

**ICICI BANK LTD FRANKING DEPOSIT SLIP**


**Customer Copy**

Deposit Br. Bandra (W) - Date: 5-8-25

Pay to: Acct Stamp Duty Mumbai

Franking Value	Rs.	1387100
Service Charges	Rs.	10
Total	Rs.	1387110

Name of Stamp  
 BAD PVT  
 341  
 BANK OF COMMERCIAL



DD / Cheque No. 33256 - 9000.00

Drawn on Bank Oriental Bank of Commerce


1387100 / Towards  
 ₹ 1387100 / Stamps Duty


4949-B-95

(For Bank's Use only)

Tran ID

Franking Sr. No. 49282

Officer 

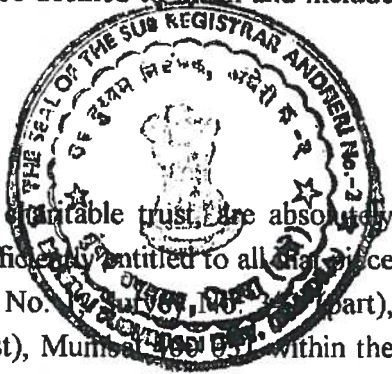




the trustee or trustees for the time being constituting the said trust, the survivor or survivors of them and any person claiming through or under the said trust) of the Second Part AND **BAD BOYS ENTERTAINMENT PVT. LTD.** a Private Limited Company registered under the provisions of the Companies Act, 1956 and carrying on business from Vaibhav Chambers, Opposite Income Tax office, Bandra – Kurla Complex, Bandra (East), Mumbai 400 051 hereinafter referred to as “**the Purchaser**” (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the Third Part :

**WHEREAS :**

- A. The Confirming Party, being a registered public charitable trust, are absolutely seized and possessed of and otherwise well and sufficiently entitled to all that piece and parcel of leasehold plot of land bearing Plot No. ~~10949~~ (part), CTS No. 629/1264 situate at Village Bandra (East), Mumbai ~~400 047~~ within the Registration District and Sub-District of Bombay City and Suburban and more particularly described in the First Schedule hereunder written (hereinafter for the sake of brevity to be referred to as the said property);
- B. The said property has been allotted to the Confirming Party by the Govt. pursuant to its resolution/circular bearing No. L.R.F.1083/71134-CR-3478-G6 dated 8<sup>th</sup> February, 1983 and the Confirming Party has been put in possession of the said property on 28<sup>th</sup> August, 1985;
- C. The Charity Commissioner appointed under the provisions of the Bombay Public Trust Act, 1950 has vide an order dated 21<sup>st</sup> August, 1995 in Appln. No. 200 of 1996 accorded necessary permission to the Confirming Party to develop, inter alia, the said property under section 36(i)(a) of the said Act;
- D. By and under an Agreement dated 1st May, 1997 made and entered into between the Confirming Party and the Promoters, the Confirming Party granted to the Promoters the right to develop, inter alia, the said property on the terms and conditions contained therein;
- E. The plot of land adjoining the said property belongs to the Shivtirtha Co-operative Housing Society Ltd. and bears CTS No.629/1267; the development of the said adjoining plot bearing CTS No. 629/1267 belonging to the said Shivtirtha Co-operative Housing Society Ltd. was not feasible and therefore the Collector, Mumbai vide its order bearing No. 11/3A-8987F-0194 dated 15<sup>th</sup> October, 1998 realigned the boundaries of the said property and that of plot bearing CTS No. 629/1267 belonging to the said Shivtirtha Co-operative Housing Society Ltd. in the manner shown demarcated in the plan annexed to the said Order dated 15<sup>th</sup> October, 1998 of the Collector, without altering the net area of the said property which remains the same at 2208 sq. mtrs.;
- F. The Confirming Party has made an application to the Charity Commissioner, Maharashtra State, Mumbai being Misc. Appln. No. ~~102 of 1999~~ in Appln. No.



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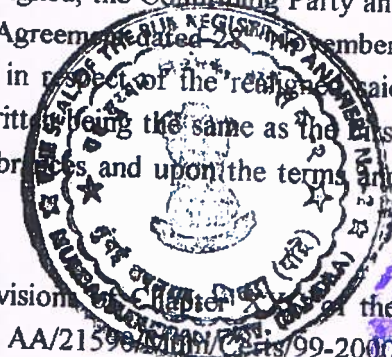
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200 of 1996 to suitably modify the earlier permission granted by the Charity Commissioner (being Order passed in Appln. No. 200 of 1996 dated 21<sup>st</sup> August, 1995) so as to reflect the realignment of the boundaries of the said property; and which permission has been duly granted by the Charity Commissioner vide an order dated 19<sup>th</sup> November, 1999 ;

- G. Since the boundaries of the said property was realigned, the Confirming Party and the Promoters entered into a fresh Development Agreement dated 28<sup>th</sup> November, 1999 for grant of development rights, inter alia in respect of the realigned said property described in the Schedule thereunder written being the same as the first Schedule hereunder written, free from all encumbrances and upon the terms and conditions therein contained;
- H. The Appropriate Authority appointed under provision Chapter 1 of the Income Tax Act, 1961 by its Order bearing No. AA/21598/10001/Cris/99-2000 dated 7<sup>th</sup> February, 2000 granted its No Objection Certificate under Section 269UL(3) of the abovementioned Act, to the grant of development rights by the Confirming Party to the Promoters in the manner reflected in the abovementioned Agreement dated 28<sup>th</sup> November, 1999;
- I. Pursuant to the abovementioned Agreement dated 28<sup>th</sup> November, 1999 the Confirming Party have handed over possession of the said property to the Promoters as developers thereof to construct a commercial building in accordance with the provisions of the abovementioned Agreement;
- J. By virtue of the abovementioned Agreement dated 28<sup>th</sup> November, 1999 the Confirming Party have allotted to the Promoters an area of 13000 sq. ft. built-up area out of the said property and the balance area of 10766 sq. ft. built-up area in the said property shall remain in ownership and possession of the Confirming Party and to be named as "Ram Ganesh Gadkari Hall" and/or for any other public utility purposes as per the specifications and plans as may be approved by the concerned authorities;
- K. In the premises, the aforesaid area of 13000 sq. ft. built-up area excluding balcony area out of the said property belong to the Promoters and the Promoters are entitled to sell and are free to dispose of the same for such consideration, appropriate the sale proceeds arising on sale of construction units thereon and on such terms and conditions at the absolute discretion of the Promoters;
- L. The Collector, Bombay Suburban District has vide its letter bearing No. 11/3A/A-0898 dated 10<sup>th</sup> May 2002 granted its NOC to the Confirming Party for use of FSI by way of TDR to the extent of 2208 sq. mtrs. on the said property;
- M. Under provisions of the abovementioned Agreement dated 28<sup>th</sup> November, 1999 the Promoters are absolutely entitled to utilize and consume the entire TDR that may be permissible in respect of the said property and to sell, transfer and dispose off the units/premises constructed by utilising such TDR and the Jt. Charity



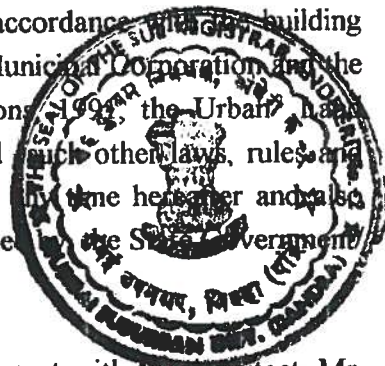
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Commissioner, Greater Mumbai Region, Mumbai has accorded its permission to the same vide order dated 17<sup>th</sup> August, 2004 in Misc. application No. J-4/44/04

