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EXHIBIT "A"
SCHEDULE OF PROPERTY



The First Schedule Above Referred to

All that piece and parcel of land or ground together with a structure standing thereon and situate at Village Kirol, bearing Survey Hissa No.1, Taluka Kurla of Bombay Suburban District and the Registration Sub-District of Ghatkopar and containing by admeasurement 8841.80 Square Meters or thereabouts and bearing C.T.S. No. 4085 to 4129 of Village Kirol, Ghatkoper and bounded as under :- that is to say, on or towards the EAST by the property of Moti Ramji, On or towards WEST by the Katcha passage twelve feet wide lying between the land demised by the said indenture of sub-lease and the Tansa water Duet now called Ramji Ashar Lane, On the or towards the NORTH by the lines of Central Railway and On or towards the SOUTH by a new Katcha passage lying between the land demised by the indenture of sub-lease and the property of Parmanand Nursey now called Ramji Ashar Lane.

The Second Schedule Above Referred to

All that piece and parcel of land or ground together with a structures standing thereon and situate at Village Kirol, bearing CTS No.4129 (pt), 4088 (pt), 4090 (pt), 4091 (pt), 4097 (pt) of Taluka Kurla of Bombay Suburban District and the Registration Sub-District of Ghatkopar and containing by admeasurement 906.30 Square Meters or thereabouts and bounded as under :- that is to say, on or towards the EAST by land bearing CTS No.4159 (pt), On or towards WEST by existing pipe line, On the or towards the NORTH by Railway Land and On or towards the SOUTH by CTS Nos. 4129 (pt), 4088 (pt), 4090 (pt), 4091 (pt), 4097 (pt).

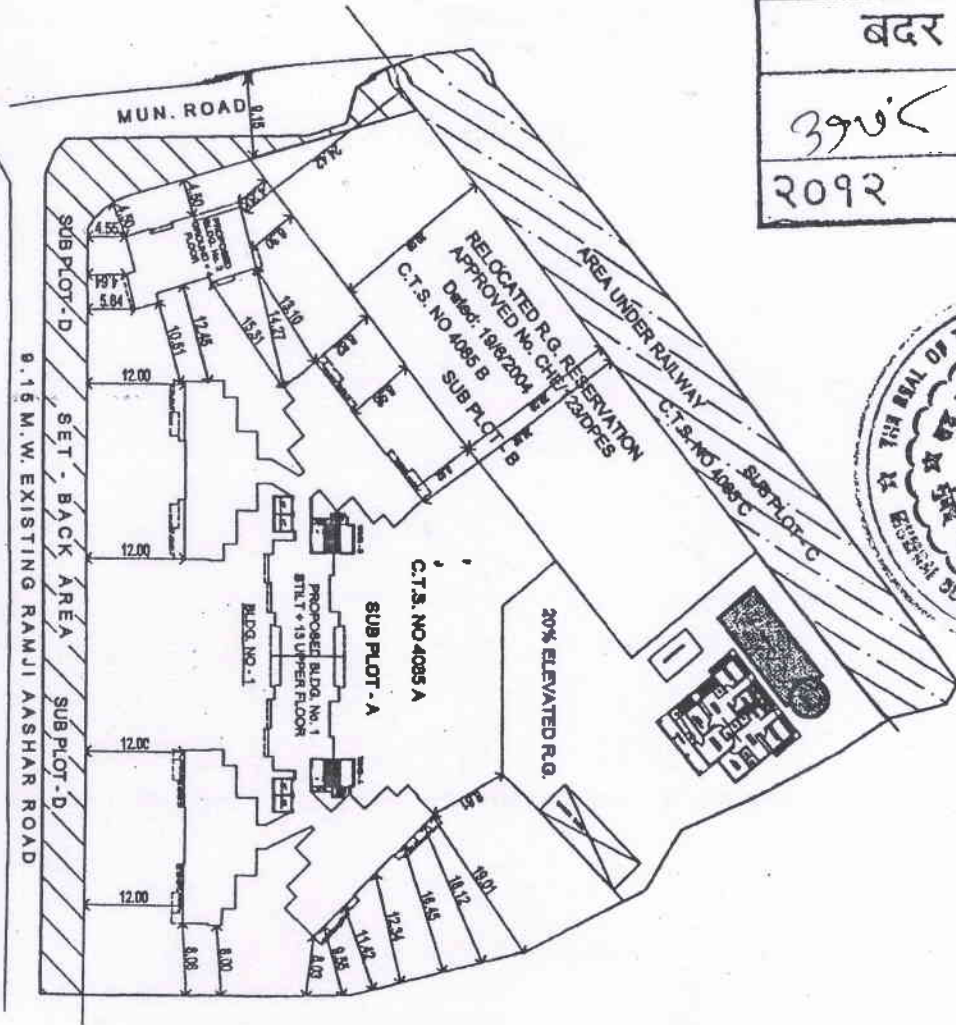
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The Third Schedule Above Referred to

All that piece and parcel of land or ground together with a structure standing thereon and situate at Village Kiroi, bearing Survey No. Hissa No.1, Taluka Kurla of Bombay Suburban District and the Registration Sub-District of Ghatkopar and containing by admeasurement 7935.50 Square Meters or thereabouts and bearing 4085 to 4129 of Village Kiroi, Ghatkopar and bounded as follows, that is to say, on or towards the EAST by the property of Moti Ramji, On or towards WEST by the Katcha passage twelve feet wide lying between the land demised by the said indenture of sub-lease and the Tansa water Duet now called Ramji Ashar Lane, On the or towards the NORTH by plot of land of the Owners admeasuring 906.30 Square Meters acquired by Railways and on or towards the SOUTH by a new Katcha passage lying between the land demised by the indenture of sub-lease and the property of Parmanand Nursey now called Ramji Ashar Lane.

