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34

JEEVAN SAPNA FLAT NO. 1303

agreement betw
Nilesh mehta
&
Liladhar Bhaib / president

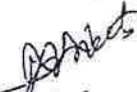
Date: 4th February, 2007

RECEIPT

RECEIVED of and from the within named Mr. Liladhar P. Toprani & Mr. Prashant K. Purecha a sum of Rs. 2125000/- (Rupees Twenty One Lacs Twenty five Thousand Only) being part consideration to be by them paid to me against flat no:-1303 in the building name as "JEEVAN SAPNA" Situate At behind Patel Nagar, M G X Raod No.4, Kandivali (W), Mumbai-400 067 as within mentioned, details whereof are as under:

Cheque No.	Date	Drawn On	Amount
337771	05.02.2007	Bank Of Baorda, Kandivali (W).	Rs.2125000/-

WE SAY RECEIVED


(Mr. Niles Mehta HUF)



Friday, February 02, 2007

11:04:35 AM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 873

दिनांक 02/02/2007

गावाचे नाव कांदियली


दस्ताऐवजाचा अनुक्रमांक वदर11 - 00875 - 2007

दस्ता ऐवजाचा प्रकार करारनाभा

सादर करणाराचे नाव: लीलाधर पी टोपराणी

नोंदणी फी	:-	21750.00
नक्कल (अ. 11(1)), पृ.ट. कनाची नक्कल (अ. 11(2)), रजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (29)	:-	580.00
एकूण	रु.	22330.00

आपणास हा दस्त अंदाजे 11:19AM ला वेळेस मिळेल


दुय्यम निवधक
सह दु.नि.का-बोरीवली 5

बाजार मुल्य: 1281000 रु. मोबदला: 2187000 रु.
भरलेले मुद्रांक शुल्क: 10500 रु.
देण्याचा प्रकार : डीडी/घनाकर्पाद्वारे;
देकेचे नाव व पत्ता: दैक ऑफ बडोदा मु 67;
डीडी/घनाकर्ष क्रमांक: 303717; रक्कम: 21750 रु.; दिनांक: 13/01/2007

मह. दुय्यम निवधक बोरीवली क. ५,
मुंबई उपनगर बिपद्य.



00248 of 2007, the Investors herein did for the consideration mentioned therein agree to acquire and purchase from the said Developer in the premises being Flat No. 1303, admeasuring about 341.24 sq. fts. i.e. 31.70 sq. mts. (Carpet area) on the 13th floor in the building known as "JEEVAN SAPNA" situated at behind Patel Nagar, M G X Road No.4, Kandivali (West), Mumbai-400 067 and more particularly described in the Schedule hereunder written (for brevity sake hereinafter referred to as "the said Flat"), on the terms and conditions recorded therein.

2. The Investors have paid stamp duty of Rs.81850/- on the said Agreement and payment of such stamp duty has been duly endorsed thereon by The Kapol Co-op Bank Ltd., Vile Parle (East), Branch; a photo copy of the said Agreement dated 26th December, 2006 executed by the said Developer in favour of the Investors is hereto annexed and marked as Annexure "A".
3. The Investors have paid to the said Developer the full consideration money payable by them to the Developer under the said Agreement dated 26th December, 2006 and had taken the possession of the said flat on 5th January, 2007.
4. The Developer have obtain from the BMC Occupation Certificate dated 10th November, 2006 in respect of the said building "JEEVAN SAPNA" (including the said Flat No. 1303) a copy of the said Occupation Certificate is hereto annexed and marked as Annexure "B".
5. By virtue of the aforesaid facts the Investors as the Owners is well and sufficiently entitled and have the right to deal with dispose off and transfer all the title and interest in the said Flat being Flat No.1303 in the building known as "JEEVAN SAPNA" situated at Behind Patel Nagar, M G X Road No.4, Kandivali (W), Mumbai-400 067 and more particularly described in the Schedule hereunder written and for that purpose to execute these presents.
6. The Investors negotiated with the Purchasers to convey and transfer unto and in favour of the Purchasers the said Flat being Flat No.1303, admeasuring about 341.24 sq. fts. i.e. 31.70 sq.mts. (Carpet area) on the 13th floor in the building known as "JEEVAN SAPNA" situated at Behind Patel Nagar, M G X Road No.4, Kandivali (W), Mumbai-400 067 and more particularly described in the Schedule hereunder written and for that purpose to execute these presents.
7. Since the Society as contemplated under the said Agreement dated 26th December, 2006 entered into between the Developer and the Investors, has not yet been registered, the



REGISTERED	
2007	12
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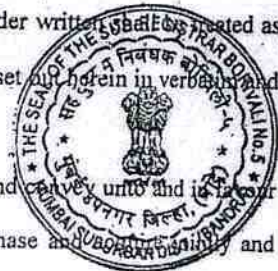



Investors requested the Developer to signify his "No Objection" to such transfer of the said Flat by the Investors unto and in favour of the Purchasers and accordingly at the request of the Investors, the Developer has signified his "No Objection" by addressing a letter dated 28th December, 2006 addressed by the Developer to the Investors and a signed duplicate of the said letter has been forwarded by the Developer to the Purchasers, a photo copy of the said NOC letter is hereto annexed and marked as Annexure "C".

8. The Investors and the Purchasers are executing these presents as contemplated under Article 5 (g-a) (ii) of Schedule I to the Bombay Stamp Act, 1958 and the Investors having paid the stamp duty of Rs.81850/- on the said Agreement for Sale dated 26th December, 2006, the Purchasers claim adjustment in respect of the amount in accordance with the proviso to the said Article 5 (g-a) (ii) and the further amount payable under the aforesaid proviso shall be paid by the Purchasers as stamp duty on these presents and the Purchasers have also agreed to pay the necessary registration charges payable on these presents.

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

1. The Investors hereby declare and confirm that what is recited hereinabove with regard to their title to the said Flat described in the Schedule hereunder written ^{as stated} as declarations/representations on their part as if the same are set out herein in verbatim and forming an integral part of this clause.
2. The Investors have agreed to sell, transfer, assign, assure and convey unto and in favour of the Purchasers and the Purchasers have agreed to purchase and ^{subsequently} and equally from the Investors Flat No.1303 admeasuring 341.24 sq.ft. carpet area on 13th Floor of the building known as "Jeevan Sapna" behind Patel Nagar, M G X Road No.4, Kandivali (W), Mumbai-400 067 (hereinafter referred to as "the said flat") and which flat is more particularly described in the Schedule hereunder written free from all encumbrances of whatsoever nature, absolutely and forever, and together with to the benefit of the said Agreement dated 26th December, 2006, at or for the lumpsum



Handwritten initials 'L.P.' and 'PKP' on the left margin.

Handwritten signatures and initials 'L.P.', 'PKP', and 'AM' at the bottom of the page.

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२०००

consideration of Rs.21,67,000/- (Rupees Twenty One Lacs Sixty Seven Thousand only), which are payable as follows:

- a) Rs. 50000/- (Rupees Fifty Thousand Only) paid on or before execution of these presents (the receipt whereof the Investors do and each of them doth hereby admit and acknowledge)
- b) Rs.21,17,000/- (Rupees Twenty One Lacs Seventeen Thousand only) on or before 12th February, 2007 days and simultaneously on the Investors handing over to the Purchasers vacant, and peaceful possession of the said Flat.

3. In view of the part consideration money being paid by the Purchasers to the Investors on or before execution of these presents and subject to the Purchasers making the balance payment within the period as stipulated under clause 3(b) hereinabove and simultaneously on the Investors handing over vacant and peaceful possession of the said Flat, the Investors convey and transfer:

- (i) the said flat being Flat No.1303, admeasuring about 341.24 sq.ft. i.e. 31.70 sq.mts. (Carpet area) on the 13th floor in the building known as "JEEVAN SAPNA" situated at behind Patel Nagar, M G X Road No.4, Kandivali (W), Mumbai-400 067.
- (ii) the benefit of the said Agreement dated 26th December, 2006 in respect of the said flat.

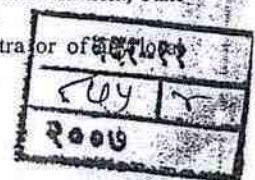
b) The Purchasers shall own on ownership basis, and shall have all benefits in respect of the said flat as effectively, to all intents and purposes as if the Purchasers had entered into and executed the said Agreement dated 26th December, 2006 in place and instead of the Investors.

4. Both the parties have also agreed to extend to each other all assistance, Co-operation in order to complete in accordance with provisions of any law rules and regulations in force with respect to the transfer of the nature stated herein of the Central Government, State Government, Semi Government or of the Government of Maharashtra or of



Y.P.
PKP

Y.P. PKP



body as the case may be including appearance before any statutory authority as may be required.

5. The parties hereto agree to execute all documents as may be found necessary and proper to do all such acts incidental thereto and time hereafter for effectively complying with the purpose and intent of this agreement.

7. The Investors do and each of them doth hereby declares, covenants with and represents to the Purchasers that:-

a) The Investors are the exclusive Owners of the said Flat and no other person has any claim, share, right, title or interest of whatsoever nature including by way of sale, exchange, lease, mortgage (equitable or otherwise), pledge, charge, gift, trust, inheritance, family settlement, family arrangement, tenancy, license, lien or otherwise howsoever in the said Flat.

b) The Investors has neither before agreed to sell and/or dispose of the said Flat or entered into any kind of agreement oral or written or taken any money by way of deposit, earnest money or any other consideration towards the price of the said Flat from any person or persons whomsoever;

PKP

c) Neither the Investors nor any one on their behalf has committed any act, deed, matter or thing whereby the said Flat and other rights and benefits in respect thereof may become or may be prejudicially affected or encumbered in any manner;

d) The Investors have not entered into any documents or documents of sale, lease, mortgage, leave and license or created any third party rights in respect of the said Flat.



e) The said Flat is free from encumbrances of any nature whatsoever and the same is not attached either before or after judgment or at the instance of tax authorities or any other authorities and the Investors has not given any undertakings to the taxation authorities so as not to deal with or dispose of their right, title and interest in the said Flat and that the Investors has full and absolute power to deal with the same.

f) There is no suit or proceeding or litigation pending in any court of law in respect of the said premises and further there is no attachment or prohibitory order issued by the Competent Authority or Court prohibiting the Investors from dealing with or selling or transferring the said Flat.