- N. The Promoters are constructing a building on the said property delineated on the layout plan thereof annexed hereto and marked as Annexure "A" and thereon shown surrounded by red colour boundary line in accordance with the building rules and regulations and bye-laws of the Bombay Municipal Corporation and the provisions of the Development Control Regulations, 1992, the Urban Building (Ceiling & Regulations) Act, 1976 ("ULC") and such other laws, rules and regulations as may be in force at present and/or at any time hereafter and also subject to such terms and conditions as may be imposed by the State Government Competent Authority; ANNX-A
- O. The Promoters have entered into a prescribed Agreement with the Architect, Mr. Naren Kuwadekar & Associates registered with the Council of Architects and also appointed Struct Bombay Consultants as Structural Engineers for preparing structural designs and drawings and specifications of the building and the Purchaser accept the professional supervision of the said Architect and the said structural Engineer till the completion of the building unless otherwise changed;
- P. The plans and specifications have been approved and sanctioned for construction of a building consisting of stilt plus 10 (Ten) upper floors and IOD dated 10<sup>th</sup> December, 1999 bearing No. CE/551/WS/AH and C.C. dated 30<sup>th</sup> March, 2000 have been granted by the BMC. Copy of such IOD and CC are annexed hereto and collectively marked as Annexure "B"; ANNX-B
- Q. As per the sanctioned building plans, the Confirming Party have been earmarked the First and portion of Second Floors of the said building for the purposes specified therein and the Promoters are entitled to deal with the remaining portion of the said building;
- R. There are two staircases in the said building namely, in the east side and west side; the Confirming Party and/or their nominees/assigns shall be allowed the use of the staircase on the west side only; further, the Confirming Party and/or their nominees/assigns shall not be permitted the use of the lifts in the said building and the same shall be for the exclusive use of the Promoters and their nominees/assigns;
- S. The Promoters are entitled to and enjoined upon to construct a building to be known as "Vaibhav Chambers" on the said property and sell units, office premises, Car parking space, terraces, hoarding spaces, etc. (all of which hereinafter for brevity's sake are referred to as "units") and reference to Purchaser in this Agreement means Purchaser of such units;
- T. The Promoters are accordingly causing to be constructed a building comprising of stilt and such upper floors as may be permissible and sanctioned by the BMC on the said property, the topmost floor and the topmost but one floor having attached



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terraces and the exclusive right to such attached terraces;

- U. The Purchaser demanded from the Promoters and the Promoters have given inspection to the Purchaser of all the documents of title relating to the said property, the plans, designs and specifications prepared by the Promoters' Architects and of such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction and Transfer) Act, 1963 (hereinafter referred to as "the said Act") and the Rules made thereunder;
- V. A copy of the property card in respect of the said property standing in the name of the Confirming Party and copy of the floor plan of the Units agreed to be purchased by the Purchaser approved by the concerned local authority, have been annexed hereto and marked Annexures "C" and "D" respectively;
- W. While sanctioning the said plans for the said building the concerned local authorities and/or government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters while developing the said property and the said building and upon due observance and performance of which only the occupation and the completion certificates in respect of the said building shall be granted by the concerned local authority;
- X. The Purchaser have approached the Promoters for purchase of Unit No. 801 to 806 on the 8<sup>th</sup> floor in the building to be constructed on the said property and to be known as "Vaibhav Chambers" (hereinafter collectively referred to as "the said Units") and the Promoters agree to sell to the Purchaser the said Units at the price and on the terms and conditions hereinafter appearing.

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

1. The Promoters shall construct a building comprising of stilt and such upper floors as may be permissible and sanctioned by the BMC and to be named as "Vaibhav Chambers" ("the said building") on the said property more particularly described in the First Schedule hereunder written in accordance with the plans specifications and designs approved by BMC and other local authorities which have been seen and approved by the Purchaser with only such variations and modifications as the Promoters may consider necessary or as may be required by the concerned authorities or Government to be made in them. Provided that the Promoters shall not make any variations or modifications which may adversely affect the Units agreed to be purchased by the Purchaser.
2. The Purchaser hereby agree to purchase from the Promoters and the Promoters hereby agree to sell and the Confirming Party hereby agree to confirm unto the Purchaser Office/Unit No. 801 to 806 admeasuring 5,122 sq. ft. built-up area and demarcated by red colour hatched lines on the typical floor plan hereto annexed and marked as Annexure "D" in the building to be known as "Vaibhav Chambers"



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(hereinafter collectively referred to as "the said Units") at or for a total consideration of Rs. 1,90,00,000/- (Rupees One Crore Ninety Lacs only) which includes proportionate price of the common area and facilities appurtenant to the premises. The percentage of the undivided interest of the Purchaser in the common areas and facilities limited or otherwise pertaining to the said Units shall be in proportion of the area of the Units agreed to be sold hereunder to the total area of the said building. The nature, extent and description of the common/limited common areas and facilities are more particularly described in the Second Schedule hereunder written.

3. The Purchaser hereby agree to pay to the Promoters the said total consideration of Rs. 1,90,00,000/- (Rupees One Crore Ninety Lacs only) in the following manner:
- (a) Rs. 10,00,000/- (Rupees Ten Lacs only) paid on or before the date of these presents as and by way of part consideration (whereof the Promoters do hereby admit and acknowledge).
- (b) Balance Rs. 180,00,000/- (Rupees One Crore Eighty Lacs only) to be paid on or before handing over possession of the said Units.

Time as to payment shall be of the essence.

4. The Promoters hereby agree that they shall before handing over possession of the Units to the Purchaser as also before execution of conveyance of the said property in favour of the co-operative society, condominium or limited company to be formed by the Purchaser of units/terraces/Car parking space in the building to be constructed on the said property (hereinafter referred to as "the said Association") make full and true disclosure of the nature of their title to the said property as well as encumbrances, if any, including any right, title, interest or claim of any party in or over the said property and shall, as far as practicable and subject to what is stated hereinafter, ensure that the said property is free from all encumbrances and that they have clear and marketable title to the said property so as to enable them to convey in favour of the said Association such clear and marketable title on the execution of a conveyance.
5. The Promoters hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or any time thereafter before granting the occupation and/or completion certificate in respect of the said Units and the said building.
6. The Promoters hereby declare that no part of FSI available in respect of the said property more particularly described secondly in the First Schedule hereunder written has been utilised by the Promoters elsewhere for any purpose whatsoever.
7. The fixtures, fittings, amenities and specifications to be provided by the Promoters in the said building and the Units are set out in Annexure "E" hereto.

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8. The Promoters shall give possession of the said Units to the Purchaser on or before 10<sup>th</sup> August 2004. If the Promoters fail or neglect to give possession of the said Units to the Purchaser on the aforesaid date and/or on such date as may be extended by mutual consent then the Purchaser shall have the option to terminate this Agreement after giving 30 days notice in writing, whereupon the Promoters shall be liable on demand to refund to the Purchaser amounts already received by them in respect of the said Units alongwith interest @18% per annum from the date of the receipt of the respective amounts by the Promoters till payment of the entire amount alongwith interest thereon is refunded by the Promoters to the Purchaser the same shall subject to prior encumbrance if any, be a charge on the said Units but only to the extent of the amount so due to the Purchaser.

9. The Promoters shall hand over the possession as stated hereinaabove but subject however to the availability of steel, cement and other building material and grant necessary electric and water connections or supply of other building materials and also subject to any war, civil commotion, acts of terrorism, strike, riots or act of God such as earthquake, flood or other natural calamities and also subject to the Government restrictions and/or enemy action or any notice, order, rule, notification of the government and/or other public or competent authority or any cause beyond the control of the Promoters or any other reasonable cause and the Purchaser agree to ignore reasonable delay in getting possession due to any of the abovementioned reasons and/or for any reason beyond the control of the Promoters as per the provisions of section 8 of the said Act. Before handing over possession the Promoters agree to complete the building as per the sanctioned building plans.