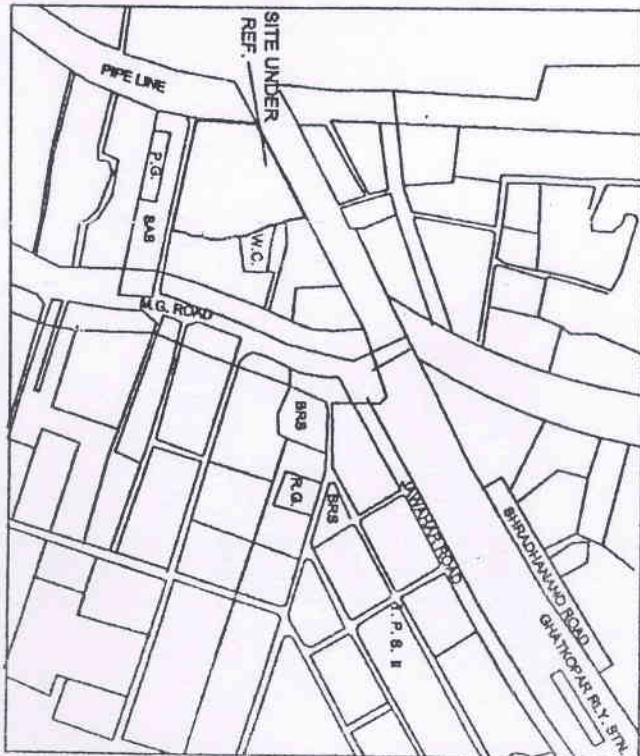


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BLOCK PLAN

SCALE:- 1:600
TIKKA NO 28 & 35 OF GHATKOPAR-KIROL



LOCATION PLAN

SCALE:- 1:4000
S.R.D.P. SHEET NO. E/22



EXHIBIT "B"
LOCATION / BLOCK PLAN

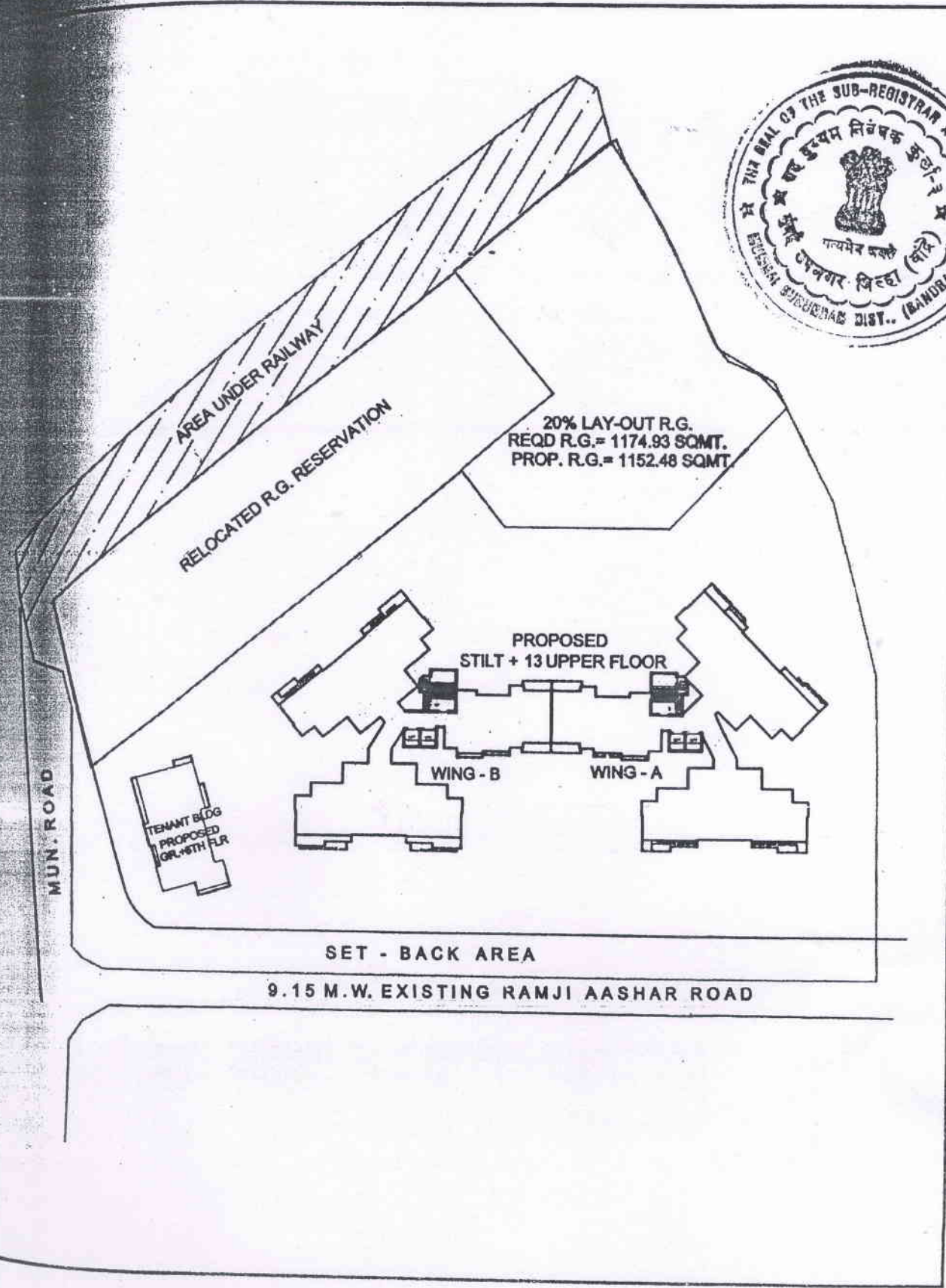
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EXHIBIT "C"
LAYOUT PLAN



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EXHIBIT "D" (Coll.)

SEARCH & TITLE CERTIFICATE

K. ASHAR & CO.

ADVOCATES & SOLICITORS (REGD.)

MEDOWS HOUSE, 39, NAGINDAS MASTER ROAD,
FORT, MUMBAI-400 023, INDIA.

TEL. : 91-22-2261 89 88
91-22-2265 09 03
FAX : 91-22-2268 06 88
E-MAIL : ashar@glasgow.law.lnec.in

K. ASHAR
K. ASHAR

Ref. No.: V81c/2977/03

To,
CHATURBHUIJ VALLABHDAS (HUF), through its Karta and
Manager SHRI VIJAYSINH CHATURBHUIJ MERCHANT and the
co-parceners SHRI MAHENDRA CHATURBHUIJ MERCHANT and
SHRI ARUN CHATURBHUIJ MERCHANT

Sir,

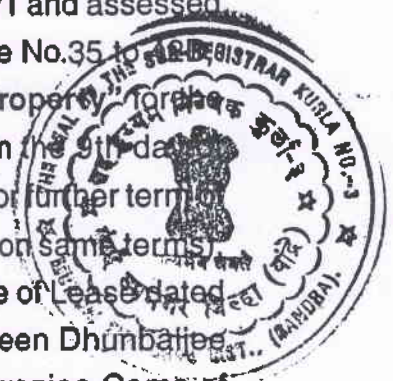
Re : Title Certificate in respect of property being all that piece and
parcel of land or ground together with a structure standing
thereon and situate at Village Kirol, bearing Survey No.75, Hissa
No.1, Taluka Kurla of Bombay Suburban District and the
Registration Sub-District of Ghatkopar and containing by
admeasurement 7935.50 square meters or thereabouts and
bearing C.T.S. Nos.4085 to 4129 of Village, Kirol, Ghatkopar

1. Pursuant to your instructions, we have investigated your title to the captioned property and our comments thereto are as under
2. The flow of title to the captioned property as under;
 - 2.1 You, CHATURBHUIJ VALLABHDAS (HUF), THROUGH its Karta and Manager SHRI VIJAYSINH CHATURBHUIJ MERCHANT and the co-parceners SHRI MAHENDRA CHATURBHUIJ MERCHANT and SHRI ARUN CHATURBHUIJ MERCHANT are hereinafter referred to as "the Owners". That one Vallabhadas Tejpal and Tulsidas Tejpal, the predecessors of the Owners herein, were seized and possessed of and otherwise well and sufficiently entitled to lease hold land with structures in the village of Kirol, Taluka Salsetta, in the Registration Sub-District of Bandra District Bombay Suburban containing by ad-measurement 2 acres and 17 decimal point



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3 gunthas (2 acres and 17.3 gunthas) assessed under Survey No.76, Hissa Falni No.1/1 and Pot Hissa No.1/1 and assessed by Ghatkopar Kirole Municipality under House No.35 to hereinafter referred to as "the said Entire Property" for a term of ninety nine years commencing from the 9th day of August 1893 (with a right of renewal of lease for further term of ninety nine years at the same yearly rent and on same terms) being the property comprised in the Indenture of Lease dated the 9th day of August 1893 and made between Dhunbatjee widow and executrix of Dhunjibhoy Nassarwanjee Cama of the one part and Phirozshaw Jamshetji Commisariatwalla of the other part and registered in the books of the Sub-Registrar of Assurances at Bombay under No.22A at pages 328 to 337, volume 82 of Book No.1 on the 23rd day of January 1894 and comprised in the Under Lease dated the 11th day of July 1899 and made between the said Phirozshaw Jamshetji Commisariatwalla of one part and the said Vallabhadas Tejpal and Tulsidas Tejpal of the other part and registered in the books of the Sub-Registrar of Assurances at Bombay under No.168A at pages 15 to 34, volume 114 of Book No.1 on the 5th day of October 1899.



- 2.2 That by an Indenture of Release dated 9th day of January, 1913 made between said Tulsidas Tejpal of the one part and the said Vallabhadas Tejpal of the other part and registered in the books of the Sub-Registrar of Assurances at Bombay under No.60A at pages 334 and 344, Volume 185 of Book No.1 on the 20th day of February, 1913, the said Tulsidas Tejpal released his right, title and interest in the said Entire Property in favour of Vallabhadas Tejpal absolutely.
- 2.3 That by an Indenture of Gift dated 5th September, 1935 executed by Vallabhadas Tejpal as Donor of one part and his son Chaturbhuj Vallabhadas as Donee of the other part and

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registered in the books of the Sub-Registrar of Assurances Bombay under No.4316 of Book No.1 on the 20th day of November, 1935, the said Vallabhadas in consideration of natural love and affection for his son and for other divers reasons granted, conveyed and assured unto the Chaturbhuj Vallabhadas the said Entire Property as set out therein.



- 2.4 That the said Entire Property was not brought under cultivation before 14th day of August, 1951 and was used for non-agricultural purposes (i.e by constructing buildings thereon), and in so far as the rights of the Lessors in the said Entire Property were concerned, the said Entire Property was treated as 'Waste Land' and stood vested in Government under Section 4 of the Salsette Estates (Land Revenue Exemption Abolition) Act, 1951, which came into operation with effect from 14th day of January, 1952.
- 2.5 That since, however, Chaturbhuj Vallabhadas was in use and occupation of the said Entire Property and buildings were constructed thereon, a Notice dated 5th August, 1953 was issued by the Enquiry Officer under Sec.37(2) of Land Revenue Code to Vallabhdas Tejpal (his name being not then deleted from Government Records) whereby he was called upon to produce evidence on 18th August 1953 to establish his right (if any) over the said Entire Property.
- 2.6 That after ascerting the actual facts and documents and evidence produced by Chaturbhuj Vallabhdas on 18th August 1953, the Enquiry Officer by Notice dated 21st September 1953 conveyed his Order passed by him on 18th August 1953 recording inter alia as under :-

"The claim of Chaturbhuj Vallabhdas over land bearing Survey No.75, Hissa No.1 at Kiorl is accepted. He can have free of charge a copy of plan of the property from office per the plan lying in our office."

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If aforesaid order is not acceptable to anyone, then he could either file appeal before Collector Bombay Suburban District and before his Superior Officer.

OR

File a suit within one year under Section 1 of Bombay Revenue Jurisdiction Act, 1876 or in Civil Court

"One year after final Judgement under any of the aforesaid, no Court shall be entitled to accept any claim the order passed by me (i.e. Enquiry Officer)."