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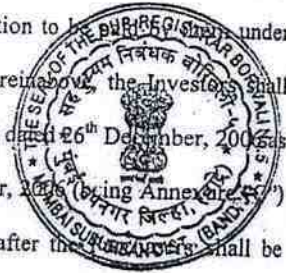
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- g) The Investors are not restrained either under Income Tax Act or any other statute from selling or transferring the said Flat.
 - h) No loans and/or advances from any other person or persons, banks, financial institutions or any other third party has been obtained by mortgaging the said Flat or any part thereof and/or against collateral security thereof;
 - i) The Investors has not given any personal guarantee to any person or persons/banks, financial institutions or any other third party whereby their rights to dispose of the said Flat or any part thereof may be affected.
8. It is agreed that all outgoings including maintenance charges, water charges, electricity bills, etc. in respect of the said Flat due for the period upto the date of putting the Purchasers into the possession of the said Flat shall be payable by the Investors and all such outgoings due for the period thereafter shall be payable by the Purchasers.
 9. Simultaneously on the Purchasers making the payment of the balance consideration money as stipulated hereinabove, the Investors shall cause the Developer to hand over vacant and peaceful possession of the said Flat to the Purchasers, and thereupon the Purchasers shall be entitled to have and to hold the exclusive possession, occupation and free of use of the said Flat without any claim charge demand lien of whatsoever nature of the Investors or any person on behalf or who may claim through them or in trust for them.
 10. It is expressly agreed by and between the Parties hereto that simultaneously on the Purchasers making the payment of the balance consideration to the Investors under these presents and as contemplated under clause 3(b) hereinabove, the Investors shall hand over to the Purchasers Original of the said Agreement dated 26th December, 2006 as well as Original of the said NOC letter dated 28th December, 2006 (being Annexure 'A') obtained by the Investors from the Developer and thereafter the Purchasers shall be entitled to do and perform all necessary acts, deeds, things and matters as may be required so as to become member of the Society that would be formed as contemplated under and in pursuance of the said Agreement dated 26th December, 2006.
 11. The Purchasers hereby covenant with the Investors that they shall abide by the terms & conditions of the said Agreement dated 26th December, 2006 entered into by the Investors with the Developer and further undertakes that the Developer will be entitled to

H.P.
PKP



H.P.

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THE SCHEDULE ABOVE REFERRED TO

The right to hold use occupy and possess Flat No. 1303 admeasuring 341.24 sq. ft. carpet area on the 13th Floor, Jeevan Sapna building constructed in the year 2006 and village Kandivali, Taluka Borivali in Greater Mumbai in the Registration District and Sub District of Mumbai City and Mumbai Suburban bearing (1) Survey No. 6, Hissa No. 1, Old CTS No. 1072 admeasuring 5808 sq. yards equivalent to 4856.01 sq. mtrs. And (2) Survey No. 6, Hissa No. 2, Old CTS No. 1087. (b) Survey No 2A, Hissa No. 4, Old CTS No. 1070 (pt) (c) Survey No. 2A, Hissa No. 7, Old CTS No. 1070 (pt) and (d) Survey No. 1(A), Hissa No. 3, Old CTS No. 1071 admeasuring in aggregate 15,455.13 sq. yards equivalent to 13,126.56 sq. mtrs. or thereabouts, and after amalgamation and subdivision of the property described herein above Firstly and Secondly bearing New City Survey No. 1070/3, to 7 admeasuring in aggregate 17,495.80 sq. mtrs. or thereabouts.

IN WITNESS WHEREOF the Investors and the Purchasers have hereunto set and subscribed their respective hands at Mumbai (in duplicate) on the day and the year first hereinafter written.

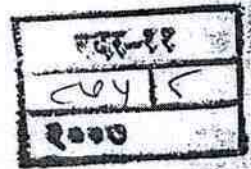


SIGNED & DELIVERED by the)
 With named INVESTORS)
 Mr. Nilesh N. Metha HUF)
 In the presence of)

Nilesh N. Metha

SIGNED & DELIVERED by the)
 With named PURCHASERS)
 MR. Liladhar P. Toprani)
 Mr. Prashant K Purecha)
 In the presence of)

Liladhar Purshota
P. K. Purecha

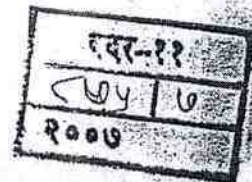


balance F.S.I /TDR rights available in respect of the property upon which the said building is situated and other properties in the Layout Scheme, by putting additional construction on the said JEEVAN SAPNA building and/or constructing additional structure on the said properties.

12. It is agreed that the Investors shall and will from time to time and at all times hereafter at the request and cost of the Purchasers do sign and execute and cause to be done and executed all necessary letters, application and papers admitting the Purchasers as the member of the said "JEEVAN SAPNA" building as may be required or necessary for completing the transfer and do all necessary acts, deeds, things and matters in law whatsoever for the better and more perfectly assuring the said flat and every part thereof unto and to the use of the Purchasers as may be reasonably required by the Purchasers or their respective heirs, executors or administrators or counsel in law. The Investors also hereby expressly authorize and empowers the Purchasers to sign on behalf of them all papers which may be required to observe or complete the formalities for the transfer of the said Flat in the name of Purchasers.
13. Stamp duty and registration charges payable on these presents shall be borne and paid by the Purchasers alone.

14. The Permanent Account Numbers of the parties hereto are as

Name	PAN
Mr. Nishan N. Mehta HUF	
MR. Laxkar P. Toprani	AABPT 8744 R
Mr. Prasant K. Purecha	AAGPP 4727 R



L.P.

P.K.P.

pbm

RECEIPT

RECEIVED of and from the withinnamed Purchasers the sum of Rs.50,000/- (Rupees Fifty Thousand Only) being part consideration to be by them paid to me as within mentioned, details whereof are as under:

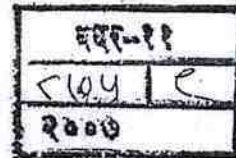
Cheque No.	Date	Drawn On	Amount
337759	13.01.2007	Bank of Baroda Kandiv	Rs. 50,000/-



I SAY RECEIVED

Nilesh N. Mehta
(Mr. Nilesh N. Mehta HUF)

Witness:



JP Enterprise


99, Radha Nivas, 2 M. Road (North), Vile Parle (East), Mumbai - 400 057. Tel.: 2611 8389, 2611 8404. Fax: 2617 6376
Site Office.: M. G. Cross Road, No. 4, Behind Patel Nagar, Kandivali (W), Mumbai - 400 067. Tel.: 3957 7136/7

Date:-28th December, 2006

TO WHOMSOEVER IT MAY CONCERN

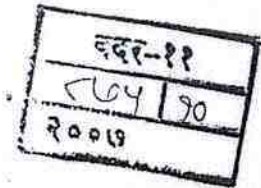
This is to inform you that Mr. Nilesh N. Mehta HUF is an investors of our Company & had invested Rs.1985000/- (Rupees Nineteen Lacs Eighty Five Thousand Only) with us against which they have been allotted flat no:-1303 in the building known as "JEEVAN SAPNA" situate at Behind Patel Nagar, M G X Road No.4, Kandivali (west), Mumbai-400 067.

We have no objection of resale of the same to MR. Liladhar P. Toprani & Mr. Prashant K. Purecha and to avail the benefits of article 5 (g, a) of the Bombay Stamp Act 1958.

Yours Faithfully,
J. P. Enterprise
For J. P. ENTERPRISE,

Partner
(PARTNER)



JP Developers



Office of the
Municipal Engineer, Mumbai & C. W. Area
Dr. Babasaheb Ambedkar Market Bldg.
Kandivli (West), Mumbai-400 048

MAHARASHTRA MUNICIPAL CORPORATION

NO. 40851 / 10 NOV 2006

To,
Shri Prasad M. Mishra
C.A. to Owner, Shri Mahanada J. Vasa & others.

Subject: Permission to occupy the completed bldg. No. 5
in Sector 'B' on plot bearing C.T.S. No. 1070/3 to 7
of Village Kandivli at Patel Nagar, M.G. Cross
Road No. 3 at Kandivli (West).

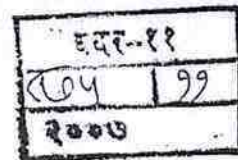
Reference: Your Arch's letter No. B-1422 dated 20.10.2006.

Sir,

ADDS WORK

The development work of Residential building No. 5
comprising of Stair - 17 upper floors on plot bearing C.T.S. No.
1070/3 to 7 of Village Kandivli, situated at Patel Nagar at Kandivli
(West) is completed under the supervision of Shri H.A. Memon,
Licenced Architect having Lic. No. M/53, Shri Hitesh M. Vaidya,
Licenced Structural Engineer, having Licence No. S/1000, site
supervisor Shri Rajiv B. Rai having Lic. No. R/1000, is
occupied on the following conditions:-

1. That the certificates U/s 270-A of
obtained from A.E.W.V. R/South and a
same shall be submitted to this office.
2. That the Coop. Hsg. Society shall be formed and registered
within three months from the date of issue hereof, or before
B.C.C. whichever is earlier.
3. That all the deposit shall be claimed within 6 years from the
date of payment or within a year from the date of B.C.C.
whichever is earlier, failing which the same shall be forfeited.