10. It is hereby expressly clarified, agreed and understood between the parties hereto that :

(a) The entire un-consumed and residual F.S.I., if any in respect of the said property, and the entire increased, additional and extra F.S.I. which may be available at any time hereafter in respect thereof for any reason whatsoever including because of change in the status, D. P. Plan, Rules, Regulations and bye-laws governing the FSI as also the F.S.I. which may be available after execution of the Deed of Conveyance, or any other vesting document in respect of the said property or any part thereof, together with the said building, unto and in favour of the said Association on any account or due to any reason whatsoever, including on account of handing over to the Government or the Municipality any set back area, and/or due to any change in law, rules or regulations, shall absolutely and exclusively belong to and be available to the Promoters, free of all costs, charges and payments, and neither the Purchaser herein, nor the said Association shall have or claim any rights, benefits or interest whatsoever;

(b) The said Promoters alone shall have the full right, absolute authority and unfettered discretion to use, utilise and consume the aforesaid FSI and

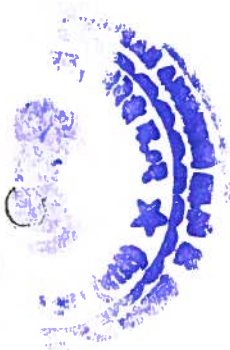
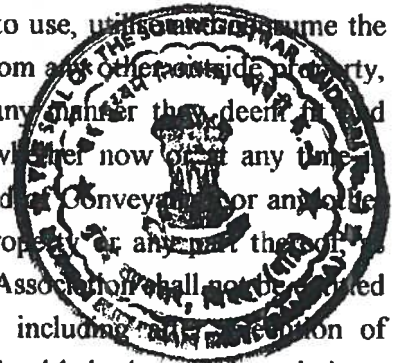
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T.D.R. respectively for construction on any property in Greater Bombay as may be permitted by law, including the said property, for the purpose of extending the building thereon, and/or for constructing any new and additional buildings, structures and floors thereon, and/or otherwise howsoever, as the Promoters may desire and deem fit and proper;

- (c) The Promoters alone shall also be entitled to use, with or without the TDR obtained or to be obtained by them from any other outside property, for construction on the said property in any manner they deem fit and proper, and as may be legally permitted, whether now or at any time in the future, including after execution of the Deed of Conveyance or any other vesting document in respect of the said property or any part thereof, the aforesaid and the Purchaser and/or the said Association shall not be entitled to use or consume the same at anytime including the execution of conveyance or any other document vesting the title in the said Association;
- (d) The Promoters shall be entitled to construct units with attached terraces and shall be entitled to sell the same on Ownership basis and/or otherwise dispose off the same. The Purchaser and/or Purchaser of other units and premises shall not be entitled to raise any objection of whatsoever kind or nature and shall not have any claim, right, title or interest therein and shall not be entitled to the use of such attached terrace sold and/or allotted and/or earmarked by the Promoters to the purchaser/s of such units with attached terraces unless the Purchaser himself/herself/themselves is/are such Purchaser and the purchaser/s or allottees of such units with attached terrace shall be exclusively entitled to the use of the terraces sold and/or allotted to him/her/them;
- (e) The Purchaser are not entitled to use the terrace attached to the units on the topmost and topmost but one floors of the said building and the same shall be for the exclusive use and benefit of the purchaser of the units on the topmost and topmost but one floors of the said building; the Purchaser hereby consent to the sale/allotment of the said terraces on the topmost and topmost but one floors of the said building to the Purchaser of the units on the topmost and topmost but one floors of the said building, and hereby states, declares and covenants that neither the Purchaser nor the said Association will have any right to use or have any claim right title or interest of whatsoever nature in the such terraces on the topmost and topmost but one floors of the said building. It is agreed that the aforesaid right in favour of the purchaser of the aforesaid units with terraces attached thereto shall be a covenant running with the land and shall from part of the conveyance of the said property and the said building in favour of the said Association;
- (f) The said Association shall admit as its members all Purchaser of such new and additional premises/tenements/units/floors/terraces whenever constructed on the said building without exclusive right of ownership in



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respect of the terrace thereof unless specifically agreed to and so stipulated in the relevant agreement;

- (g) All such new and additional units, premises, floors, extensions, buildings and structures shall absolutely and exclusively belong to the Promoters, and neither the Purchaser herein, nor the said Association shall have or claim any rights, title, benefits or interests whatsoever in respect thereof, and the Promoters shall be entitled to deal with, sell, let or otherwise dispose off and transfer the same in any manner, to any person or party of their choice, for such consideration, and on such terms and conditions as they may in their sole and absolute discretion deem fit and proper, and neither the Purchaser nor the said Association shall raise any dispute or objection thereto and the Purchaser hereby grant their irrevocable consent to the same;
- (h) The Purchaser shall not at any time hereafter raise any objection or dispute on any ground whatsoever to the provisions of this clause, or to the Promoters exercising their respective rights as mentioned herein, nor shall the Purchaser claim any abatement or reduction in the purchase price due to the same nor shall the Purchaser claim any compensation or damages from the Promoters due to the same on any ground whatsoever, including on the ground of any inconvenience or nuisance which may be caused by the Promoters putting up and effecting such new and additional construction as mentioned hereinabove;
- (i) It is agreed and understood that at any time before the execution of conveyance of the said property in favour of the said Association, the Promoters shall be entitled to amalgamate the said property with any other adjacent property which they may have already purchased/acquired, or which they may hereafter purchase/acquire, and to apply for and obtain the necessary sanctions, permissions, orders, N. O. C.s, approvals, etc. for such amalgamation, and to develop the said property in accordance therewith. The Purchaser shall not raise any objection or dispute to such amalgamation of the said property by the Promoters;
- (j) In the event of destruction of the said building or any part thereof at any time after possession of the said Units is handed over to the Purchaser, the Purchaser alongwith the other allottees/Purchaser of units and premises in the said building in respect of their respective units/premises will bear the cost of reconstruction of the said building or the cost of construction of new building in the same proportion and shall get an unit of an area in such reconstructed and/or new building in the same proportion as the area of the unit held by them in such destroyed building shall bear to the aggregate built-up area of all the units in such destroyed building; and
- (k) The provisions of this clause shall always be of the essence of this Agreement and shall run with the land.

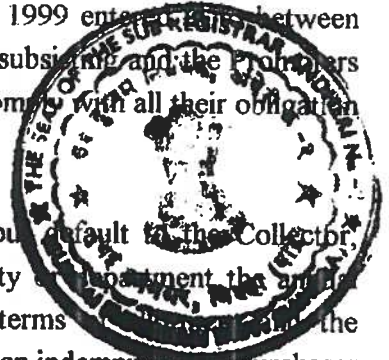
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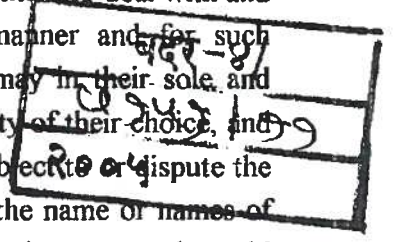
11. All Expenses such as additional premium, levies, duties, costs, charges and expenses payable or that may become payable to the Collector, BSD and/or to various Govt. authorities for obtaining permission of any nature whatsoever in respect of the said property shall be borne and paid by the Promoters alone and the Promoters shall indemnify and keep indemnified the purchaser in respect thereof. The Development Agreement dated 28<sup>th</sup> November, 1999 entered into between the Confirming Party and the Promoters is valid and subsisting and the Promoters hereby agree, undertake and confirm that they shall comply with all their obligations thereunder at their own costs and expenses.