- 2.7 That in the said Notice dated 5th August 1953 issued by the Enquiry Officer, the said land held by Chaturbhuj Vallabhdas was described as per Sheet No.28 of the Enquiry Register as bearing S.No.75/1 of Village Kirol (and bearing House Nos. 8, 8/1 and 8/20).
- 2.8 That accordingly separate 47 Sanads were issued in favour of Chaturbhuj Vallabhdas by the Government of Bombay through the Collector, B.S.D. in respect of the different pieces and parcels of the land aggregating to 8841.80 sq. mtrs. of land held by Chaturbhuj Vallabhdas as aforesaid, in lieu of the leasehold property originally held by the predecessors in title of Chaturbhuj Vallabhdas under the said Indenture of Under Lease dated 11th July 1899 whereby perpetual right of occupation were granted to Chaturbhuj Vallabhdas of the said pieces of land comprised in the said 47 Sanads all described as bearing Survey No.75, Flissa No.1 (part) and bearing C.T.S. Nos. 4085 to 4129 of Village Kirol. Thus Chaturbhuj Vallabhdas became absolutely entitled to the pieces and parcels of land comprised in the said 47 Sanads issued by the collector of B.S.D. in his favour and which pieces of land were described therein as bearing C.T.S. Nos.4085 to 4129 of Village Ghatkopar Kirol.

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The same is hereinafter referred to as "the said Property" and is more particularly described in the **First Schedule** here under written.

The said Sanads issued by the Collector for and on behalf of the Government of Mumbai are the root of title, under which occupancy rights have been granted to the Owners, which are both transferable and inheritable subject to the payment of annual land revenue that may be determined according to the provisions of the Bombay Land Revenue Act.



- 2.9 That Chaturbhuj Vallabhdas was thus treated as an absolute Owner of the said Property vide above referred to order passed Under Sec.4 of the Salsette Estatic (Land Revenue Abolition) Act 1951 and after holding full inquiry under Sec.37(2) of the Land Revenue Code.
- 2.10 That by a Declaration dated 14th October 1968, the said Chaturbhuj Vallabhdas declared and impressed with effect from 1st October 1968 the said Property as his Joint Hindu Family property belonging to his Joint Family consisting of himself, his wife Mrs. Jamnabai and three sons viz. Vijaysinh, Mahendra and Arun.
- 2.11 That by an Indenture of Partition and Release dated 7th November 1969 executed between Chaturbhuj Vallabhdas of one part and Vijaysinh Chaturbhuj, Mahendra Chaturbhuj, Arun Chaturbhuj and Jamnabai Chaturbhuj of the other part and registered in the books of the Sub-Registrar of Assurances at Bombay under No.4633/4/69 of Book No.1 on the 30th dat of June 1971, the said Chaturbhuj Vallabhdas in consideration of receiving Rs.60,766/- from the parties of the other part i.e. remaining members of his family, released his 1/5th undivided share in the said Property as the HUF property of Chaturbhuj Vallabhdas.

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2.12 That the said Mrs. Jamnabai died on 7th day of November 1989 and having prior thereto made and published her last Will and Testament dated 24th October 1989. Under the said Will, the said Mrs. Jamnabai has bequeathed her interest in the said Property in favour of the surviving members of the Chaturbhuj Vallabhdas (HUF) viz. her sons, the Owners herein who have continued to hold the said Property in their capacities stated hereinabove.

2.13 That the Collector through the Special Land Acquisition Officer (3) of Bombay Suburban District has acquired for Central Railway a portion of the said Property comprising of land admeasuring 906.30 sq. mtrs. together with the structures standing thereon, which portion of the said Property is more particularly described in the **Second Schedule** hereunder written and delineated on the plan thereof hereto annexed and thereon shown surrounded by blue colour wash, while the said Property is delineated on the plan thereof hereto annexed and thereon shown surrounded in red colour boundry lines.

2.14 That the Owners have filed in the High Court at Bombay a land Acquisition Reference, being Petition No.- of 2001 (wherein the said Shri Vijaysinh Chaturbhuj Merchant is the Petitioner) against the Award declared by the S. Land Acquisition Officer (3) in respect of the land acquired for Central Railway as aforesaid.

2.15 That the Collector through the Special Land Acquisition Officer (3) of Bombay Suburban District has also filed a land Acquisition Reference being LAR No.5 of 2003 (wherein the said Shri Vijaysinh Chaturbhuj Merchant as karta and manager of Chaturbhuj Vallabhdas HUF and the 12 tenants in respect of the structures in the Railway acquired premises are the Claimants) against the Award declared by the S. Land



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Acquisition Officer (3) in respect of the land acquired property comprising of land admeasuring 906.30 sq. mt. together with the structures standing thereon. Both the above portions are pending hearing and final desposal.

2.16 That the remaining portion of the said Property comprising of land admeasuring 7935.50 sq. mt. with the structures standing thereon and more particularly described in the Third Schedule hereunder written and hereinafter referred to as "the said Premises."

2.17 The Owners, being the coparceners of Chaturbhuj Vallabhdas (HUF) and are thus seized and possessed of and otherwise well and sufficiently entitled to the said Premises as absolute owners.

3. That the said Premises comprising in the structures marked 'A' to 'L' on the plan hereto annexed are occupied by 34 monthly tenants, while a portion of the said Premises admeasuring 1434 sq. mtrs. is reserved for Recreation Ground under the DC regulations of Municipal Corporation of Greater Mumbai.

4. The Owner have with a view to develop the said Premises, had also applied for and obtained NOC No. C/ULC/D.111/22/4702 dated 4.2.93 from the Competent Authority under Section 22 of the ULCR Act for development of the said Premises and which NOC was extended on 3.2.98 and now further extended upto 3.2.05.

5. The said Chaturbhuj Vallabhdas (HUF) is constituted of the Coparceners and members mentioned below :-

- (i) SHRI VIJAYSINH CHATURBHUJ MERCHANT, age : 68 years, DOB : 16.6.1936;
- (ii) SMT DEEPA VIJAYSINH MERCHANT, age : 64 years, DOB : 17.9.1940, DOM : 25.2.1959;



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- (iii) SHRI MAHENDRA CHATURBHUJ MERCHANT, age : 60 years, brother of No. (i), DOB : 20.3.1943;
- (iv) SMT INDIRA MAHENDRA MERCHANT, age : 57 years, wife of No.(iii), DOB : 19.8.1946, DOM : 4.5.1969;
- (v) SHRI BANKIM MAHENDRA MERCHANT, age : 27 years, son of No. (iii), DOB : 12.10.1976;
- (vi) SMT RADHIKA AJAY HAMLAI, age : 30 years, daughter of No. (iii) and (iv), DOB : 26.1.1973, DOM : 28.11.1995;
- (vii) SHRI ARUN CHATURBHUJ MERCHANT, age : 56 years, brother of Nos. (i) and (iii), DOB : 11.4.1948;
- (viii) SMT GEETA ARUN MERCHANT, age : 54 years, wife of No. (vii), DOB : 5.9.1950, DOM : 23.11.1970;
- (ix) SHRI RAHUL ARUN MERCHANT, age : 30 years, son of No. (vii) and (viii), DOB : 10.7.1973;
- (x) SMT JIGISHA RAHUL MERCHANT, age : 23 years, wife of No. (ix), DOB : 3.8.1981, DOM : 2.12.2000;
- (xi) MASTER DEV RAHUL MERCHANT, age : 3 months, son of No.(ix) and (x), DOB : 12.9.2003 and;
- (xii) SMT KANAN PANKAJ KAPADIA, age : 28 years, daughter of No. (vii) and (viii), DOB : 5.8.1975, DOM : 14.11.1997



While the Family Tree of each of the said Shri Vijaysinh Chaturbhuj merchant, Shri Mahendra Chaturbhuj Merchant and Shri Arun Chaturbhuj merchant is as under :-

- (A) SHRI VIJAYSINH CHATURBHUJ MERCHANT,
- (i) SMT DEEPA wife of VIJAYSINH MERCHANT,
- (ii) SMT PARUL wife of PRADYUMNA SAMPAT and daughter of VIJAYSINH MERCHANT, DOB : 25.5.1961, DOM : 3.7.1979;
- (iii) SMT GEETA wife of KOSHORE BHATIYA and daughter of VIJAYSINH MERCHANT, DOB : 15.5.1964, DOM : 17.11.1984;

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- (iv) SMT CHAULA wife of MAYANK MERCHANT and daughter of VIJAYSINH MERCHANT, DOB : 6.1.1968, DOM : 30.12.1988
- (B) SHRI MAHENDRA CHATURBHUIJ MERCHANT,
- (i) SMT INDIRA wife of MAHENDRA MERCHANT,
- (ii) SHRI BANKIM son of MAHENDRA MERCHANT,
- (iii) SMT RADHIKA wife of AJAY HAMLAI, and daughter of MAHENDRA MERCHANT
- (C) SHRI ARUN CHATURBHUIJ MERCHANT,
- (i) SMT GEETA wife of ARUN MERCHANT,
- (ii) SHRI RAHUL son of ARUN MERCHANT,
- (iii) SMT JIGISHA wife of RAHUL MERCHANT,
- (iv) MASTER DEV son of RAHUL MERCHANT, and
- (xii) SMT KANAN wife of PANKAJ KAPADIA and daughter of ARUN MERCHANT



All the aforesaid coparceners and members have inter alia confirmed and executed declarations/agreed to execute declarations to the title of the Owners as above referred to.

6. We have through our search clerk obtained necessary searches form records of sub-registrar of assurances and the revenue records and also published a public notice in Economic Times dated 5.8.2003 published from Mumbai, inviting claims and confirm not to have received any claim / objection contrary to what is recited hereinabove with regards to the Owners rights to the said Premises.
7. In the facts and circumstances and subject to what is stated hereinabove, we certify the Owners title to the said Premises to be clear, marketable and free from all encumbrances, claims and demands.