ADUS VOM O /

Approved for the same as returned herewith as token of

approval.

Yours faithfully,

sd

Ex. Engineer, Bldg Proposal
(Western Suburbs) R/Wards.

- Copy to: 1. Architect, Shri H. A. Mehta, ✓
 2. Asstt. Commissioner, R/South
 3. E.E.V. J. A. A. & C. (R/S) Ward.
 5. A.E.W.W.R/South, o. A.H.S. (R-III),
 7. City Survey Office, Borivali

10 NOV 2006

For information please.

sd
Ex. Engr. Bldg Proposals
(Western Suburbs) R/Wards.



Doc No: A-100/2006/1/A-5551-000/100

Handwritten stamp with the number 2006 and other illegible markings.



दुय्यम निबंधक: सह दु.नि.का-बोरीवली 5

दस्तावेजांक व वर्ष: 875/2007

नोंदणी 63 न.

Friday, February 02, 2007

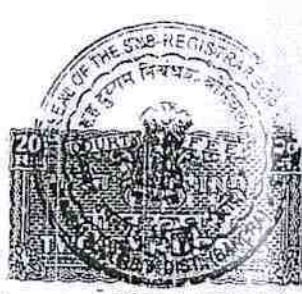
सूची क्र. दोन INDEX NO. II

Regn. 63 m.e.

गावाचे नाव : कांदिवली

- (1) विलाखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा
द बाजारभाव (भाडेपट्ट्याच्या
दोव्हीत पट्टाकार आकारणी देतो
की-पट्टेदार ते नमुद करावे) मोबदला रु. 2,167,000.00
धा.मा. रु. 1,281,000.00
- (2) भू-मापन, फोटोहिस्ता व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 1070 वर्णन: सदनिका नं 1303, 13 या माळा जीवन सपना थि न 5
-----सदर दरत मु भु आधि 1958 च्या अनुच्छेद 5 (ग-अ) (II) अन्यदे नोंदणीस स्वीकारण्यात
आला
(1)38.05 चौ मी बांधीय
- (3) क्षेत्रफळ
- (4) आकारणी किंवा जुडी देण्यात
असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या (1) निलेश एन मेहता - - ; घर/फ्लॅट नं: 604; गल्ली/रस्ता: -; इमारतीचे नाव: 6 या
पक्षकाराचे व संपूर्ण पत्ता भाव किंवा माळा वसंत आंगन एम जी कॉस रोड नं 4 ; इमारत नं: पटेल नगर समोर ; पेठ/वसाहत: -;
टिवाणी न्यायालयाचा हुकुमनामा शहर/गाव: कांदिवली ; मु 67; तालुका: -; पिन: -; पॅन नम्बर: -;
किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता
- (6) दस्तऐवज करून देण्या-या (1) लीलाधर पी टोपराणी - - ; घर/फ्लॅट नं: 3; गल्ली/रस्ता: -; इमारतीचे नाव:
पक्षकाराचे नाव व संपूर्ण पत्ता किंवा गिरीराज ; इमारत नं: गम जी कॉस रोड नं 4 ; पेठ/वसाहत: पटेल नगर समोर ; शहर/गाव:
टिवाणी न्यायालयाचा हुकुमनामा कांदिवली ; मु 67; तालुका: -; पिन: -; पॅन नम्बर: AABPT8744R.
किंवा आदेश असल्यास, वादीचे नाव (2) प्रशांत के पुरेचा - - ; घर/फ्लॅट नं: थरीलप्रमाणे ; गल्ली/रस्ता: -; इमारतीचे नाव: -;
व संपूर्ण पत्ता इमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AAGPP4727R.
- (7) दिनांक करून दिल्याचा 02/02/2007
- (8) नोंदणीचा 02/02/2007
- (9) अनुक्रमांक, खंड व पृष्ठ 875 /2007
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 90950.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 21750.00
- (12) शेरा

शुद्धि 6100
यांना लॉ व का. 02.10.06 च्या धर्जेक (87100
कार्यान्वयन नक्कल दिली. 07.02.06 (87100
दि. 02.10.06
सह दुय्यम नियंत्रक. बोरीवली-4.



महाराष्ट्र केली
सह दु. नि. का. बोरीवली-4
दस्तावेजांक केली

श्री मरा
सह दु. नि. का. बोरीवली-4
दस्तावेजांक केली

पावती

31853/

006



Tuesday, January 09, 2007
3:24:26 PM

Original
नोंदणी 39 म.
Page. 39 M

पावती

पावती क्र. : 247

गायबे नाव कादिथली

दिनांक 09/01/2007

दस्तावेजाचा अनुक्रमांक वदर11 - 00248 - 2007

दस्तावेजाचा प्रकार करारनामा

सादर करणाराचे नाव: निलेश एन गेहता एच यु एफ

नोंदणी फी	19850.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (92)	1840.00
एकूण रु.	21690.00

आपणास हा दस्त अंदाजे 3:19PM ह्या वेळेस मिळेल.
सह दुय्यम निबंधक

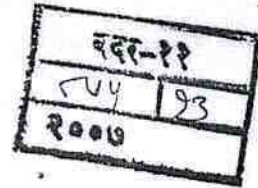
सुबई उपनगर, बोरवली

बाजार मूल्य: 1114000 रु. मोबदला: 1985000 रु.
भरलेले मुद्रांक शुल्क: 81850 रु.

दस्तावेजा प्रकार : डीडी/धनाकर्षाद्वारे;
बँकेचे नाव व पत्ता: युनियन बँक ऑफ इंडिया मंडपेश्वर रोड बोरी;
डीडी/धनाकर्ष क्रमांक: 031998; रक्कम: 10850 रु.; दिनांक:



31853/



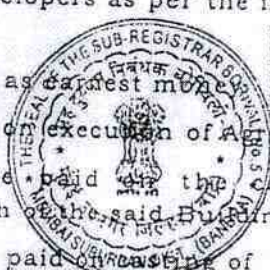
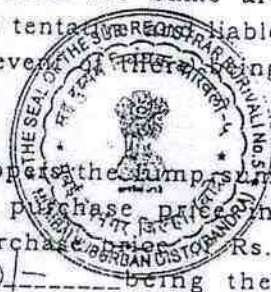
1. The Developers shall sell to the Purchaser Flat No. 1303 admeasuring 341.24 sq.ft. (carpet) i.e. 31.70 sq.meters (Carpet) which is equivalent to 390.33 sq. ft. (Built Up area) i.e. 36.26 sq. Mtrs. (Built Up) in Building No. 6 Wing A/B/C Known as "JEEVAN ASHA" / Building No. 5 known as "JEEVAN SAPNA" / Building No. 4 known as "JEEVAN ANAND" on the 13th floor of the said Building No. 5 / Building No. 5 / ~~Building No. 4~~ (herein referred to as "the said premises") Plans in respect of the said Premises is hereto annexed and marked as ANNEXURE "E".

2. The Developers have allotted to the Purchaser open / stilt parking space no. _____.

The carpet area of the said premises mentioned above is inclusive of the enclosed balcony (area whereof is 34.124 sq. ft.) Common areas and facilities for the said 3 Buildings, relative common areas and facilities for the said premises, percentage of undivided interest of the said Premises in the common areas and facilities of the said 3 Buildings as also the percentage of undivided interest of the said premises in the restricted common areas and other facilities provided on the floor on which the same are located. The aforesaid percentages are tentatively liable to be increased or decreased in the event of any changes in the Building Plans.

The Purchaser shall pay to the Developers the sum of an amount of Rs. 1985000/- as the purchase price in respect of the said premises. The purchase price of Rs. 1985000/- is inclusive of Rs. 174000/- being the proportionate price of common areas and facilities of the said 3 Buildings. The said purchase price shall be paid by the Purchaser to the Developers as per the installments as under: -

Rs. <u>1985000/-</u>	paid as earnest money
Rs. _____ /-	paid on execution of Agreement
Rs. _____ /-	to be paid at the completion of Plinth of the said Building No. 6/5/4.
Rs. _____ /-	to be paid on raising of the First Slab of the said Building No. 6/5/4.



वदर-११
564 194
२००७

वदर-११
255 199
२००७

PAM
DAM
(11)



1850/-

For THE KAPOL CO-OP. BANK LTD. (East) Branch
308, D-Spyankamal Building,
Near B N Aggarwal Market,
Vile Parle - (East), Mumbai-400 057
D-5/STR(V)/C.R. 1061/05/05/1989-92
Authorised Signatories



169368 DEC 16 2006 11:51
R.0081850/-P95503
INDIA STAMP DUTY MAHARASHTRA

Customer's Copy
15/12/06

THE KAPOL CO-OP. BANK LTD.
BANKING DEPOSIT SLIP
MOBILE PARLE (E)

Date: 12/12/06
100916

Stamping Value Rs. 81850/-
Service Charge Rs. 1850/-
TOTAL Rs. 83700/-

Name of the person for whom stamp duty is impressed
M/s. NILESH N. MENTA (HUF)

Name & Address of the stamp duty paying party
M/s. NILESH N. MENTA (HUF)
Kandivali (W) Mum-67

Tel./Mobile No.

DD/Cheque No.: H 30 782
Drawn on Bank: Union Bank of India
Bandra (W)

(For Bank's Use only)
A2.4 Rs.
PL-546 Rs.

