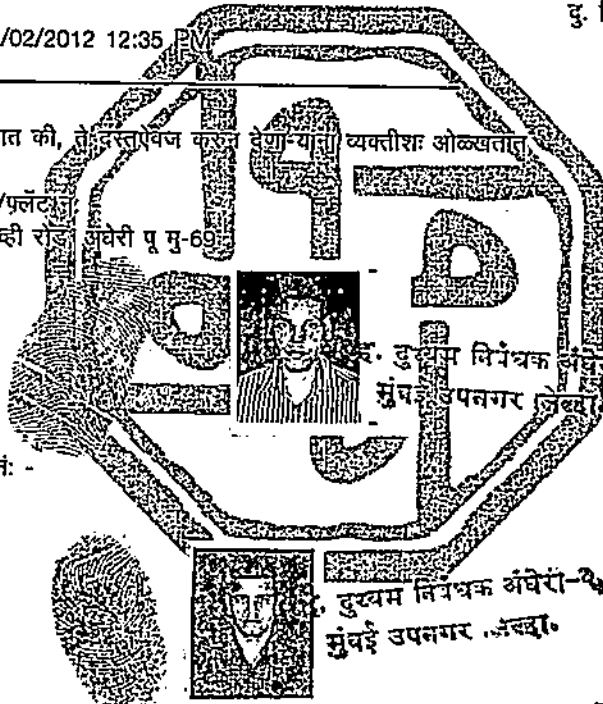
ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -



दुख्यम निबंधक अंधेरी-२
मुंबई उपनगर जिल्हा

दुख्यम निबंधक अंधेरी-२
मुंबई उपनगर जिल्हा

समाहित करणेत येते की: या
पुस्तकामध्ये एकूण LL... एने आदेश

up
दुख्यम निबंधक अंधेरी क्र. २
मुंबई उपनगर जिल्हा

mmmm
दु. निबंधकाची सही
अंधेरी 2 (अंधेरी)

वदर-४/१५३९ 12092

मुस्तक करणक १, क्रमांक.....वर

नोंदला:

दिनांक : 28/02/2012

mmmm

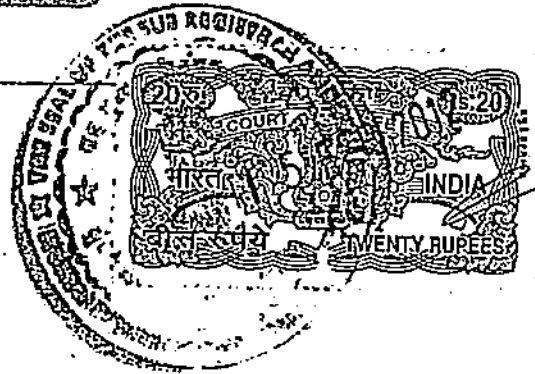
सह दुख्यम निबंधक अंधेरी क्र. २
मुंबई उपनगर जिल्हा





गावाचे नाव : अंधेरी

- (1) विलेखाचा प्रकार, मोवदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोवदला रु. 29,999,280.00 वा.मा. रु. 19,905,586.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 195/पार्ट वर्णन: सदनिका क्रं 302, 3रा मजला, डी विंग, एलिटा (अप्पर जुहू), एन दत्ता मार्ग, डी एन नगर, अंधेरी प मुंबई.--- 21 व 28 लोवर लेवल वेसमेंट 1 मध्ये
- (3) क्षेत्रफळ (1) 121.78 चौ मी बांधीव
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) फिस्टोन रियल्टी प्रा. लि.चे संचालक पर्री चौधरी तर्फे मुखत्यार गीता मोंडकर - AAAOK2499Q - - घर/प्लॉट नं: ऑफिस नं 702, नटराज, एम व्ही रोड जंक्शन, वेस्टन एक्सप्रेस हायवे, अंधेरी पू मु-69; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्वर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) पी एन रामास्वामी - /AAAPR4696R - - घर/प्लॉट नं: सदनिका क्रं 501, सॅंड पेवेल, 3 आझाद लेन ऑफ वीरा देसाई रोड, अंधेरी प मु-58; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्वर: -.
(2) सीमा रामास्वामी - /AHGPR1886A - - घर/प्लॉट नं: वरिलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्वर: -.
- (7) दिनांक करून दिल्याचा 24/02/2012
- (8) नोंदणीचा 24/02/2012
- (9) अनुक्रमांक, खंड व पृष्ठ 1531/2012
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु. 1482575.00
- (11) बाजारभावाप्रमाणे नोंदणी रु. 30000.00
- (12) शेर



सह. दुय्यम निबंधक अंधेरी-२,
दुय्यम निबंधक लिखाणा