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The First Schedule Above Referred to

All that piece and parcel of land or ground together with a structures standing thereon and situate at Village Kirol, bearing Survey No. 75 Hissa No.1, Taluka Kurla of Bombay Suburban District and the Registration Sub-District of Ghatkopar and containing an admeasurement 8841.80 Square Meters or thereabouts bearing C.T.S. No. 4085 to 4129 of Village Kirol, Ghatkopar bounded as under :- that is to say, on or towards the EAST by the property of Moti Ramji, On or towards WEST by the Katcha passage twelve feet wide lying between the land demised by the said indenture of sub-lease and the Tansa water Duet now called Ramji Ashar Lane, On the or towards the NORTH by the lines of Central Railway and On or towards the SOUTH by a new Katcha passage lying between the land demised by the indenture of sub-lease and the property of Parmanand Nursey now called Ramji Ashar Lane.



The Second Schedule Above Referred to

All that piece and parcel of land or ground together with a structures standing thereon and situate at Village Kirol, bearing CTS No.4129 (pt), 4088 (pt), 4090 (pt), 4091 (pt), 4097 (pt) of Taluka Kurla of Bombay Suburban District and the Registration Sub-District of Ghatkopar and containing by admeasurement 906.30 Square Meters or thereabouts and bounded as under :- that is to say, on or towards the EAST by land bearing CTS No.4159 (pt), On or towards WEST by existing pipe line, On the or towards the NORTH by Railway Land and On or towards the SOUTH by CTS Nos. 4129 (pt), 4088 (pt), 4090 (pt), 4091 (pt), 4097 (pt).

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The Third Schedule Above Referred to

All that piece and parcel of land or ground together with a structures standing thereon and situate at Village Kirol, bearing Survey Hissa No.1, Taluka Kurla of Bombay Suburban District and the Registration Sub-District of Ghatkopar and containing an admeasurement 7935.50 Square Meters or thereabouts all bearing C.T.S. Nos. 4085 to 4129 of Village Kirol, Ghatkopar and bounded as under :- that is to say, on or towards the EAST by the property of Moti Ramji, On or towards WEST by the Katcha passage twelve feet wide lying between the land demised by the said indenture of sub-lease and the Tansa water Duet now called Ramji Ashar Lane, On the or towards the NORTH by plot of land of the Owners admeasuring 906.30 Square Meters acquired by Railways and on or towards the SOUTH by a new Katcha passage lying between the land demised by the indenture of sub-lease and the property of Parmanand Nursey now called Ramji Ashar Lane.



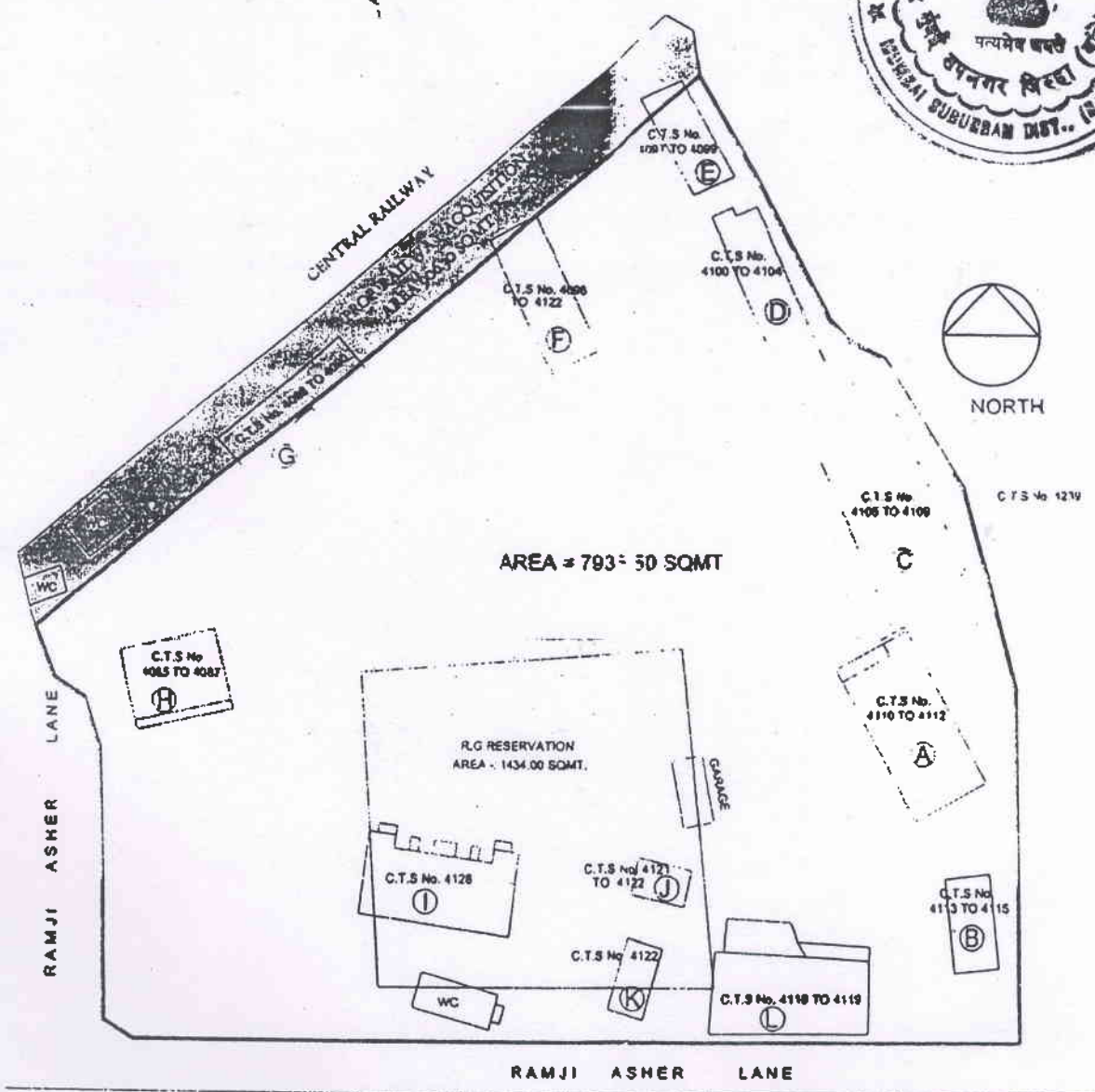
Yours truly,

Kashurbi

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(ANNEXURE TO TITLE CERTIFICATE)
 PLAN
 OF

PROPERTY BEARING C.T.S. Nos. 4085 TO 4129 OF VILLAGE KIROL GHATKOPAR
 KURLA M.S.D. & SITUATED AT RAMJI ASHAR LANE GHATKOPAR (EAST)



AREA STATEMENT

1. TOTAL PLOT AREA	=	8841.80	SQMT.
2. AREA UNDER PROP. RLY. ACQUISITION.	=	906.30	SQMT.
3. BALANCE PLOT AREA	=	7935.50	SQMT.
[Inc. of Prop. R.G. Reservation of 1434 sqmt.]			

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EXHIBIT "D" (Coll.)
SEARCH & TITLE CERTIFICATE

K. ASHAR
K. ASHAR

K. ASHAR & CO.

ADVOCATES & SOLICITORS (REGD.)

MEDOWS HOUSE, 39, NAGINDAS MASTER ROAD,
FORT, MUMBAI-400 023, INDIA.

TEL. : 91-22-2261 5852, 2261 6219
91-22-2265 7758, 2265 7759
FAX : 91-22-2265 0908
E-MAIL : ashar@kashar.com, vswi.net

Ref. No.: V81C/0545/05

To,
Avanti Enterprise
Sir,

Re : Title Certificate in respect of property being all that piece and parcel of land or ground together with a structure standing thereon and situate at Village Kirol, bearing Survey No.75, Hissa No.1, Taluka Kurla of Bombay Suburban District and the Registration Sub-District of Ghatkopar and containing by admeasurement 7935.50 square meters or thereabouts and bearing C.T.S. Nos.4085 to 4129 of Village, Kirol, Ghatkopar



In continuation of our Certificate of title dated 12th December 2003 addressed to our Clients, (1) CHATURBHUIJ VALLABHDAS (HUF) through its Karta and Manager, SHRI VIJAYSINGH CHATURBHUIJ MERCHANT, and the Coparceners, SHRI MAHENDRA CHATURBHUIJ MERCHANT and SHRI ARUN CHATURBHUIJ MERCHANT, the Owners of the above property, we now address as under;

We repeat and reiterate what is stated in our said Certificate of Title and state that what is stated therein are correct and our said Certificate is valid as on date.