Stamp: THE SUB-REGISTRAR, BANDRA
MUMBAI

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made on this 26th day of DEC. 2006 BETWEEN M/s. P. ENTERPRISE, a partnership firm registered under the provisions of Indian Partnership Act, 1932 having its principal place of business at 99, Radha Niwas, P. M. Road, North, Vile Parle (East), Mumbai - 400 057. hereinafter referred to as "THE DEVELOPERS" (which expression shall unless it is repugnant to the context or meaning thereon be deemed to mean and include its successors and assigns.) of the ONE PART; AND SHRI/SMT/M/S. NILESH N. MENTA HUF hereinafter referred to as "THE PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof include in case of individuals their respective heirs, executors, administrators and permitted assigns, in case of partnership firm the partners at present constituting such partnership firm the survivor of them and the heirs, executors, administrator, and the permitted assigns of the last survivor and in case of Limited Company its successors and permitted assigns) of the OTHER PART.

P.A.M.

बंदर-११
25/12
2006

बंदर-११
26/12
2006

7.1 The Developers shall sell to the Purchaser Flat No. 1303 admeasuring 341.24 sq.ft. (carpet) i.e. 31.70 sq.meters (Carpet) which is equivalent to 390.33 sq. ft. (Built Up area) i.e. 36.26 sq. Mtrs. (Built Up) in ~~Building No.6~~ Wing A/B/C Known as "JEEVAN ASHA" / Building No.5 known as "JEEVAN SAPNA" / Building No.4 known as "JEEVAN ANAND" on the 13th floor of the said Building No. ~~4~~ / Building No.5 / ~~Building No.4~~ (herein referred to as "the said premises") Plans in respect of the said Premises is hereto annexed and marked as ANNEXURE "E".

7.2 The Developers have allotted to the Purchaser open / stillt parking space no. _____.

8. The carpet area of the said premises mentioned above is inclusive of the enclosed balcony (area whereof is 34.124 sq. ft.) Common areas and facilities for the said 3 Buildings, relative common areas and facilities for the said premises, percentage of undivided interest of the said Premises in the common areas and facilities of the said 3 Buildings as also the percentage of undivided interest of the said premises in the restricted common areas and other facilities provided on the floor on which the same are located. The aforesaid percentages are tentatively liable to be increased or decreased in the event of any changes in the Building Plans.

9. The Purchaser shall pay to the Developers the lump sum amount of Rs. 1985000/- as the purchase price in respect of the said premises. The purchase price of Rs. 1985000/- is inclusive of Rs. 174000/- being the proportionate price of common areas and facilities of the said 3 Buildings. The said purchase price shall be paid by the Purchaser to the Developers as per the installments as under: -

Rs. 1985000/-

paid as earnest money

Rs. _____/-

paid on execution of Agreement

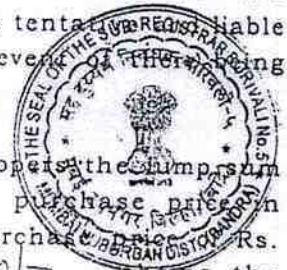
Rs. _____/-

to be paid at the completion of Plinth

Rs. _____/-

to be paid on raising of the First Slab of the said Building

No.6/5/4.



वदर-११
504 194
२००७

वदर-११
205 199
२००७

11



- Each bathroom will be provided with (1) shower, (2) geyser and (3) wash basin/w.c
- Main door of repute with artistic design on it with good quality lock and safety chain.
- Paint in the flat.
- P.O.P. in living room.
- Mahanagar Gas Connection in each flat.

COMMON AMENITIES

- Well design elevation with special waterproof compound coating and special colour treatment
- Chequered tiles flooring in and around the compound
- Elevators of repute Company.
- Entrance lobby decorated with mirror finished granite/marble, with false ceiling and special lighting effects

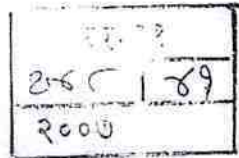
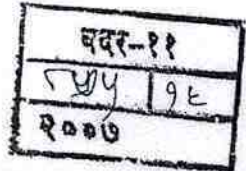
SIGNED AND DELIVERED BY THE)
 Within named "DEVELOPERS")
 M/S J. P. ENTERPRISE)
 Through their partner)
 Shri. P. A. M.)
 In the presence of.....)

P.A.M.



SIGNED AND DELIVERED BY THE)
 Within named "PURCHASERS")
BY MRS. M. M. M. HUF)
 In the presence of BP)

BP



RECEIPT

RECEIVED the day and year first hereinabove)
Written of and from the Withinnamed Purchaser)
Mr. Nitesh N. Mehta HUF)
the sum of Rs. 198000/- Rupees ninety Lacs)
Eight thousand only being the amount of earnest)
Money or deposit to be paid by him/her to us by)
Cash/Cheque No. 1180781 dated 15/10/06 drawn on)
Union Bank of India Bank)
Banala Branch)

WE SAY RECEIVED
FOR J. P. ENTERPRISE,

WITNESS



वदर-११	वदर-११
255/82	504/90
2009	2009

St. Esg. Bldg. Prop. W. 11 P & R. Ward
Dr. Babasaheb Ambedkar Market Bldg.
BRIHANMUMBAI MAHANGARPALIKA

MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966 (FORM 'A')

NO. CHE/ A-3551 /BP(WB)/AP/AR

28 DEC 2004

COMMENCEMENT CERTIFICATE

To
SHRI PRAFUL A. MEHTA,
C.A. TO OWNER

With reference to your application No. 4406 dated. 06.11.2004 for Development Permission and grant of Commencement Certificate under Sector 45 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under section 346 of the Bombay Municipal Corporation Act 1888 to erect a building to the development work of Proposed building No. 5 T.S. No. 1070/3 to 7

at premises at Street _____
Village Kandivalli Plot No. _____
situated at Kandivalli (WBst) Ward R/South

The Commencement Certificate/Building Permit is granted on the following conditions:

1. The land vacated in consequence of the 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 person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 346 of the Maharashtra Regional and Town Planning Act 1966
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if:
 - (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
7. The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the application and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 or 45 of the Maharashtra Regional and Town Planning Act 1966.

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

The Municipal Commissioner has appointed Shri D.S. Sardesai Assistant Engineer to exercise his powers and functions of the planning Authority under section 45 of the said Act.
This C.C. is restricted for work up to Stilt slab level

CERTIFIED TRUE COPY

For and on behalf of Local Authority
Brihanmumbai Mahanagarपालिका

H. A. MEHTA, B.F. (C.A.) M.I.C.E.
Architects & Engineers

Asst. Engineer, Building Proposal (West Sub)
P & R/Wards

MUNICIPAL COMMISSIONER FOR GREATER MUMBAI



दिनांक - कांदिबली
 न.भ.अ.धारीबली
 मुंबई उपनगर जिल्हा

मालकांचा दिवाळीचा अखत्यारितीचा पत्राचा
 मालकांचा आणि त्याच्या घरा मालकांचा निवृत्त वगैरे

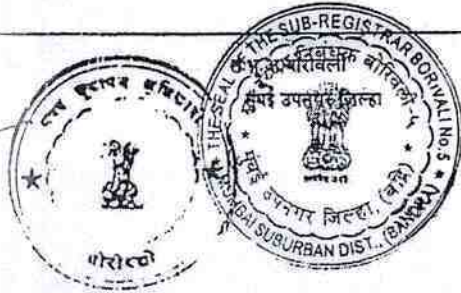
दिनांक १०/०५/०३

पत्राचा
 मालक शोभा

क्र.सं.	व्यवसाय	मालकांचा	नविन घालणे (पा) घट्टेदार (घ) किंवा धार (धा)	साक्षात्करण
१४११११	S.I.F. न.भ.अ.१०५०/१ प्रमाणे, न.भ.अ.१०५०/७ या नविन मि.पत्रिका उपपत्र (घ) १००.६ चौ.मी. बाखल वगैरे व शोभा यांनी घेतली.			क्र.सं. १४१११११ न.भ.अ. कांदिबली

प्रमाणे -

धारीबली
 मालकांचा आणि घट्टेदार
 कांदिबली

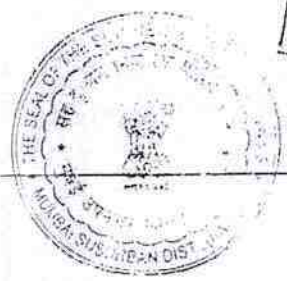


क्र.सं. १४११११
 न.भ.अ.
 न.भ.अ.
 न.भ.अ.
 न.भ.अ.

२०१९०१
 ३०१९०१
 २०१९०१

द.सं. ११
 १७५ १९८
 २००७

द.सं. ११
 १७५ १९८
 २००७



(पान नं. -)

REGISTRATION NO.