12. The Confirming Party shall pay regularly and without default to the Collector, Bombay Suburban District/concerned Govt. Authority the amount of lease rent and other dues as reserved under the terms of the Development Agreement. The Confirming Party agrees to and shall indemnify and keep indemnified the Purchaser and the said Association from and against all action, Cost, claims and demands that may be made and/or raised upon the said property and/or the said building and/or the purchaser and/or the said Association in that behalf.

13. It is expressly clarified, agreed and understood between the parties hereto that if the said property is affected by any reservation, acquisition and/or requisition proceedings whether presently or at any time hereafter, including after the conveyance/transfer of the said building and the said property in favour of the said Association, then the Promoters shall have the sole, absolute and unconditional right and authority, and it alone shall be entitled to receive all the benefits which may be granted by the concerned Government bodies and authorities in respect thereof, including monetary benefits and compensation, and the TDR and/or additional FSI and neither the Purchaser herein nor the said Association shall raise any objection, dispute or claim in respect thereof.

14. It is expressly and specifically clarified agreed, understood and confirmed by and between the parties hereto that the unsold units, premises, etc. in the said building shall at all times, including after the formation and registration of the said Association and/or after the conveyance/transfer of the said building and the said property in favour of the said Association, be and remain the absolute property of the Promoters, and the Promoters may if they so desire, become member/s of the said Association in respect thereof, and the Promoters shall have full right, absolute power and authority, and shall be unconditionally entitled to deal with and to sell, let or otherwise dispose off the same in any manner and for such consideration, and on such terms and conditions as they may in their sole and absolute discretion deem fit and proper, to any person or party of their choice, and neither the Purchaser herein, nor the said Association shall object to or dispute the same. On the Promoters intimating to the said Association the name or names of the purchaser/s or acquirer/s of such unsold units, premises, etc., the said Association shall forthwith accept and admit such purchaser/s and acquirer/s as their member/s and shareholder/s, and shall forthwith issue share certificate/s and other necessary documents in their favour, without raising any dispute or objection



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to the same, and without charging/recovering from them any premium, fees, charges, donation or any other amount of whatsoever nature in respect thereof. The Promoters shall not be liable to pay any maintenance charges, etc. in respect of the unsold units save and except the Municipal Taxes with effect from the date of grant of occupation/completion certificate. Provided however in the event the Promoters occupy or permit occupation of any unit then such occupant or Promoters as the case may be shall be liable to pay the maintenance charges, etc. in respect thereof.

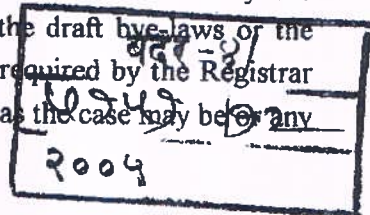
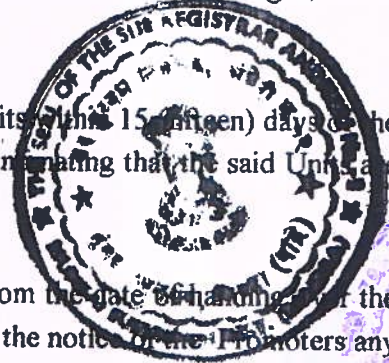
15. The Purchaser shall take possession of the said Units within 15 (fifteen) days of the Promoters giving written notice to the Purchaser in writing that the said Units are ready for use and occupation.

Provided that if within a period of 1 (one) year from the date of handing over the said Units to the Purchaser, the Purchaser bring to the notice of the Promoters any defect in the said Units or the said building or the material used therein or any unauthorised change in the construction of the said building then, wherever possible such defects or unauthorised changes shall be rectified by the Promoters at their own cost and in case it is not possible to rectify such defects or unauthorised changes, then the Purchaser shall be entitled to receive from the Promoters reasonable compensation for such defect or change.

16. The Purchaser and their nominee shall use the said Units or any part thereof only for office purposes.

17. The Purchaser alongwith other Purchaser of units in the said building shall join in forming and registering the said Association, being a co-operative society or a condominium or a limited company as may be desired by the Promoters and for this purpose from time to time sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and registration of the said Association and for becoming a member, including the bye-laws of the proposed society and duly fill in, sign and return to the Promoters within 4 (four) days of the same being forwarded by the Promoters to the Purchaser, so as to enable the Promoters to register the said Association under section 10 of the said Act within the time limit prescribed by rule 8 of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Rules, 1964. No Objection shall be taken by the Purchaser if any changes or modifications are made in the draft bye-laws of the Memorandum and/or Articles of Association as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be or any other Competent Authority.

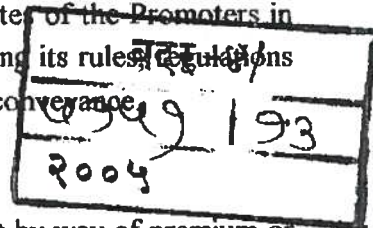
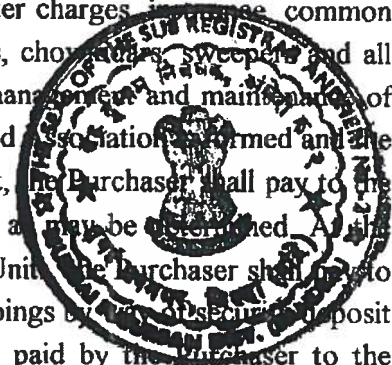
18. Unless it is otherwise agreed to by and between the parties hereto the Promoters shall, within 4 (four) months of registration of the said Association, as aforesaid cause to be transferred to the said Association all the right, title and interest of the Promoters in the said property by obtaining/or executing the necessary conveyance of the said property (or to the extent as may be permitted by the authorities) and



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the said building in favour of the said Association.

19. Commencing a week after notice in writing is given by the Promoters to the Purchaser that the said Units are ready for use and occupation, the Purchaser shall be liable to bear and pay the proportionate share of outgoings i.e. in proportion to the built-up area of the said Units in respect of the said property and the said building namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government, water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said property and the said building. Until the said Association is formed and the said property and the said building transferred to it, the Purchaser shall pay to the Promoters their proportionate share of outgoings as may be determined. At the time of being handed over possession of the said Units the Purchaser shall pay to the Promoters a sum equivalent to 6 month's outgoings by way of security deposit for payment of such outgoings. The amounts so paid by the Purchaser to the Promoters shall not carry any interest and remain with the Promoters until a conveyance is executed in favour of the said Association as aforesaid. Subject to the provisions of section 6 of the said Act, on such Conveyance being executed, the Promoters shall give an account of the amount collected as aforesaid and expenditure incurred thereon and pay the balance amount to the said Association as the case may be. The Purchaser undertake to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever.
20. The Purchaser shall at the time of being handed over possession of the said Units deposit with the Promoters a sum of Rs.350/- for entrance fees and share application money of the said Association as well as amounts towards legal charges, formation and registration of the said Association, security deposit equivalent to six months outgoings for proportionate share of maintenance charges, taxes and other outgoings and proportionate water, electric and fire cess deposits.
21. The Promoters shall utilise the aforesaid sum paid by the Purchaser to the Promoters under the preceding clause for meeting all charges and expenses including professional costs of the Attorney-at-law/advocate of the Promoters in connection with formation of the said Association, preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance.
22. The Purchaser hereby agree that in the event if any amount by way of premium or security deposit as fire cess is paid to the BMC or to the State Government or betterment charges or development tax or security deposit for the purpose of giving water connection or any other tax or repayment of a similar nature becoming payable by the Promoters the same shall be reimbursed by the Purchaser to the Promoters in proportion of the built-up area of the said Units agreed to be



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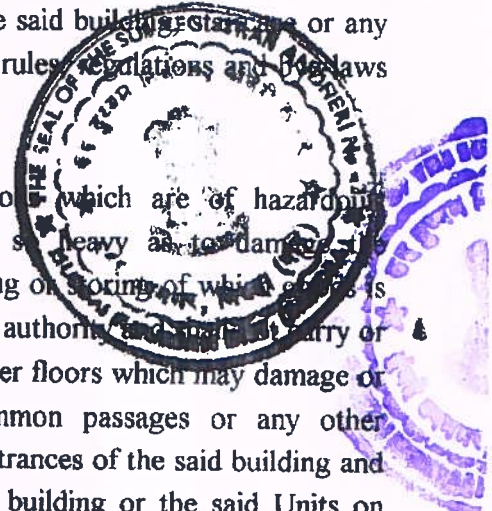
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acquired by the Purchaser and in determining such amount, the decision of the Promoters shall be conclusive and binding upon the Purchaser.