We hereby further certify that by a Development Agreement dated 12th December 2003 made between our Clients therein and hereinafter referred to as the Owners of the One Part and AVANTI ENTERPRISE therein and hereinafter referred, to as Developers of the Other Part, and registered under No. 9406 with the Sub-Registrar of Assurances of Mumbai read with a Memorandum Recording Completion of Transaction executed on 27th March 2004 and registered under No. 2809/2004 with the Sub-Registrar of

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Assurances at Bandra, the Owners have granted to the Developers, development rights to develop the above property comprised therein for the consideration and on the terms and conditions the mentioned. Pursuant to the said Development Agreement, the Owners have executed in favour of the Developers a Power of Attorney dated 12th December 2003 and registered under No. 9406 with the Sub-Registrar of Assurances at bandra, Mumbai and a further Power of Attorney dated 22nd March 2004 in favour of the Developers registered under No.2810/2004 with the Sub-Registrar of Assurances at bandra, Mumbai to enable the Developers to exercise all the the powers and authorities conferred upon them to develop the said property in the manner and on the terms and conditions provided in the said Development Agreement.



The Owners have received the full consideration payable by the Developers to them under the said Development Agreement and as recorded in the memorandum of Completion of Transaction dated 22nd March 2004 and the Owners have permitted the developers to enter upon the said Property to commence development thereof and exercise all the rights conferred upon them under the said Development Agreement. The Developers are therefore entitled to commence development of the said property in terms as provided in the said Development Agreement and subject, the what is stated in our Certificate of Title dated 12th December 2003 and what is stated above, we certify that the Title of the Developers is marketable and free from all encumbrances, claims and demands.

Encl.: As above
mj/jk

Yours truly,

Kashurbi

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**EXHIBIT "E" (Coll.)
PROPERTY CARD**

G. S. R. D. No. 2610, dated 10-4-53 RULED CARD 6587

घाटकापर - किराळा

CTS No. 40853	खण्ड [51-5]	C	3-3-53
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+ 1/1000-6 नदर, 1/1000 से 1/1000-10 तक का मालका

1/1000-6 से 1/1000-10 तक का मालका



Holdover - [Chaturbuj Vallabhdas Tyagi]
1953

26-4-53	भा. स. च्या १९१६ च्या वजन मापाचे कायद्यालगत म. रा. स. च्या १९६८ मलवकावर्णी कायद्यानुसार व. रा. स. च्या नगणे संशेची कायद्यानुसार क्षेत्र भागाराचे ह्यांतर वं ले.	सहस्र पिनोपिमुना १६७५
3-3-53	मु. वि. से. का. भा. नं. २ मध्ये दाखल झालेले भौतिक ६० मालका - ४२ मु. दिनांक १/१२/५२ मावसुन मु. वि. से. का. ३ ११२९-००-६. ३-६-५९ पासून तसावेरी नाद	सहस्र १-५-५३

बदर - १३	
३१५	२२
२०१२	

**EXHIBIT "E" (Coll.)
PROPERTY CARD**

११/३/०५

कायम नियम (महसूल व वन विभाग) का एन सी १/१०८१-
१५७० प.क ५१/ब-५ दि २०/९/०१ से कायदा प्रमाण
द्व. र. दि से अधिकारीजी गौर वेंचरो
मदत १/८/०१ से ११/३/००१



सि. प्र. व.
सहायक

१२/३/०५
 १. कायदा ताराख .. १/३/०५
 २. कायदा ताराख .. १/३/०५
 ३. कायदा ताराख .. १/३/०५
 ४. कायदा ताराख .. १/३/०५
 ५. कायदा ताराख .. १/३/०५
 ६. कायदा ताराख .. १/३/०५
 ७. कायदा ताराख .. १/३/०५
 ८. कायदा ताराख .. १/३/०५
 ९. कायदा ताराख .. १/३/०५
 १०. कायदा ताराख .. १/३/०५

सहायक अधीक्षक
सहायक

बदर - १३	
३१७५	६६
२०१२	

**EXHIBIT "E" (Coll.)
PROPERTY CARD**



१३१३/०५

सासन-निर्णय (महसूल विभाग) क्र. १०५ / १०.१७
 १५७० ए.क्र. ५१/न-५ २७/१/०१.२००९
 ए. व. दि. घाटकोपर वीर पंतले
 मृत्यु १/८/०१ ते ३१/७/२००९

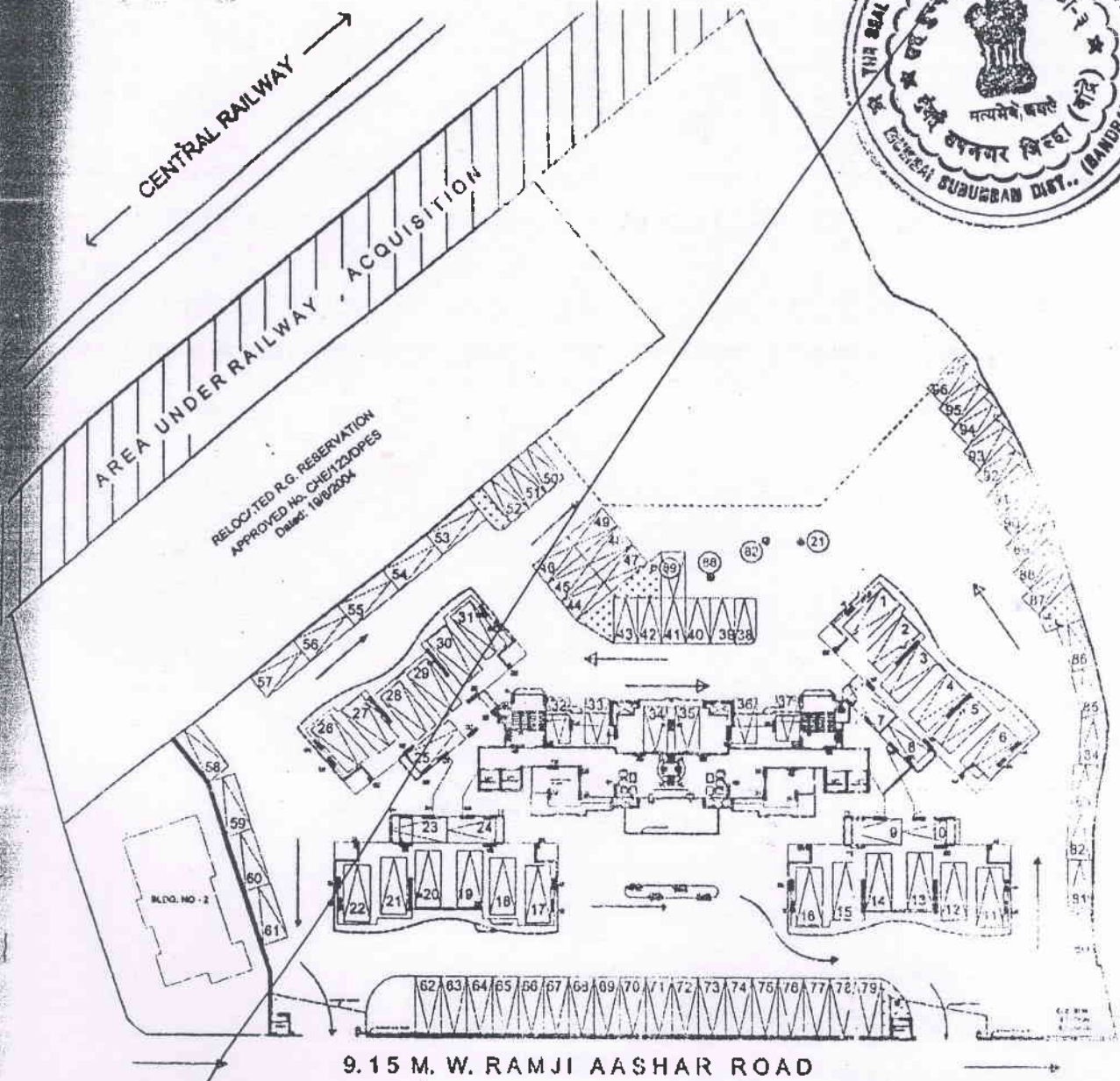
पु. व.
घाटकोपर

१) मालिका	११/१०/१९९९	मज आल्याची तारीख	२१/३/०५
२) मकले	६०२००	मकल तयार तारीख	११/३/०५
३) मकलेचा		कारणार	जायोजी
४) मालकी		मालकी कारणार	२००५
५) मालकी	२२००	मकल दिल्याची तारीख	
६) मालकी	६२२००		

वारी प्रत
 नगर धुमापन अधिकारी
 घाटकोपर

बदर - १३	
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EXHIBIT "F" (Coll.)