कांठिवली

शासक/न.पु.म.का. - न.पु.अ.घोरीयली

जिल्हा - मुंबई उपनगर जिल्हा

प्रारंभ नं. १०७०/६

पार नं. २०२३०

भा.पु.नं. १०७०/६

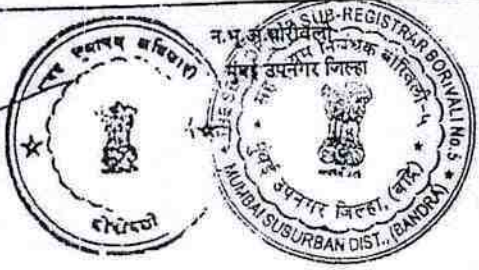
सामान्य इतल्या आकाराचा किंवा भाड्याचा तपशील आणि त्याच्या का तपसणीची दिनांक पत्र)

घर नं. १०७०/६

व्यवस्था	घर क्रमांक	नविन धारक (भा) पट्टेदार (ए) किंवा धार (भा)	साक्षात्कार
S.I.F. न.पु.क्र.१०७०/६ प्रमाणे न.पु.क्र.१०७०/६ च्या नोंदीनुसार पावसाळी उपाययोजना २०२३० च्या.पु. वाचल फेले व शेती आदी नोंद घेतली.			भा.पु. - १४/०२/१९९९ न.पु.अ. घोरीयली

धर -

२०२३/०२/१९
 न.पु.अ.घोरीयली,
 मुंबई उपनगर जिल्हा,
 (बंदरा)



अर्ज क्र. ३३५५
 नजदल अर्ज

२०२३/०२/१९
 २०२३/०२/१९

२०२३-१९
 २०२३/०२/१९
 २०२३

२०२३-१९
 २०२३/०२/१९
 २०२३



मौलामता पत्रक

कांदिवली न.पू.अ.बारांगली जिल्हा - मुंबई उपनगर जिल्हा

मूळ नकाशा क्र. १०१२३

प्लॉट नं. १०१२३

शेती

व्यवसाय	छंड क्रमांक	नविन धा.क. (धा) पुरवठा (१) दिवा धा. (५)	साक्षात्पेढ
S.I.F. न.पू.अ.बारांगली, मुंबई उपनगर जिल्हा, (बारांगली) पो नविन वि.पा.का उपपट्टन क्षेत्र क्र. १०१२३, प्लॉट नं. १०१२३, शेती नं. १०१२३ नंद. पेगसी.			सी- १५/०३/१९९२ न.पू.अ. बारांगली

न.पू.अ.बारांगली
न.पू.अ.बारांगली



मज क्र. ११५५

२-११-२०००

ददर-११
२०४/२३
२०००

ददर-११
२०६८/१९
२०००





दस्त गोपवारा भाग - २

वदर 11

दस्त क्रमांक (248/2007)

दस्त क्र. [वदर 11/248/2007] या अंतर्गत
बाजार मूल्य 21,11,22, भीषणता 1981,000 भरलेले मुद्रांक शुल्क (18,000)

पावती क्र.: 247 दिनांक: 09/01/2007
पावतीचे वर्णन
नांव: निलेश एन मेहता एच यु एफ

दस्त हजर करणाऱ्याचा दिनांक 09/01/2007 03:01 PM
निष्पादनाचा दिनांक 26/12/2006
दस्त हजर करणाऱ्याची नावही

19850 : नोंदणी फी
1840 : नक्कल (अ. 11(1)), पृष्ठांकनाची
नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

दस्ताचा प्रकार (23) हस्तांतरण
शिक्का क्र. 1 ची रकम : (मुद्रांक शुल्क) 09/01/2007 03:01 PM
शिक्का क्र. 2 ची रकम : (फी) 09/01/2007 03:04 PM

21690: एकूण

M. Mehta

आक्षेप :
खातील इतर कोणत्याही प्रकारचे कोटेशन व रजिस्ट्रार कडून देणा-यांना व्यक्तीस: आलेखनात,
या त्याची ओळख कराव्या.

दु. निबंधकाची सहा. सह दु. नि. का. बोरीकनी 5

- 1) अजय मिर्झी - (सहायक) उप-निबंधकाचे
- गल्ली/रस्ता:
- ईमारतीचे नाव:
- ईमारत नं.:
- पेट/वसाहत:
- शहर/गाव:
- तालुका:
- जिल्हा:
- 2) प्रिजेश पात - (सहायक) उप-निबंधकाचे
- गल्ली/रस्ता:
- ईमारतीचे नाव:
- ईमारत नं.:
- पेट/वसाहत:
- शहर/गाव:
- तालुका:
- जिल्हा:

BA

दस्त-११
२२१६०
२००७



M. Mehta
दु. निबंधकाची सहा.
सह दु. नि. का. बोरीकनी 5

दस्त-११
२०५१२५
२००७

22 3 2007

दर-11

01/2007

दस्तावेज

दस्त गोधवारा भाग-1

दस्त क्र 248/2007

1:46:57 pm

दस्तावेज

दस्ता क्रमांक

दस्ताचा प्रकार

नु. क्र. घड्याळाचा नाव देवत

पसफाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

नाम: ...
मेहता ...
पत्ता: ...
रोड ...
गल्ली/रस्ता ...
ईगा

लिहून देणार

वय 25

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दर-११
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02/02/2007
 11:05:48 am
 दुधम विवेक

दस्त गोषवारा भाग-1

बदर 11
 दस्त क्र 875/2007

दस्त क्रमांक : 875/2007

दस्ताचा प्रकार : वापरासाठी

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव : लीलावत देवेंद्र पत्ता : घर/प्लॉट नं. गाव/जिल्हा : ईमारतीचे नाव : ईमारत नं. : प्लॉट/प्लॉट नं. : शहर/गाव : तालुका : जिल्हा :	लिहून घेणार वय 77 सही		
	<i>Lillavati Devendra</i>			
2	नाव : प्रशांत के. पु. पत्ता : घर/प्लॉट नं. गाव/जिल्हा : ईमारतीचे नाव : ईमारत नं. : प्लॉट/प्लॉट नं. : शहर/गाव : तालुका : जिल्हा : पिन संख्या : AAGPR-2000	लिहून घेणार वय 44 सही		
	<i>P. K. Prashant</i>			
2	नाव : मिलेर एन. वि. पत्ता : घर/प्लॉट नं. गाव/जिल्हा : ईमारतीचे नाव : ईमारत नं. : प्लॉट/प्लॉट नं. : शहर/गाव : तालुका : जिल्हा :	लिहून घेणार वय 44 सही		
	<i>Milner</i>			



बदर-११
 ८८५ | २८
 २००७



दस्त गोपवारा भाग - 2

वदर 11
दस्त क्रमांक (875/2007)

दस्त क्र. [वदर 11-875-2007] चा गोपवारा
कायदा मुल्य (1261000) गोपवारा (2167000) भाग-2 मुद्रांक शुल्क: 6000

पावली क्र.: 873 दिनांक: 02/02/2007
पावलीचे वर्णन
नांव: लीलाधर पी टोपराणी

दस्त हजर केल्याचा दिनांक: 02/02/2007
निष्प दनाचा दिनांक: 02/02/2007
दस्त हजर करण्याबाबत सही:

21750 : नोंदणी फी
580 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),
सजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

Liladhar Poparation

दस्ताचा प्रकार: (25) पारारनामा
शिक्का क्र. 1 ची वेळ: (सादरकरणा) 02/02/2007 11:00 AM
शिक्का क्र. 2 ची वेळ: (फी) 02/02/2007 11:00 AM
शिक्का क्र. 3 ची वेळ: (कमुनी) 02/02/2007 11:00 AM
शिक्का क्र. 4 ची वेळ: (ओब्ज) 02/02/2007 11:00 AM

22330: एकूण

[Signature]

दु. नियंधकाची सही, सह दु.नि.का-बोरीवली 5

दस्त नोंद केल्याचा दिनांक: 02/02/2007 11:00 AM

ओब्ज :
खालील इतर असे नियंदांत करतात की ते दस्तद्वारे जलम देणा-यांना आरक्षित ओब्जतात,
य त्यांची ओब्जरा घटविताना.

1) सुनिल पाल - - - - - पर/पल्लेद. नं. 105
गल्ली/रस्ता: -
ईमारतीचे नाव: बालाजी आर्केड बोरीवली
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव: -
तालुका: -
पिन: -

2) अजय गिरनी - - - - - पर/पल्लेद. नं. 105
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव: -
तालुका: -
पिन: -

वदर-११
८८५ २९
२००७

प्रमाणित करण्यात येते की, या
दस्तामध्ये २९ पाने आहेत.

[Signature]

सह दुय्यम नियंधक, बोरीवली क्र. ५
सुंभरें उपनगर जवडा.

दस्ता क्र. वदर/११/२६८/०७ रक २/१/०७ रोह
म केमिका मु.मु. रु (१९५०) - चा दस्तामध्ये
नमात्रोपरी कक्षभात आज्ञा -
वदर-११/८८५ /२००७

पुस्तक क्रमांक १, क्रमांक.....वदर
नोदका.

दिनांक: 2 FEB, 2007

सह दुय्यम नियंधक, बोरीवली क्र. ५
सुंभरें उपनगर जवडा.

[Signature]
दु. नियंधकाची सही
सह दु.नि.का-बोरीवली 5



Banner
1-15

10

DATED THIS DAY OF 2006

..... INVESTORS

TO PURCHASERS

AGREEMENT FOR RESALE

Jeevan Co-operative Housing Society Ltd.

(REG. NO.: MUM/WR/HSG/TC/13775/2006-07/2007 DT.05/03/2007)
CIS NO: 1070/3 TO 7, VILLAGE - KANDIVALI

Behind Patel Nagar, M. G. Cross Road No. 4, Kandivali (West), Mumbai - 400 067.

Share Certificate

Certificate No. 107

Member's Registration No. 107

Authorised Share Capital of Rs. 1,00,000 Divided into 2000 Shares each of Rs. 50/- only

THIS IS TO CERTIFY that M/s. Nilash N. Metta H.O.F.

Holder/s of FIVE fully paid up Shares of Rs. 50/- (Rupees Fifty) each numbered
from 531 to 535

(both inclusive) in JEEVAN CO. OP. HSG. SOCIETY LTD. subject to the Bye-laws of
the said Society. This share certificate is issued to FLAT NO. 1008 JEEVAN SAPNA

Rs. 250/-

under the Common Seal of the
said Society at MUMBAI this 20th day of January year 2010

[Signature]
Chairman

[Signature]
Hon. Secretary

[Signature]
Treasurer

Note: No transfer of any of the Shares contained in this Certificate will be registered unless accompanied by this Certificate



MEMORANDUM OF THE TRANSFERS OF THE WITHIN MENTIONED SHARES

Transfer No.	Date of Transfer	Regn. No. of Transferee	To whom transferred	Regn. No. of Transferee
1	7-2-10	107-	MR. KILADHAR P. TOPRANI, MR. PRASHANT K. PURECHA. Chairman <i>Agawal</i> Hon. Secretary <i>Shankar</i> Treasurer	170
			Chairman Hon. Secretary Treasurer	
			Chairman Hon. Secretary Treasurer	



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Jeevan Co-operative Housing Society Ltd.