23. The Purchaser with intention to bind all persons into whosoever's hands the said Units may come, do hereby covenant with the Promoters as follows :

- (a) To maintain the said Units at the Purchaser' own cost in good tenable repair and condition from the date of possession of the said Units and shall not do to or suffer to be done in or to the said building staircase or any passages therein which may be against the rules, regulations and by-laws of concerned local or any other authority.
- (b) Not to store in the said Units any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the said building or stacking of which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages to upper floors which may damage or likely to damage the lift, staircase, common passages or any other structures of the said building including entrances of the said building and in case any damage is caused to the said building or the said Units on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of the breach.
- (c) To carry out at its own cost all internal repairs to the said Units and maintain the said Units in the condition, state and order in which it was delivered by the Promoters to the Purchaser.
- (d) Not to demolish or cause to be demolished the said Units or any part thereof, nor at any time make or cause to be made any addition or alterations of whatever nature in or to the said Units or any part thereof, nor any alteration in the elevation and outside colour scheme of the said building and shall keep the portion, sewers, drains, pipes in the said Units and appurtenance thereto in good tenable repair and condition and in particular so as to support shelter and protect the other parts of the said building and shall not chisel or in any other manner damage the columns, beams, walls, slabs or RCC, Paradi, or other structural members in the said Units without the prior written permission of the Promoters and/or the society/limited company.
- (e) Not to do or permit to be done any act or things which may render voidable any insurance of the said property and the said building or any part thereof or whereby any increase in premium shall become payable in respect of the insurance.
- (f) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Units in the compound or any portion of the said property and the said building.

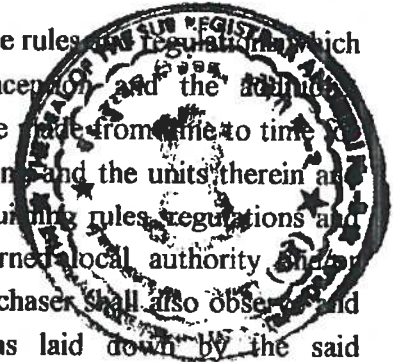


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- (g) The Purchaser shall not let, sub-let, transfer, assign or part with Purchaser's interest or benefit factor of this Agreement or part with the possession of the said Unit until all the dues payable by the Purchaser to the Promoters under this Agreement are fully paid-up and only if the Purchaser had not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement.
- (h) The Purchaser shall observe and perform all the rules, regulations, which the said Association may adopt at its inception and the alterations or amendments thereof that may be made from time to time for the protection and maintenance of the said building and the units therein and for the observance and performance of the building rules, regulations and bye-laws for the time being of the concerned local authority and/or government and other public bodies. The Purchaser shall also observe and perform all the stipulations and conditions laid down by the said Association regarding the occupation and use of the units 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 Agreement.
- (i) Till a conveyance of the said building is executed the Purchaser shall permit the Promoters and their surveyors and agents, with or without workmen and others at all reasonable times, to enter into and upon the said property and the said building or any part thereof to view and examine the state and condition thereof.

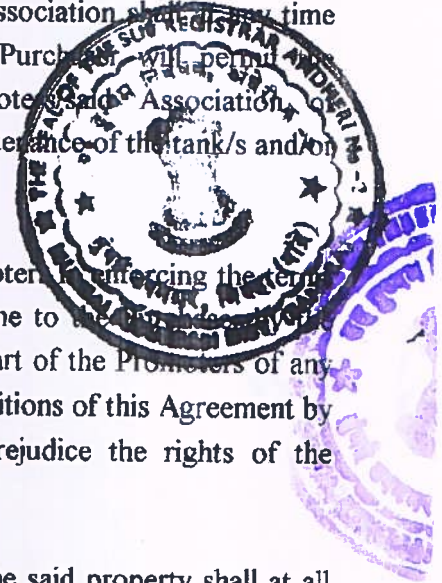


24. The Promoters shall maintain a separate account in respect of sums received by the Promoters from the Purchaser as advance or deposit, sums received on account of share capital for the promotion of the co-operative society or towards the outgoings, legal charges and shall utilize the amounts only for the purpose for which they have been received.
25. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said property or any interest in the said property or portion thereof. It is expressly agreed that the right of the Purchaser under this Agreement is restricted only to the said units agreed to be sold by the Promoters and agreed to be acquired by the Purchaser and all other premises and portion or portions and all rights of ownership in all open spaces, parking spaces, lobbies, lifts, staircases, terraces etc. will remain the property of the Promoters, and all right, title and interest in the said property shall continue to belong to the Confirming Party until the said property and the said building is transferred to the said association as hereinabove mentioned, which in any case shall be subject to the rights of the Promoters as agreed to and specified herein and of the other allottees/Purchaser of premises as herein stated.
26. It is further expressly clarified, agreed and understood by and between the parties

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hereto that the terrace on the top of the said building, shall always absolutely and exclusively belong to the Promoters and the Promoters, have full right, absolute authority, and unfettered discretion to use the same in any lawful manner, including for putting up and displaying hoarding/advertisements thereon, or putting up any overhead water tank/s thereon to store and supply water to the occupants of the said building. The Promoters shall not be liable to pay any compensation, amount or charges whatsoever in respect of the same to the Purchaser, or the said Association, and neither the Purchaser nor the said Association shall at any time raise any dispute or objection in this regard. The Purchaser will permit the authorised representative/s deputed by the Promoters or the said Association, or the Purchaser to go to the said terrace for repairs and maintenance of the tank/s and/or such other common facilities, at all reasonable times.



27. Any delay tolerated or indulgence shown by the Promoters in enforcing the terms of this Agreement or any forbearance or giving of time to the Promoters shall not be construed as a waiver on the part of the Promoters of any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser nor shall the same in any manner prejudice the rights of the Promoters.
28. The building to be constructed by the Promoters on the said property shall at all times be named "Vaibhav Chambers" and this name shall not at any time be altered or changed without the prior written consent and permission of the Promoters.
29. The Promoters shall be at liberty to sell, assign or otherwise deal with or dispose of their right, title and interest in the said property hereditaments and premises and the building constructed or hereafter to be erected thereon provided that the Promoters do not in any way affect or prejudice the right hereby granted in favour of the Purchaser.
30. The Purchaser hereby agree, undertake and covenants with the Promoters that neither the Purchaser, nor the said Association shall at any time hereafter limit, curtail, revoke, cancel or terminate any of the powers, rights, benefits, interests, privileges or authorities reserved by, or granted to the Promoters under this Agreement, or any other deed, document or writing that may be entered into and executed between the parties hereto, or those of the Promoters as mentioned herein, and the Purchaser and the said Association shall be bound and liable to render to the Promoters, all necessary assistance and co-operation, to enable them to exercise and avail of the same.
31. The Purchaser shall present this agreement for registration within the time prescribed by the Registration Act, 1908 and intimate to the Promoters the serial number under which the same is lodged for registration and thereafter the Promoters shall within the time limit prescribed by the Registration Act, 1908 attend such office and admit the execution thereof.
32. All letters, notices, circulars, receipts issued by the Promoters as contemplated by