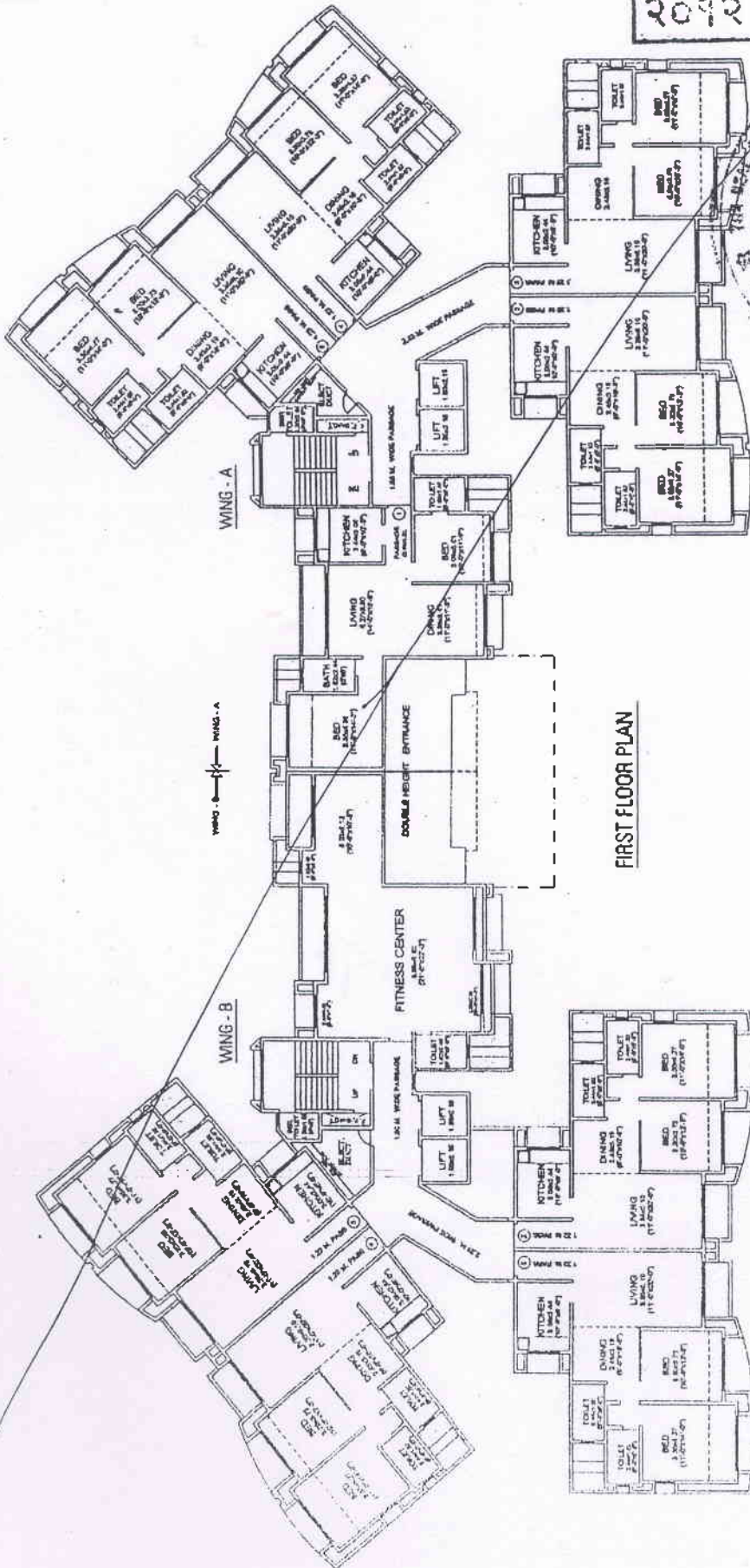


S. D. Patil

STILT FLOOR PLAN & CAR PARKING

EXHIBIT "F" (Coll.)
FLOOR PLAN

बदर - १३	
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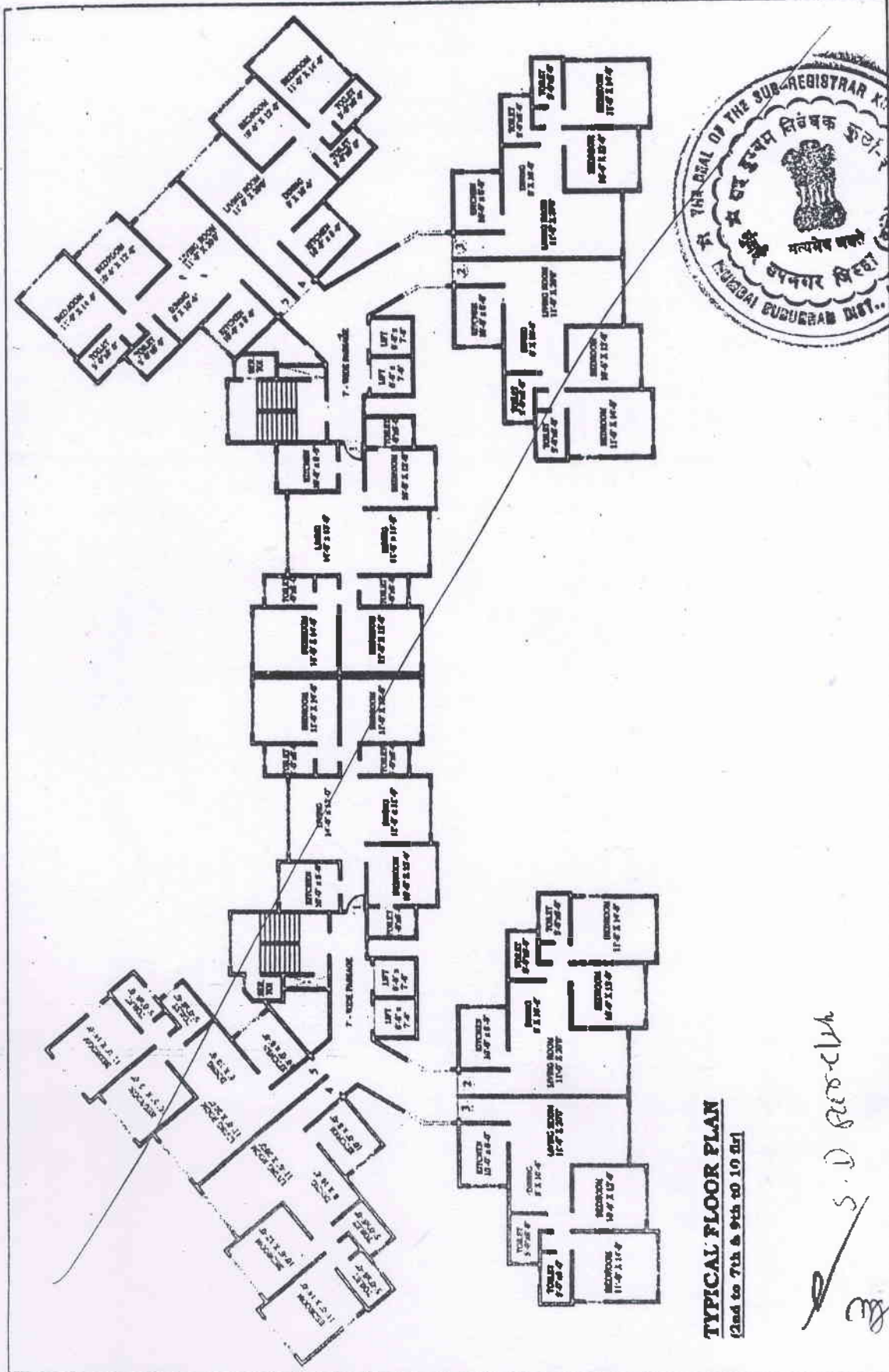


S. D. Sareekh
(Signature)

बदर - १३

**EXHIBIT "F" (Coll.)
FLOOR PLAN**

396K re)
2092



TYPICAL FLOOR PLAN
(2nd to 7th & 9th to 10 fls)