(REG. NO. : MUM/WR/HSG/TC/13775/2006-07/2007 DT.05/03/2007)

CTS NO.1070/3 TO 7, VILLAGE - KANDIVALI

Behind Patel Nagar, M. G. Cross Road No. 4, Kandivali (West), Mumbai - 400 067.

Share Certificate

Certificate No. 106

Member's Registration No. 106

Authorised Share Capital of Rs.1,00,000 Divided into 2000 Shares each of Rs.50/- only.

THIS IS TO CERTIFY that Mr./ M^{rs.} / Miss / M^{rs.} Lalbahari Purushottam Toprani
& Prashant H. Purocha

Holder/s of FIVE is/are the Registered
fully paid up Shares of Rs. 50/- (Rupees Fifty) each numbered
from 526 to 530

(both inclusive) in JEEVAN CO. OP. HSG. SOCIETY LTD. subject to the Bye-laws of
the said Society. This share certificate is issued to FLAT NO. 1208 JEEVAN SAPNA

Rs. 250/-

Given under the Common Seal of the

said society at MUMBAI this 20th day of January year 2010



Chairman

H. G. G. G.
Hon. Secretary

S. D. K. J.
Treasurer

Note : No transfer of any of the Shares comprised in this Certificate will be registered unless accompanied by this Certificate

Jeevan Co-operative Housing Society Ltd.

(REG. NO. : MUM/WR/HSG/TC/13775/2006-07/2007 DT.05/03/2007)

CTS NO.1070/3 TO 7, VILLAGE - KANDIVALI

Behind Patel Nagar, M. G. Cross Road No. 4, Kandivali (West), Mumbai - 400 067.

Share Certificate

Certificate No. 107

Member's Registration No. 107

Authorised Share Capital of Rs.1,00,000 Divided into 2000 Shares each of Rs.50/- only.

THIS IS TO CERTIFY that Mr./ M^{rs.} / Miss / M^{rs.} Nitesh N. Mehta H.W.F.

Holder/s of FIVE is/are the Registered fully paid up Shares of Rs. 50/- (Rupees Fifty) each numbered from 531 to 535

(both inclusive) in JEEVAN CO. OP. HSG. SOCIETY LTD. subject to the Bye-laws of the said Society. This share certificate is issued to FLAT NO. 1808 JEEVAN SAPNA

Rs. 250/-

Given under the Common Seal of the

said society at MUMBAI this 20th day of January year 2010




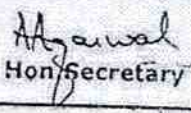
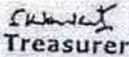
Chairman

Hon. Secretary

Treasurer

Note : No transfer of any of the Shares comprised in this Certificate will be registered unless accompanied by this Certificate

MEMORANDUM OF THE TRANSFERS OF THE WITHIN MENTIONED SHARES

Transfer No.	Date of Transfer	Regn. No. of Transferor	To whom transferred	Regn. No. of Transferee
1	7-3-10	107-	<p>MR. LILADHAR P. TOPRANI, MR. PRASHANT K. PURECHA.</p> <p style="text-align: center;">  Chairman  Hon. Secretary  Treasurer </p>	170
			Chairman Hon. Secretary Treasurer	
			Chairman Hon. Secretary Treasurer	



Customer's Copy
THE KAPOL CO-OP. BANK LTD.
 FRANKING DEPOSIT SLIP

Branch: _____ Date: 3/5/07

Pay to Acct Stamp Duty	Rs. 21079
Frinking Value	Rs. 5160
Service Charges	Rs. 10
TOTAL	Rs. 5160

Name of the person for whom stamp duty is impressed
 Mr. Liladhar P. Toprani

Name & Address of Stamp duty paying party
 Mr. Gajji Purecha
 S.V. Road, Kambha (G)

Tel/Mobile No. 9822222222

CD/Cheque No. _____
 Drawn on Bank _____

For Banker's Use only)
 A254 Rs. _____

Cashier _____ Officer _____



THIS AGREEMENT made this 11th day of May, 2007 between
 M/S. J. P. ENTURPRISE a partnership firm registered under the provisions of Indian Partnership
 Act, 1932 having its principal place of business at 99, Radha Niwas, P. M. Road (North), The
 Parle (East), Mumbai - 400 057, hereinafter referred to as "THE DEVELOPERS" (which
 expression shall unless it be repugnant to the context or meaning thereon be deemed to mean and
 include its successors and assigns.) of the ONE PART and Mr Liladhar Purshottam Toprani / Mr
 Prashant K Purecha also Mumbai Indian Inhabitant hereinafter referred to as "THE
 PURCHASERS" (which expression shall unless it be repugnant to the context or meeting
 thereof include in case of individuals their respective heirs, executors, administrators and
 permitted assigns, in case of partnership firm the partners at present constituting such partnership
 firm the survivor of them and the heirs, executors, administrator, and the permitted assigns of the
 last survivor and in case of Limited Company its successor and permitted assigns).

WHEREAS by and under an agreement of sale dated 17th day of January 2007
 developer has sold to the purchaser Flat No 1302 in their building known as 'JEEVA' in
 of 13th floor on terms and conditions contained therein.

X P.P.M
 X Liladhar Purshottam
 P K Purecha

बदर-११
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For Kapol Co-Op. Bank Ltd.
 Kandivall Branch
 1st Floor, Kanakadas Road,
 Kandivall (W), Mumbai-400 057.

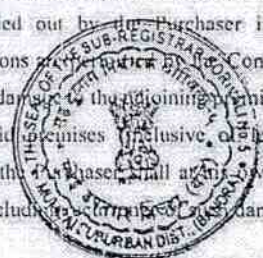
Authorised Signatory
 (Kandivall Branch)

भारत 66451
 136644
 R. 000 1501-985499
 MAY 03 2007
 OFFICIAL STAMPING
 MAY 03 2007
 INDIA
 STAMP DUTY
 MAHARASHTRA

AND WHEREAS the Purchaser is desirè of having Parking space in the compound which we have agreed to allot parking space No.22 on Ground Floor in our project to be known as "JEEVAN SAPNA" (a copy of the plan is annexure here to) hereinafter referred to as "Said Premises" upon the terms and conditions interalia briefly stated as hereunder:-

- 1) The said parking will be utilized by yourself for the parking of Light Commercial Vehicles Only.
- 2) The total consideration money to be paid by the Occupant to the Owner for the said premises is Rs.25000/- (Rupees Twenty Five Thousand only), which shall be paid on or before execution of their presents.
- 3) The Purchaser undertakes not to store any goods or uses the same for any purpose other than that of parking of Vehicles.
- 4) The Purchaser undertakes:

- i. To maintain the said premises at Purchaser's costs in good tenable repair and condition from the date the possession of the said premises is taken and shall not in which the said premises is situated.
- ii. Not to demolish or cause to be demolished the said premises or any part thereof, not at any time make or cause to be made any addition or alteration and to keep the portion, sewers, drains and pipes in the said premises 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 shall not chisel or in any other manner damage the columns, beams, walls, slabs, or R.C.C. Partis or other structural in the said premises without the prior written permission of the owner and/or the Co-Operative Society. In case on account of any alterations being carried out by the Purchaser in the said premises (whether such alterations are approved by the Concerned Authorities or not) there shall be any damage to the adjoining premises or to the premises situated above the said premises (inclusive of leakage of water and damage to the drains) the Purchaser shall at his own costs and expenses repair such damage (including the cost of damages.)



447-18
09-09-12
3000

- 5) The Purchaser shall observe and perform all the rules and regulations which the Co-operative Society may adopt at its inception and the additions alterations or amendments thereof that may be made from time to time for protection and maintenance of the said Building and the premises therein and for the observance and performance of the

X P.A.M
 X Liladhar Purshotam
 X C. H. ...

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 shall also observe and perform all the stipulations and conditions laid down by the society regarding the occupation and use of the said premises in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this presents.

6. All costs, charges and expenses in connection with stamping and registering this present and any other documents required to be executed by the owner or by the Purchaser shall be paid by the Purchaser only.

IN WITNESS WHEREOF, the Owner and the Purchaser have hereunto set and Subscribed their hands and seal the day and year first hereinabove written.

The Schedule Above Referred To

Stilt Parking No. 22 situated in Building Known as "JEEVAN SAPNA" situate lying and being at village Kandivli, Taluka Borivali in Greater Mumbai in the Registration District and Sub District of Mumbai City and Mumbai Suburban bearing (1) Survey No. 6, Hissa No. 1, Old CTS No. 1072 admeasuring 5808 sq. yards equivalent to 4856.01 sq. mtrs. And (2) Survey No. 6, Hissa No. 2, Old CTS No. 1087. (b) Survey No 2A, Hissa No. 4, Old CTS No. 1070 (pt) (c) Survey No. 7, Old CTS No. 1070 (pt) and (d) Survey No. 1(A), Hissa No. 3, Old CTS No. 1070 (pt) measuring in aggregate 15,455.13 sq. yards equivalent to 12,925.56 sq. mtrs. or thereabouts, and after amalgamation and subdivision of the property described herein above Firstly and Secondly bearing New City Survey No. 7 admeasuring in aggregate 17,495.80 sq. mtrs. or thereabouts.