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and under this Agreement shall be deemed to have been duly served/delivered to the Purchaser and shall discharge the Promoters completely and effectually of their obligations, if sent to the Purchaser under Certificate of Posting at the following address (or at any other address as may have been subsequently notified by the Purchaser as and by way of change of address) :

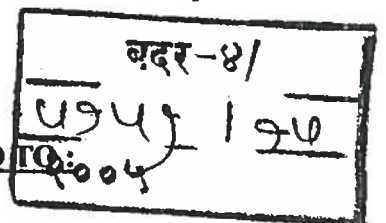
Bad Boys Entertainment Pvt. Ltd.  
Vaibhav Chambers,  
Opposite Income Tax office,  
Bandra - Kurla Complex,  
Bandra (East)  
Mumbai 400 051



33. This Agreement shall be subject to the provisions of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 or the Maharashtra Apartment Ownership Act (Mah Act. No.XV of 1971) whichever may be adopted by the Promoters and the rules made thereunder/said Act and the rules made thereunder.
34. All costs charges and expenses in connection with the formation of the said Association as well as the costs of preparing and engrossing the conveyance, stamp duty and registration charges thereof and all other agreements, transfer deed, or any other documents required to be executed by the Promoters as well as the entire professional costs of the Attorney of the Promoters for preparing and approving all such documents shall be borne and paid by the said Association or proportionately by all the holders of units in the said building. The share of the Purchaser in such costs, charges and expenses shall be paid by them immediately on demand.
35. The Stamp Duty and Registration charges payable on this agreement shall be borne and paid by the Purchasers alone.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands to this writing the day and the year hereinabove written.

THE FIRST SCHEDULE ABOVE REFERRED TO



ALL THAT piece or parcel of the land admeasuring 2208 sq mtrs. Bearing Plot No. 1 Survey No. 341 (PT) CTS NO. 629/1264 situates at Village Bandra (East), Mumbai 400 051 and within the Registration District and Sub-District of Bombay City and Suburban bounded as follow i.e. to say:

On or towards East : CTS No. 629/1267.  
On or towards West : 43 M wide road.  
On or towards North : Jagat Vidya Co-operative Housing Society Ltd.  
On or towards South : Rajiv Society and Temple.

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**THE SECOND SCHEDULE ABOVE REFERRED TO :**

*(Nature, extent and description of common areas and facilities/limited  
Common areas and facilities).*

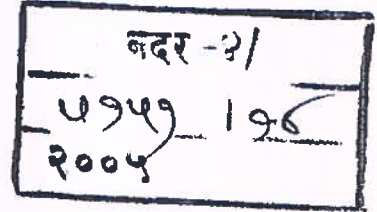
**List of common areas and facilities :**

1. Staircase.
2. Passage and Midlanding.
3. Common electric metre for common lights.
4. Lift.
5. Lift lobby.
6. Society's office.
8. Entrance Lobby.
9. Overhead water tanks located on topmost floor of the building means of access thereto along the main stair-case of the building and along the lifts to be provided in the building.
10. Septic tank, drainage, storm water drain, electric sub-station if constructed, electrical poles, watch-man cabin, underground water tank (with pumping rooms and other pumping arrangement).



**Limited common areas and facilities:**

Open/Stilt car parking spaces in the said building.



**Restricted areas :**

Attached terraces on the topmost and topmost but one floors of the building for the exclusive use of the purchaser of units with attached terraces on the topmost and topmost but one floors of the building.

SIGNED, SEALED AND DELIVERED by )  
the withinnamed Promoters )  
M/S. SHRADDHA BUILDERS )  
through their Partners )  
Mr. Subhash Vishnu Deshmukh and )  
Mr. Krishnakumar Pittie )  
in the presence of... )

For SHRADDHA BUILDERS,

*Subhash Vishnu Deshmukh*  
*Krishnakumar Pittie*

**PANVISA**

SIGNED, SEALED AND DELIVERED by )  
Withinnamed Confirming Party )  
ADHOC BOARD OF TRUSTEES OF )  
VIDARBHA VAIBHAV MANDIR TRUST )

through their duly Constituted Attorney )  
Mr. Subhash Vishnu Deshmukh and )  
Mr. Krishnakumar Pittie )  
in the presence of... )

*Khushy*



SIGNED AND DELIVERED )  
by the withinnamed Purchaser/s )  
**BAD BOYS ENTERTAINMENT PVT. LTD.** )  
through their Directors )

ARVIND GUPTA

**FOR BAD BOYS ENTERTAINMENT PRIVATE LIMITED,**

*Arvind Gupta*

**DIRECTOR.**

in the presence of ... )

### RECEIPT

Received of and from the withinnamed Purchaser the sum of Rs. 10,00,000/- (Rupees Ten Lacs only) being the part consideration payable by them to us as withinmentioned, details whereof are as under :

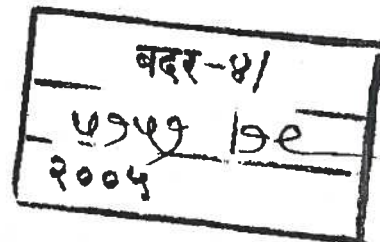
<u>Cheque No.</u>	<u>Date</u>	<u>Drawn on</u>	<u>Amount</u>
615601	04.10.2005	Oriental Bank of Commerce Prabhadevi Branch, Mumbai	10,00,000/-