S. D. Bhoirane
[Signature]

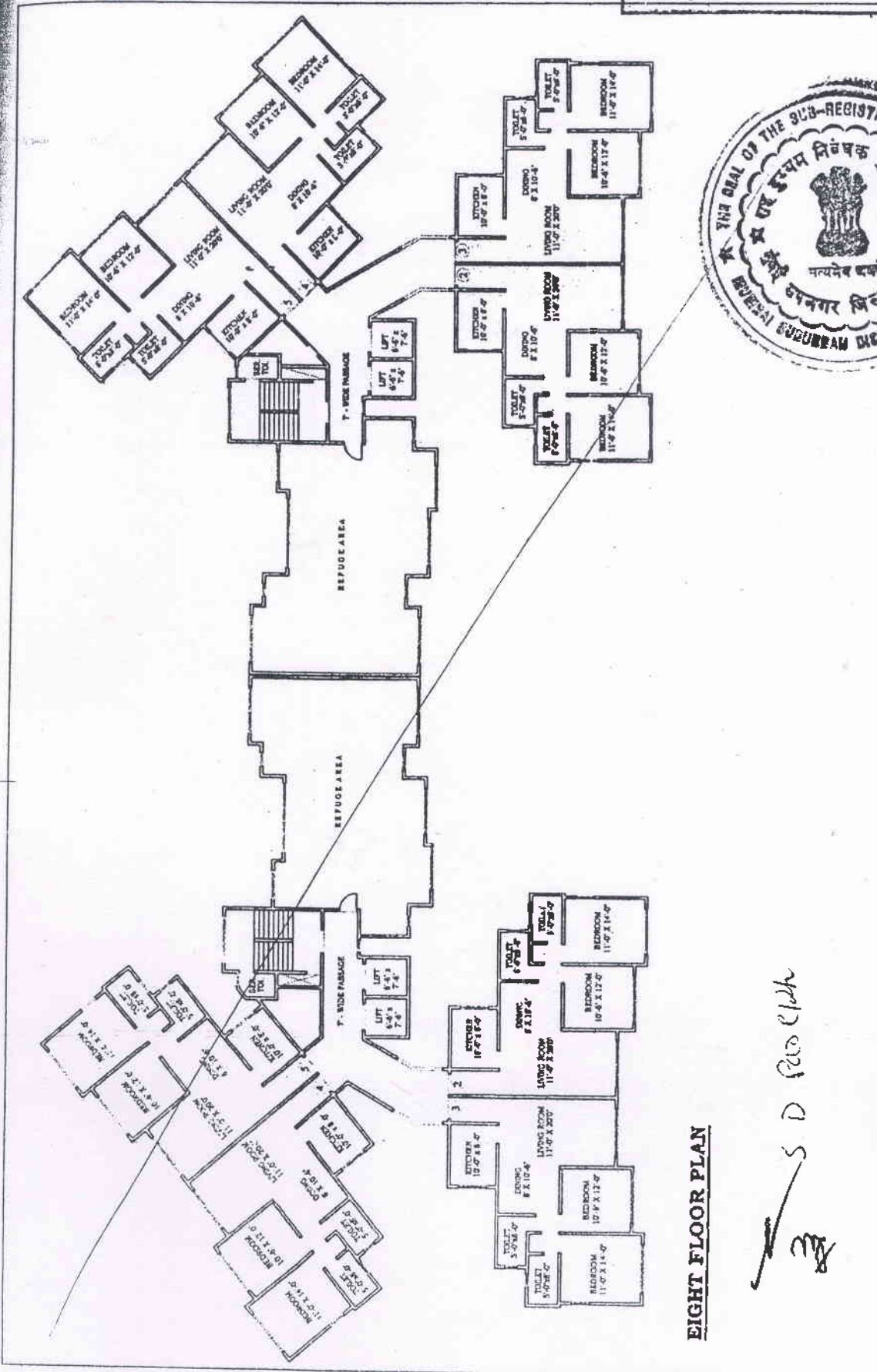
**EXHIBIT "F" (Coll.)
FLOOR PLAN**

बदर - १३

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EIGHT FLOOR PLAN

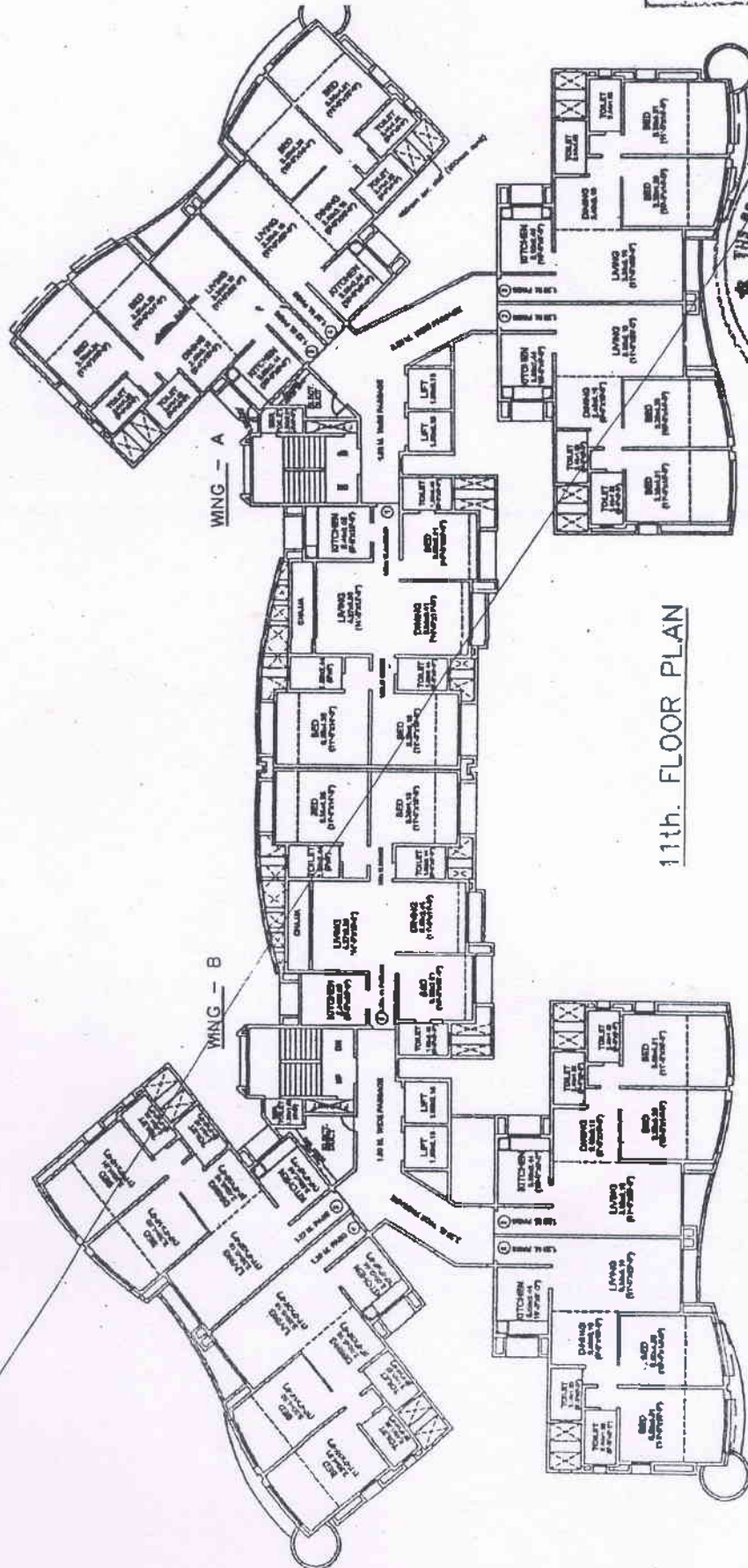
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S D Poojari

EXHIBIT "F" (Coll.)
FLOOR PLAN

बदर - १३

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3072



11th. FLOOR PLAN



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EXHIBIT "F" (Coll.)