SIGNED AND DELIVERED by the
Withinnamed "DEVELOPERS"
J. P. ENTERPRISE
In the presence of

)
)
) For J. P. ENTERPRISE
) P. N. M.
) PARTNER
)

SIGNED AND DELIVERED by the
Withinnamed "PURCHASER"
Mr Liladhur Parshottam Toprani
Mr Prashant K Purecha
In the presence of

)
)
) Mr Liladhur Parshottam Toprani
) Mr Prashant K Purecha
)

बंदर-११
६७६९ ३
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RECEIVED the day and year first hereinabove)
 Written of and from the with named "PURCHASER")
 Mr Liladhar Purshotam / Mr Parashant K Purecha)
 the sum of Rs. 25000/- (Rupees Twenty Five Thousand Only))
 Cheque No.337798 dated 08.04.07 drawn on Bank Of Baroda,)
 Kandivali (W), Mumbai-67 being amount of consideration money)
 to be paid by him/her to us)

WE SAY RECEIVED
 FOR J. P. ENTERPRISE,

P. A. M.

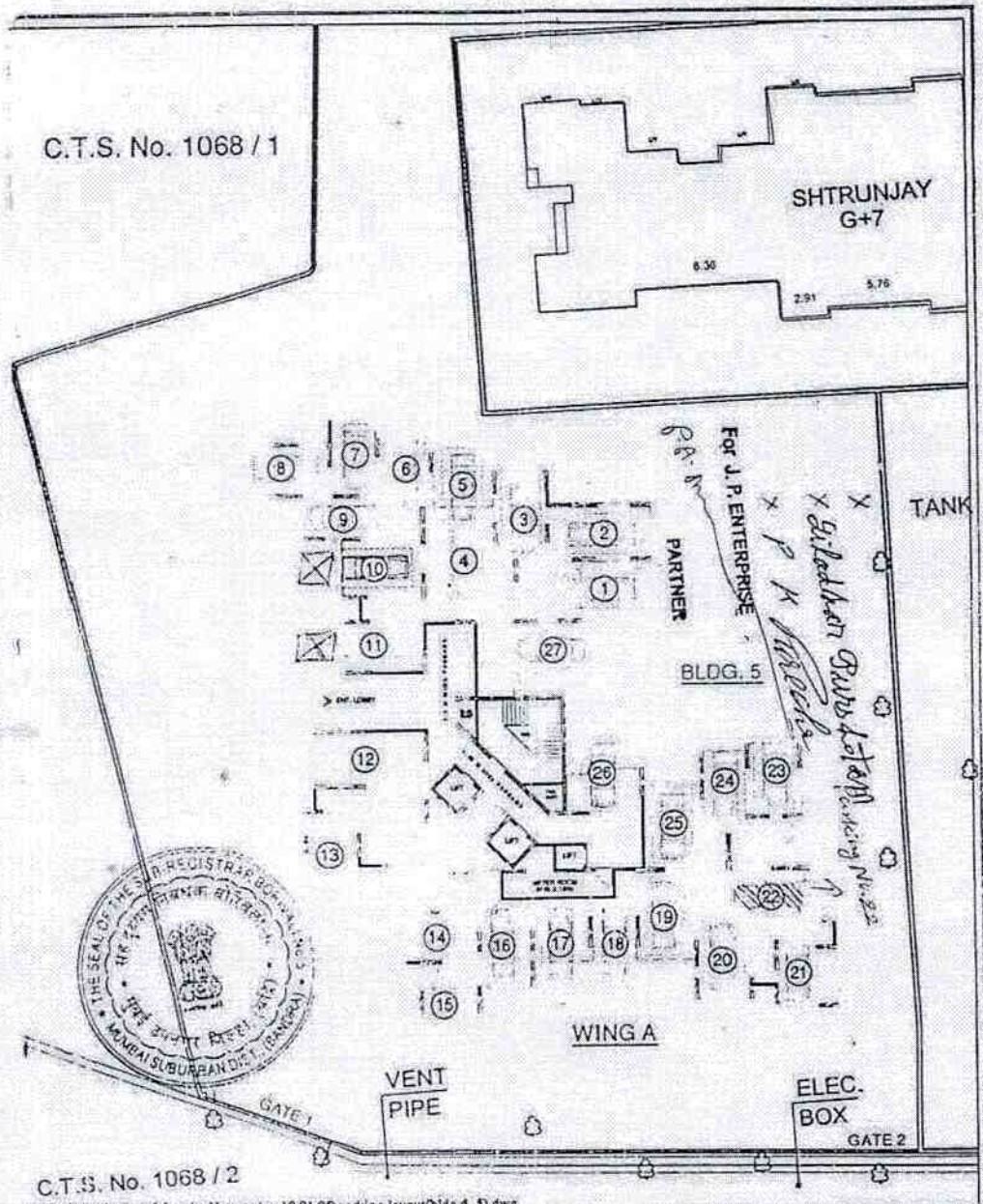
PARTNER



बदर-११	
२७-०७	४
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C.T.S. No. 1068 / 1

SHTRUNJAY
G+7



C.T.S. No. 1068 / 2

andivali (mehta)praful mehta latest plan 10.01.05 parking layout (bldg. 4, 5). dwg

PROPOSED RESIDENTIAL COMPLEX AT KANDIVALI

J.P. DEVELOPERS



Handwritten signature

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MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

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

NO. CHE/ A-3551 BRHMAN/4/AR

28 DEC 2004

COMMENCEMENT CERTIFICATE

To
SHRI PRAVIN A. MEHTA,
C.A. TO OWNER

Sir,
With reference to your application No. 4406 dated 06.11.2004 for Development Permission and grant of Commencement Certificate under Section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under section 346 of the Bombay Municipal Corporation Act 1953 to erect a building to the development work of Proposed building No. 5 C.T.S. No. 1870/3 to 7

at premises at Street _____
Village Kandivali Plot No. _____
situated at Kandivali (West) Ward R/South

The Commencement Certificate/Building Permit is granted on the following conditions:

1. The land vacated in consequence of the 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 person until occupancy permission has been granted.
 3. The Commencement Certificate/development permission shall remain valid for one year commencing from the date _____.
 4. The permission does not entitle you to extend the period and width does not vest in you.
 5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act 1966.
 6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if:
(a) The development work in respect of which permission is granted under this certificate is not carried out or the work thereon is not in accordance with the sanctioned plans.
(b) Any of the conditions subject to which the permission is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
(c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the application and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 or 45 of the Maharashtra Regional and Town Planning Act 1966.
- 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.



2009
2009

This Certificate is granted in exercise of his power and functions of the planning Authority under Section 45 of the Maharashtra Regional and Town Planning Act 1966.

This C.C. is restricted for work up to _____

CERTIFIED TRUE COPY

For and on behalf of Local Authority
Brihanmumbai Mahanagarpalika


2009

H. A. MENA DE. K. AMICE
Architects & Engineers

Asst. Engineer, Building Proposal (West Sub)

MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

THE BANK OF RAJASTHAN LTD. FRANKING DEPOSIT SLIP

Deposit Br.	0247/575
Pay to: The Bearer of this slip	
Franking Value	Rs. 200/-
Service Charges	Rs. 10/-
Total	Rs. 210/-
Name of Stamp duty paying party: Parul A. Melta J.P. Enterprise M. G. Cross Road No. 4, Bhandari Park Mumbai, Mumbai (W) Mumbai - 400 002	
DO NOT WRITE IN THESE SPACES	
	
Transit	
Transit	
Office	2004



नंदा-११
१९०९ / ८
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REC. NO. 379
 The Bank of Rajasthan Ltd.
 Manager
 Andheri (East), Mumbai-69.

The Bank of Rajasthan Ltd. Andheri
 D-5 ST. PAVILIA 27/201
 4149-2-1103

भारत 22423
 115050

महाराष्ट्र
 RAJ 10 2005

10:55

Rs. 0000200/-PB5148

SPECIFIC POWER OF ATTORNEY

KNOW ALL MEN BY THIS PRESENTS that, (1) MR. PRAFUL A. MEHTA, Indian Inhabitant of Mumbai, Partner of M/S. J.P. ENTERPRISE, having its office at M.G. Cross Road No.4, Behind Patel Nagar, Kandivali (W), Mumbai - 400 067, do hereby appoint 1) MR. PHALGUN C. GANDHI AND 2) MR. AJAY MISTRY having their address at 106 / Balaji Arcade, 1st Floor, S.V. Road, Kandivali (West), Mumbai - 400 067, jointly and severally as our Attorney's under Registration Act, 1908 on our behalf to appear before the Mumbai and Bandra Sub-Registrar and to present for registration the Agreement for Sale and executed by us in favour of "PURCHASERS" of Flats of our buildings named 1) "JEEVAN SAPPHIRE" AND 2) "JEEVAN ASHA" being constructed on plot No. 3 to 7 of Kandivali Village at Kandivali (West) and to admit the execution thereof and to do any action that may be necessary for the Registration of said documents and to receive it back when it has been duly registered and to sign and deliver a proper receipt for the same.

IN WITNESS WHEREOF we have signed this Special Power to present the Document for Registration at Mumbai on this 10th day of May 2005.