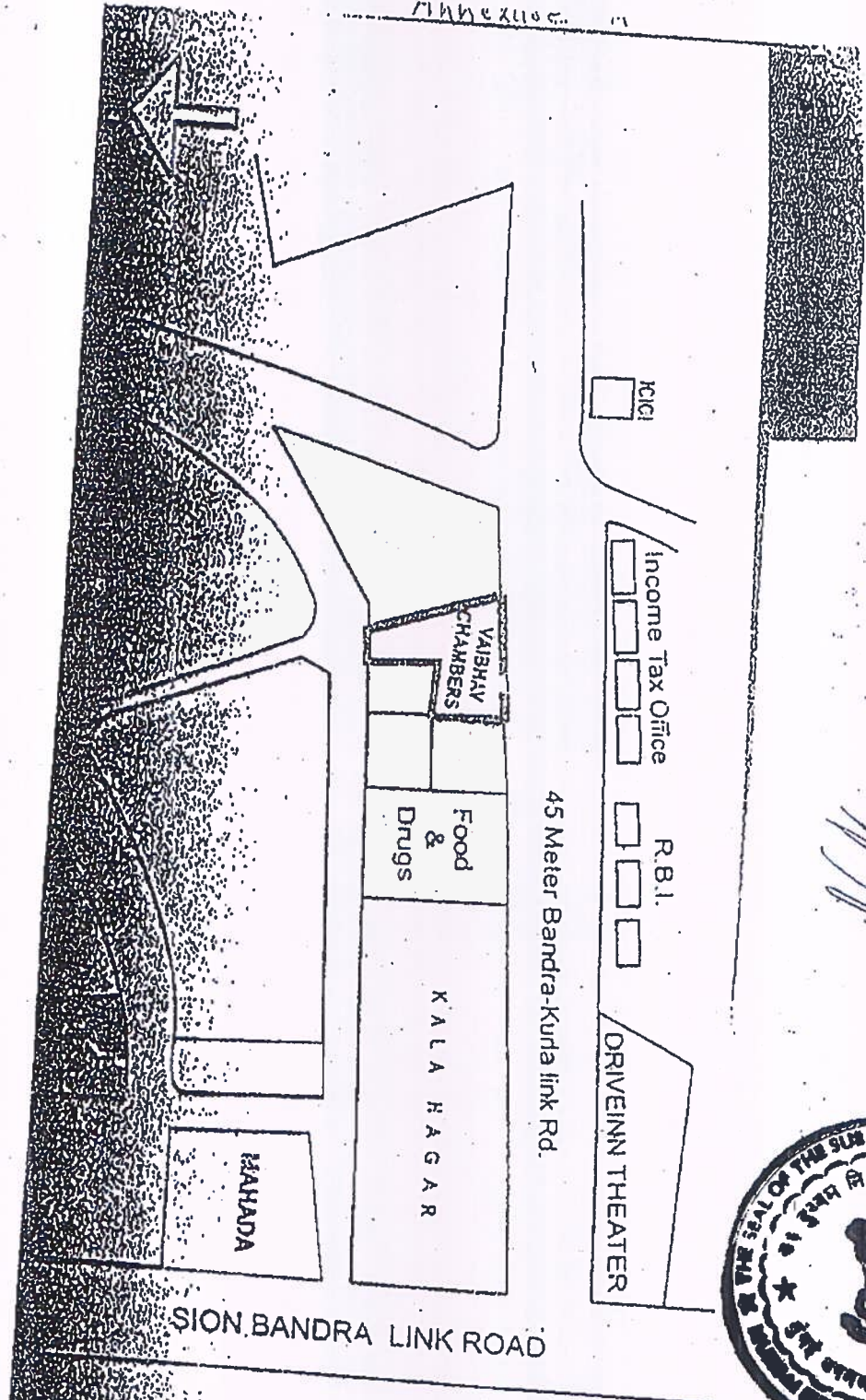
Total : 10,00,000/-

Witness:

WE SAY RECEIVED  
For M/S. SHRADDHA BUILDERS

*Khushy*  
Partner  
**(PROMOTERS)**





*Handwritten signature or initials.*



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Number  
 ०३४१,  
 P.P. Income Tax  
 Bandra Kurta Co  
 Mumbai - 400 05

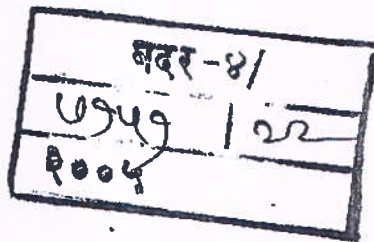




10 DEC 1999

No. CE/551/WS/AH of

6. That the sanitary arrangement shall not be carried out as per Municipal specifications and drainage layout will not be submitted before C.C.
7. That the R.U.T. and additional copy of plan shall not be submitted for agreeing to hand over the setback land free of compensation and that the setback handing over cft. will not be obtained from U.O. that the ownership of the setback land will not be transferred in the name of R.C.G.H. before C.C.
10. That the I.R. indemnifying the Corporation for damages, risks, accidents etc. and to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C./starting the work will not be submitted before C.C./starting the work.
11. That the requirements of N.O.C. of (i) B.S.E.S.Ltd. (ii) C.F.R. will not be obtained and the requisitions if any will not be complied with before occupation cft./R.C.C.
12. That the basement will not comply with basement rules and regulations and R.U.T. for not misusing the basement will not be submitted before C.C.
13. That the conditions mentioned in the release letter of E.E.D.P. under No.99/3/A/A-8898 dated 7.9.93 and No.99/3/A/A-8893 dated 28.11.1996 will not be complied with.
14. That the qualified/registered site supervisor through architect/structural engineer will not be appointed before applying for C.C.
15. That the extra water and sewerages charges will not be paid to A.E.W.U.H/West ward before C.C.
17. That the development charges as per M.R.T.P.(amendment) act, 1972 will not be paid.
18. That the R.U.T. in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible FSI shall not be submitted before asking for C.C.
19. That the N.O.C. from Society alongwith extract of General Body Resolution for development/additions and alterations will not be submitted before C.C.
20. That the requisite premium as intimated will not be paid before applying for C.C.
21. That the R.U.T. shall not be submitted for payment of difference in premium paid and calculated as per revised land rates.





10 DEC 1999

No. CE/551/NS/01 of

22. That the C.C. shall not be asked unless payment of advance fee providing treatment at construction site is made from Insecticide Officer and provision shall be made as and when required by the Insecticide Officer for inspection of water tanks by providing safe but stable ladder.

II. CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C.

23. That the notice in the form of appendix XVII of D.C.R. shall not be submitted on completion of plinth.

24. That H.D.C. from Civil Aviation department will not be obtained for the proposed height of the building.

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

25. That the separate vertical drain pipe, soil pipe with a separate gully trap, water main, O.H. tank etc. for Nursing home, user will not be provided and that the drainage system or the residential part of the building will not be affected.

26. That some of drains will not be laid internally with C.I. pipes.

27. That the dust bin will not be provided as per C.E.'s circular No. CE/9297/II dated 26.6.1978.

28. That the surface drainage arrangement will not be made in consultation with E.E. (S.M.D.) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate/B.C.C..

29. That the 10' wide paved pathway upto staircase will not be provided.

30. That the surrounding open spaces, parking spaces and terrace will not be kept open and unbuilt upon and will not be levelled and developed before requesting to grant permission to occupy the bldg. or submitting the B.C.C. whichever is earlier.

31. That the name plate/board showing plot no., name of the bldg. etc. shall not be displayed at a prominent place before O.C.C./B.C.C..

32. That the carriage entrance will not be provided before starting the work.

33. That the parking spaces will not be provided as per D.C.R.No.36.

34. That B.C.C. will not be obtained and IOD and debris deposit etc. will not be claimed for refund within a period of six years from the date of its payment.

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10 DEC 1999

No. CE/551/MS/WH

35. That every part of the building constructed and more particularly overhead water tank will not be provided with the proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder.

36. That the owner/developer will not hand over the possession to the prospective buyer before obtaining occupation permission.

37. That the letter box of appropriate size shall not be provided for all the tenements, at the ground floor.

38. That the infrastructural works such as construction of hand-holes/panholes, ducts for underground cables, concealed wiring inside the flats/rooms, rooms/space for telecom installations etc. required for providing telecom services shall not be provided.

39. That the regulation No.45 and 46 of D.C.Reg-1991 shall not be complied with.

40. That the revised R.C.C. drawing/designs, calculations shall be submitted through Licensed Structural Engineer.

**D) CONDITIONS TO BE COMPLIED WITH BEFORE R.C.C. ...**

i. That the cfl. u/s. 270-A of the B.M.C. Act will not be obtained from H.E.'s department regarding adequacy of water supply.



RECEIVED 12/11/99

*S. B. S. B. S.*  
10/12/99  
Executive Engineer Building Proposal (W.S.)  
H.R. K/East Wards.

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MUNICIPAL CORPORATION OF GREATER MUMBAI  
FORM 'A'  
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

DUPLICATES

No. CV 55 / BS / WS / AE / AD of  
COMMENCEMENT CERTIFICATE

Ex: Engineer Bldg. Proposal [W. 2.]  
H and K - Yards  
Municipal Office, R. K. Packer Marg,  
Bandra (West), Mumbai-400 050.  
This I.O.D./C.C. is issued subject  
to the provision of Urban Land  
Ceiling and Regulation Act, 1976

Shri. S.V. Deshmukh  
E.T.O. owner

at 30/3/2000

Sr.

With reference to your application No. 7055 dated 1/4/97 for Development  
Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional  
and Town Planning Act 1966, to carry out development and building permission under Section 346 of the  
Mumbai Municipal Corporation Act 1888 to erect a building.

To the development work of Bldg. CTS No. 629/1264  
at premises at Street Bandra East Plot  
No. 170 situated at Bandra East Ward 17 East

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 44 of the Maharashtra Regional & 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.  
(c) The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 42 of 45 of the Maharashtra Regional and Town Planning Act, 1966.