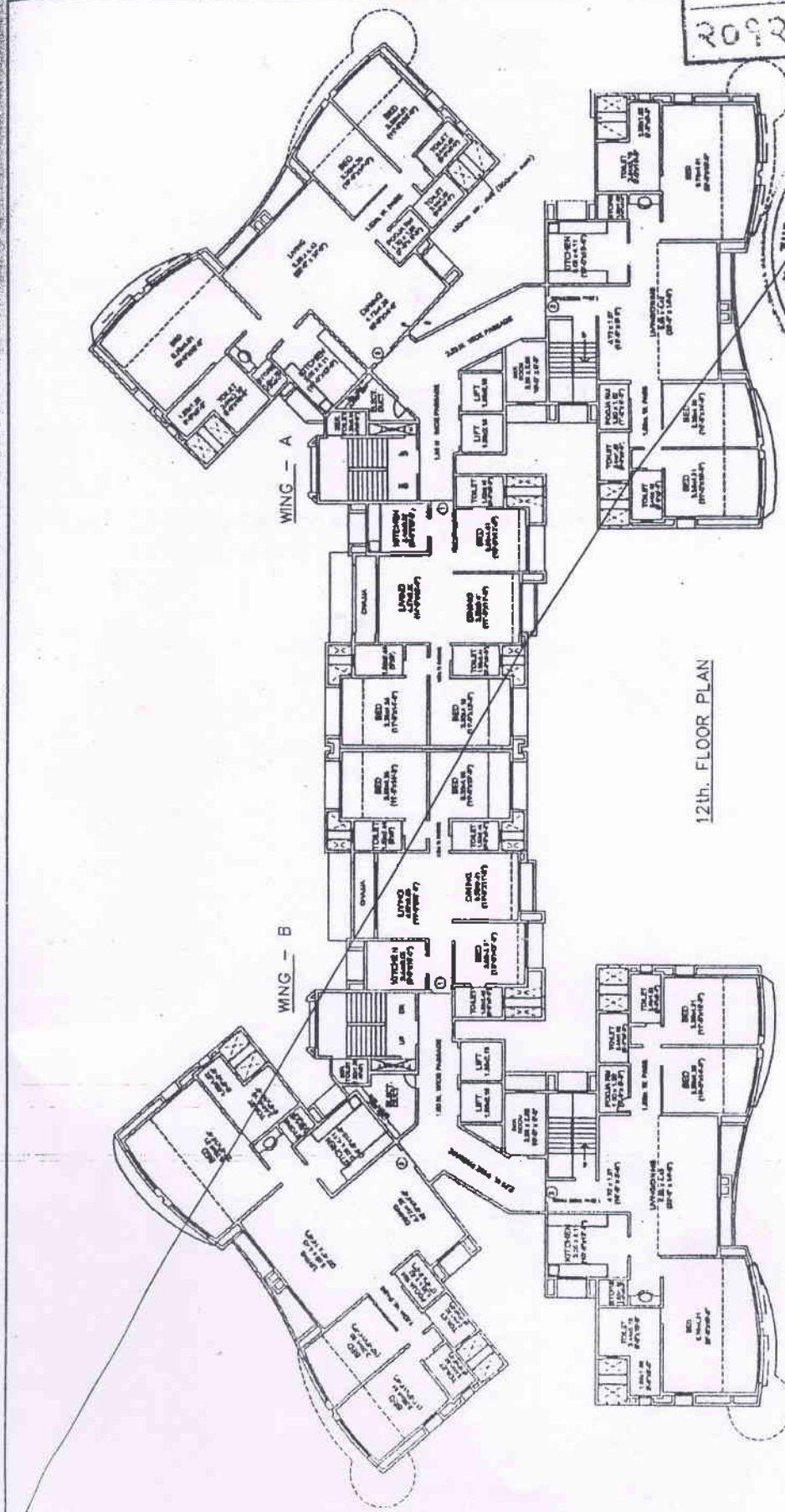
FLOOR PLAN

बदर - १३

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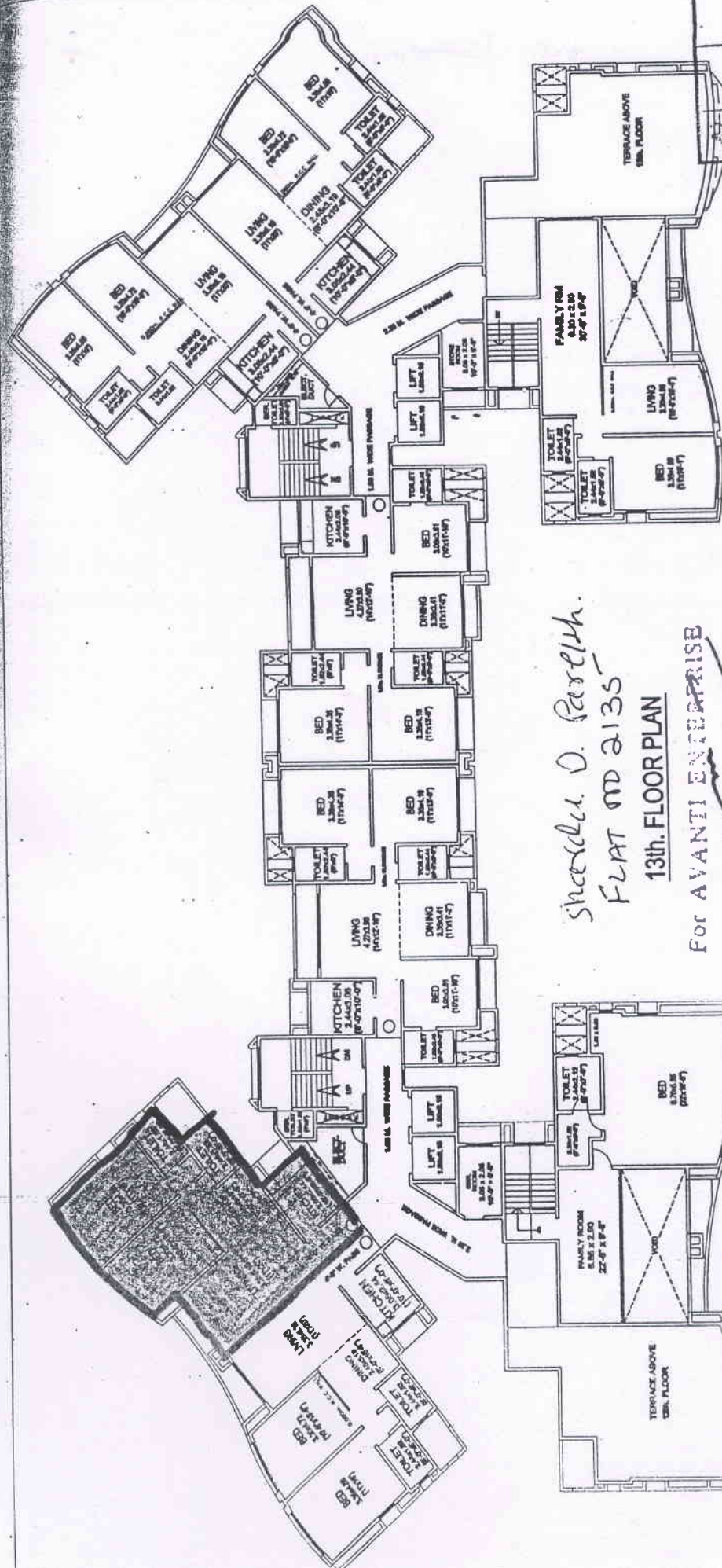
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S. D. Parekh

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बदर - १३
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Shree. D. Pareeth.
 FLAT NO 2135
 13th. FLOOR PLAN
 For AVANTI ENTERPRISE

WING - A

Partner

WING - B

Yash

बदर - १३	
3905	NOE
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EXHIBIT "G"
SPECIFICATIONS / GENERAL AMENITIES

1. R.C.C. framed structure, external walls will be of 6" thick brick masonry walls or 6" cement concrete solid blocks.
2. Internal partition walls will be 4 1/2" thick brick masonry or 4" cement concrete solid blocks.
3. Sand faced cement plaster with two coats of cement paint on the external walls and cement plaster with Niru finish and coat of white wash on ceiling and distemper paint on all the internal walls.
4. **DOORS AND WINDOWS :**
 - (a) All doors will be of good quality flush doors and will be oil painted / laminated / polished.
 - (b) All windows will be of aluminium sliding.
5. **PLUMBING AND SANITARY :**
 - (a) Plumbing and sanitary work will be carried out in conformity with the bye-laws rules of MCGM.
 - (b) Concealed plumbing with 'C' class first quality pipes with hot and cold water mixers, chromium plated fittings, good quality sanitary wares with wash basin and water closet.
 - (c) Coloured or designed glazed tiles in all bathrooms upto door height.
6. **ELECTRICAL FITTINGS :**
 - (a) Wiring in copper conductor with adequate number of points.
 - (b) One A.C. point in all bed-rooms.
 - (c) Adequate lighting of the common areas will be provided.
7. Concealed telephone and T.V. point in the living room.
8. (a) Vitrified/Granamite Tiles in all rooms.



S.D. Patel
MP

बदर - १३	
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- (b) Kitchen floor will be in Ceramic tiles.
(c) Kitchen platform will be in Granite with built in sink.
9. R.C.C. underground and overhead water storage tanks necessary pumps as per the rules and regulation MCGM.
10. GENERAL AMENITIES :
- (a) A Society Office
 - (b) Common servants toilet.
 - (c) Club House with Multipurpose Hall and Swimming Pool
 - (d) Common connection for cable T.V.
 - (e) General landscaping of the entire common areas.
 - (f) Children's Playground
 - (g) Good quality elevators.
 - (h) Stylishly designed entrance lobbies.



S. D. Parikh

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EXHIBIT "H"
LIST OF OUTGOINGS

A. Outgoings exclusively payable by Flat Owners of each Building

1. The expenses of maintenance, repairing, redecoration etc. of the main structure and in particular the terrace, gutters and rain water pipes of the building/s, water pipes and electric wires in under or upon the building/s and enjoyed or used by the Purchaser/s in common with other occupiers of the premises/garages and the main entrances, passages, landings and staircases of the building/s as enjoyed by the Purchaser/s or used by him/her/them in common as aforesaid and the boundary walls of the building/s, compounds, terraces etc.
2. The costs of cleaning and lighting the passages, landings, staircases and other parts of the building/s as enjoyed or used by the Party of the Other Part in common as aforesaid.
3. The costs of decorating the exterior of the building/s.
4. The salaries of sweepers, liftman, pump operators etc. working exclusively for the building/s.
5. The cost of working and maintenance and repairs of water pumps and lifts and service charges.
6. Municipal and other taxes, charges, rates, cesses etc.
7. Insurance of the building/s.
8. Cost of Water meter or Electric meter and/or any deposit for water or electricity.
9. Such other expenses as are necessary or incidental for the maintenance and upkeep of the building or buildings.
10. The cost of working and maintenance and repairs of filtration plant for water, fire fighting equipments and other electric



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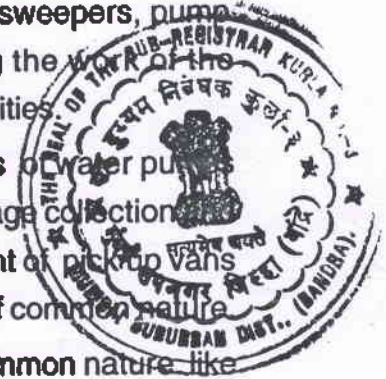
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equipments such as Dish Antenna, Intercom System etc. that may be provided by the Party of the One Part.

11. Salaries of clerks, bill collectors, chowkidars, sweepers, pump operators etc. who are employed for doing the work of the entire complex and of all the common amenities.
12. Cost of working and maintenance and repairs of water pumps and lights and service charges including garbage collection and cost of maintenance, repairs and replacement of pickup vans for garbage collection and all other charges of common nature.
13. Insurance of buildings and structures of a common nature like watchman cabins, sub-stations for electric supply, compound walls etc. and other services and conveniences provided for the common benefit of the entire complex.
14. Cost of maintenance of common gardens, internal roads, street lights, and all other common amenities.
15. Such other expenses as are necessary or incidental for the maintenance and upkeep of the building or buildings, structure or structures pertaining to common amenities and conveniences and services provided for the benefit of the holders of all the premises in the entire complex.
16. Sinking fund as may be required under Co-operative Societies bye-laws.



✓ S. D. Parekh

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