SIGNED, SEALED AND DELIVERED BY)
 The Withinmanted)
 (1) MR. PRAFUL A. MEHTA)
 Partner of M/S. J.P. ENTERPRISE)
 In the presence of)
)

बंदर ११
 २५२४२
 २००५

ATTORNEY'S SPECIMEN SIGNATURE
 (MR. PHALGUN C. GANDHI) *Phalgun C. Gandhi*
 (MR. AJAY MISTRY) *Ajay Mistry*



बंदर-११
 २९७९१९
 २००७



दुय्यम निबंधकः
सह सु. नि. का-बोरोवली 8

दस्त गोषवारा भाग-1

बदर 11
दस्त क्र 2524/2005

दस्त क्रमांक: 2524/2005

दस्तावा प्रकार: मुद्रापत्रावकाश

पक्षकाराचे नाव व पत्ता पक्षकाराचा प्रकार छायाचित्र अंगठ्याचा दस्त

सह त्रय्यम निबंधक बोरोवली क. ६६,
मुंबई उपनगर विदर्भी



विद्वान पेगार
वय 40
सही



विद्वान पेगार
वय 24
सही



बदर-११
१५२४/३
२००५



बदर-११
६९६९/१०
२००७



दस्त गोधवाडा भाग - 2

वदर 11
दस्त क्रमांक (2524/2005)

दस्त क्र. [वदर 11-2524-2005] चा गोधवाडा
भागात मुक्त : 1 गोधवाडा 0 भरलेले मुद्रांक मुक्त : 200

दस्त हजर केल्याचा दिनांक : 10/05/2005 02:52 PM
विपदावस्था दिनांक : 10/05/2005

दस्त हजर करणा-याची सही :

P.A. M...

दस्ताचा प्रमाण : 48 मुख्यावरनास
शिफा क्र. 1 ची घटक : (सादरीकरण) 10/05/2005 02:52 PM
शिफा क्र. 2 ची घटक : (श्री) 10/05/2005 02:55 PM
शिफा क्र. 3 ची घटक : (समुदी) 10/05/2005 02:56 PM
शिफा क्र. 4 ची घटक : (अंकेपत्र) 10/05/2005 02:56 PM

दस्त चढ केल्याचा दिनांक : 10/05/2005 02:56 PM

अंकेपत्र
ज्यावेत इतके असे निवेदित झालेले आहे, ते दस्तऐवज वाचून घेणा-यांना घ्यावीसा अंकेपत्रात
व याची अंकेपत्र परिशिष्टात.

- 1) शिफा क्र. 1 - धर/परिपत्रक नं. - घेणा-याप्रमाणे
 - माली/रस्ता
 - इमारतीचे नाव
 - इमारत नं.
 - पेट/वसाहत
 - सहर/गाव
 - सामुदाय
 - दि.
- 2) घण्टेस गोधवाडा - धर/परिपत्रक नं. -
 - माली/रस्ता
 - इमारतीचे नाव
 - इमारत नं.
 - पेट/वसाहत
 - सहर/गाव
 - सामुदाय
 - दि.

①

H

पावती क्र. 2562 दिनांक 10/05/2005
पावतीचे वर्णन
याच जे पी एटवजावयेचे भागीदार प्रकृत आहेत.
सह दुय्यम निबंधक बोरीवली क्र. ५
100 : नॉन-रिजिस्टर्ड उपनगर विस्थापन
80 : नक्का (अ. 11(1)), मुद्रांकनाची नक्का (अ. 11(2)),
रजवात (अ. 12) व छात्राधिकार (अ. 13) ->
एकत्रित श्री
180: एकूण

दु. निबंधकाची सही, सह दु. नि. का. बोरीवली 5

वदर-११
२५२४
२००५

प्रमाणित परायात येी की, या
दस्तामध्ये वदर... पाने आहेत.

सह दुय्यम निबंधक, बोरीवली क्र. ५
मुंबई उपनगर विस्था.

निबंधकाची सही
सह दु. नि. का. बोरीवली 5



वदर-११/२५२४/०५
पुस्तक क्रमांक १, क्रमांक पर
नॉदळा.
दिनांक: १०/०५/०५

दु. निबंधक, बोरीवली क्र. ५
मु. उपनगर विस्था.

वदर-११
२५२४/११
२००५



11/05/2007
4:09:10 pm

दुय्यम निबंधक
सह दु.नि.का.बो.डी.डी.5

दस्त गोषवारा भाग-1

बदर11
दस्त क्र 4141/2007

दस्त क्रमांक : 4141/2007

दस्ताचा प्रकार : फारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठरा
1	<p>नाम: ललितेश पुरुषोत्तम टोपराणे पत्ता: घर/फ्लॉट नं: 1302 मालकी/रस्ता: - ईमार्गचीचे नाव: जीवन सपना 13 वा माळा पटेल रोड 1 वा फाटीमागे शादीघली प म 67 ईमार्ग नं: - पेट/वसाहत: - शहर:</p>	<p>लिहून घेणार वय 77 सही</p> <p><i>Lalitesh P. Torane</i></p>		
2	<p>नाम: प्रशांत के पुरेया पत्ता: घर/फ्लॉट नं. वरीलपगणे मालकी/रस्ता: - ईमार्गचीचे नाव: - ईमार्ग नं: - पेट. वसाहत: - शहर/गाव: - जानुकी: - पिन: - पिन नुम्बर: -</p>	<p>लिहून घेणार वय 45 सही</p> <p><i>P. K. P. P. P.</i></p>		
3	<p>नाम: मे जे पी एटरप्रामयसेत व भागीदार प्रफुल ए सहता तर्फे मुखत्यार यान्त्रु नी गांधी पत्ता: घर/फ्लॉट नं: 105 मालकी/रस्ता: - ईमार्गचीचे नाव: बालाजी आकेड शादीघली प म 67 ईमार्ग नं: - प</p>	<p>लिहून घेणार वय 42 सही</p> <p><i>M. J. P. P.</i></p>		



बदर-११
३९४९/१२
२००७

Jeevan Co-operative Housing Society Ltd.

(REG. NO. : MUM/WR/HSG/TC/13775/2006-07/2007 DT.05/03/2007)

CTS NO.1070/3 TO 7, VILLAGE - KANDIVALI
Behind Patel Nagar, M. G. Cross Road No. 4, Kandivali (West), Mumbai - 400 067.

Share Certificate

Certificate No. 107

Member's Registration No. 107

Authorised Share Capital of Rs.1,00,000 Divided into 2000 Shares each of Rs.50/- only.

THIS IS TO CERTIFY that Mr./ Mrs. / Miss / M/s. Nitesh N. Mehta P.W.F.

Holder/s of FIVE fully paid up Shares of Rs. 50/- (Rupees Fifty) each numbered from 531 to 535

(both inclusive) in **JEEVAN CO. OP. HSG. SOCIETY LTD.** subject to the Bye-laws of the said Society. This share certificate is issued to FLAT NO. 1808 **JEEVAN SAPNA**

Rs. 250/-

Given under the Common Seal of the

said society at **MUMBAI** this 20th day of January year 2010




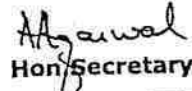
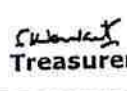
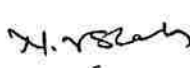


Nov.
Chairman

Agawal
Hon. Secretary

S. K. Mehta
Treasurer

Note : No transfer of any of the Shares comprised in this Certificate will be registered unless accompanied by this Certificate

MEMORANDUM OF THE TRANSFERS OF THE WITHIN MENTIONED SHARES

Transfer No.	Date of Transfer	Regn. No. of Transferor	To whom transferred	Regn. No. of Transferee
1	7-2-10	107	<p>MR. LILADHAR P. TOPRANI, MR. PRASHANT K. PURECHA.</p> <p style="text-align: center;">  Chairman  Hon. Secretary  Treasurer </p>	170
2	06-4-21	170	<p>MR. PRASHANT KISHANJI PURECHA, MS. TUSHI PRASHANT PURECHA</p> <p style="text-align: center;">  Chairman  Hon. Secretary  Treasurer </p>	237 (02/28)
			<p>Chairman Hon. Secretary Treasurer</p>	

Jeevan Co-operative Housing Society Ltd.

(REG. NO. : MUM/WR/HSG/TC/13775/2006-07/2007 DT.05/03/2007)

CTS NO.1070/3 TO 7, VILLAGE - KANDIVALI
Behind Patel Nagar, M. G. Cross Road No. 4, Kandivali (West), Mumbai - 400 067.

Share Certificate

Certificate No. 106

Member's Registration No. 106

Authorised Share Capital of Rs.1,00,000 Divided into 2000 Shares each of Rs.50/- only.

THIS IS TO CERTIFY that Mr./ M^{rs}. / Miss / M^{rs}. Lalshar Purushottam Toprani
& Prashant H. Parecha

_____ is / are the Registered
Holder/s of FIVE fully paid up Shares of Rs. 50/- (Rupees Fifty) each numbered
from 526 to 530

(both inclusive) in **JEEVAN CO. OP. HSG. SOCIETY LTD.** subject to the Bye-laws of
the said Society. This share certificate is issued to FLAT NO. 1002 **JEEVAN SAPNA**

Rs. 250/-

Given under the Common Seal of the

said society at **MUMBAI** this 20th day of January year 2010




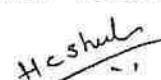

Chairman
Chairman

H. G. G. G.
Hon. Secretary

Stankit
Treasurer

Note : No transfer of any of the Shares comprised in this Certificate will be registered unless accompanied by this Certificate

MEMORANDUM OF THE TRANSFERS OF THE WITHIN MENTIONED SHARES

Transfer No.	Date of Transfer	Regn. No. of Transferor	To whom transferred	Regn. No. of Transferee
2	06.04.21	106	MR. PRADHANT KESHAVJI PURECHA, MS TUSHITI PRADHANT PURECHA <div style="display: flex; justify-content: space-around; align-items: flex-end;"> <div style="text-align: center;">  Chairman </div> <div style="text-align: center;">  Hon. Secretary </div> <div style="text-align: center;">  Treasurer </div> </div>	936(02/27)
			Chairman Hon. Secretary Treasurer	
			Chairman Hon. Secretary Treasurer	