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

The Municipal Commissioner has appointed Shri S. R. BADVE  
Asst. Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This C.C. is valid upto 29-3-2001.

The Commencement Certificate is  
for carrying out the work up to Stilt height - 10' 6" only  
For and on behalf of Local Authority  
The Municipal Corporation of Greater Mumbai

SS / BS / WS / AE / AD  
FIFIED TRUE COPY  
N. I.O.D. / CO. / O.C.C. / D.C.C.

SD / - 30/3/2000  
Executive Eng./Assistant Eng. Building Proposals  
(Western Subs.) "H & K/West" "K/East & P/Wards"  
FOR

15/10/2000  
S.E.P. (WS) H&K/W; K/E, P, Wards  
MUNICIPAL CORPORATION FOR GREATER MUMBAI

17/10/00  
S.E.P.H.S

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न. भू. अ. वांद्रा  
 मुंबई उपनगर जिल्हा  
 चो. मिटर २२०८.००

व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) विस्था भार (भा)	साक्षात्कृत
११२२ ना. अण्णर नि. ता. मुंबई उप. न. मिल्हाधिकारी यांचे फडाल आदेश क्र. सी/४ डेस्क ३/एल.एन.डी २ चौ.सो गार २०११ दि. ३१/०७/८५ अन्वये २२०८.०० चो. मिटर. क्षेत्राची नविन मिल्हाफत प्रयोग उपरून त्यावर सत्ता प्रकर य काले दाराचे नांव दाखल केले		विदर्भ येभय गंदोर	०८/१०/१९९२ न. भू. अ.



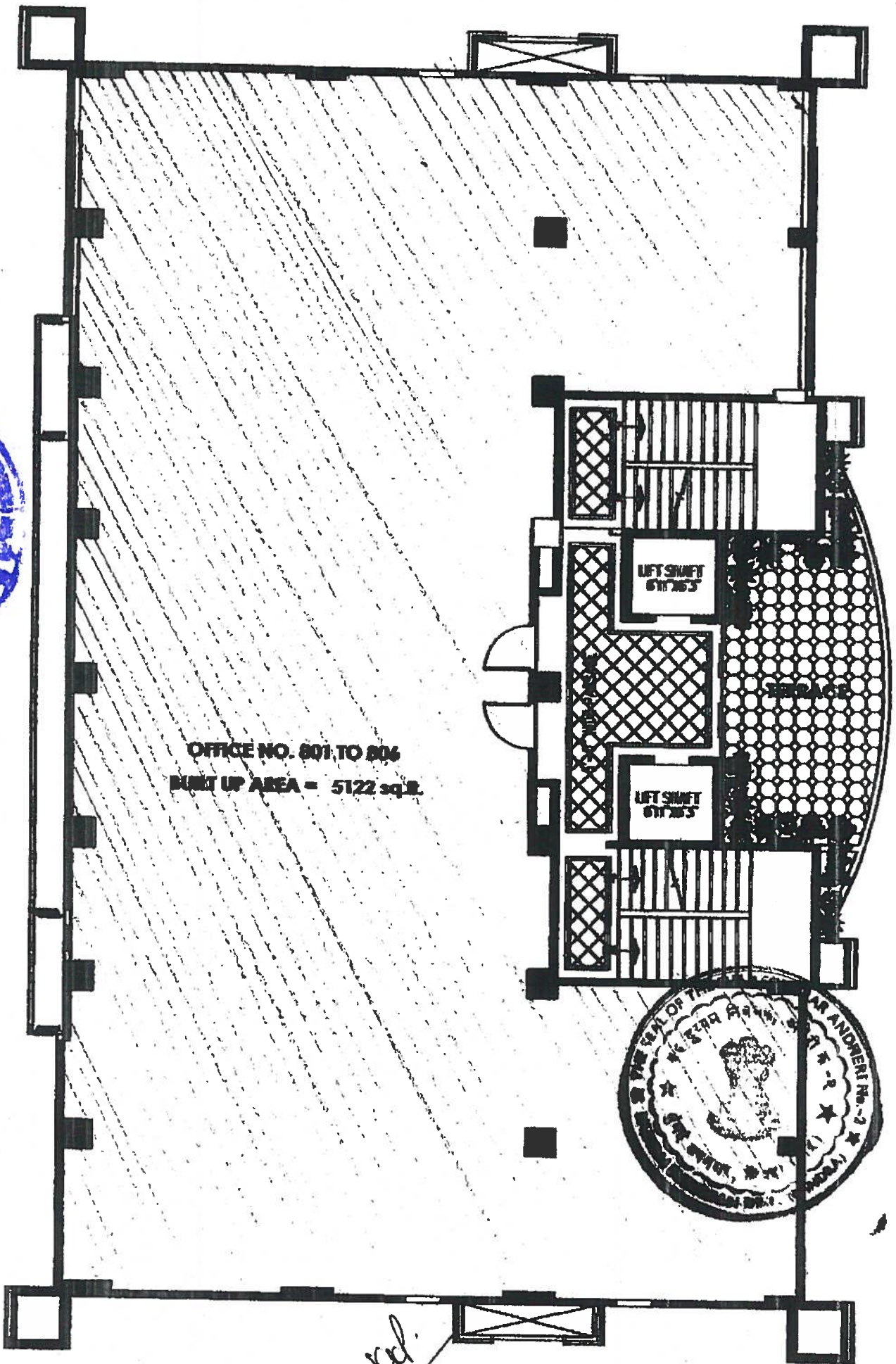
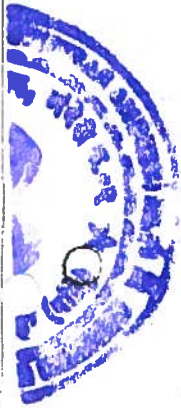
मूळ नक्का - ५८  
 मूळ तारीख ६/१२/०९  
 नवी तारीख ६/१२/०९  
 मूळ - १२०८५५१३  
 मूल्या २०००  
 ४००.००  
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 ४२००

खरी नक्का - न. भू. अ. वांद्रा  
 मुंबई उपनगर जिल्हा

सत्य - प्रतिलिपी.  
 अधिकाऱ्यांनी केल्या  
 उपनगर जिल्हा मुंबई

बदर - २/  
 ५९५५ / २६  
 २००५





OFFICE NO. 801 TO 806  
 BUILT UP AREA = 5122 sq.R.



*[Handwritten signature]*

Prof.

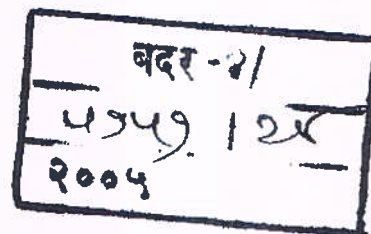
Anand Gupta

बदर-४/  
 ७१५१/१२०  
 ६००५

**ANNEXURE - E**

**LIST OF AMENITIES**

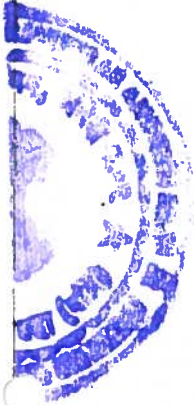
- Elegant architectural design.
- A striking exterior.
- Sophisticated interiors.
- A grand entrance and an impressive entrance foyer.
- High power lifts of a reputed make.
- Gleaming granite flooring in tile form.
- Concealed plumbing and wiring.
- Attractive landscaped surroundings.
- Ample parking space.
- Hi-tech security system with inter-com facility.





बदर-१/ 2

100Rs.



महाराष्ट्र MAHARASHTRA

महाराष्ट्र राज्य सरकार  
बंदी विस्तार कमी कर पीठ

B 076274

SHRADDHA BUILDERS  
5 FEB 2005

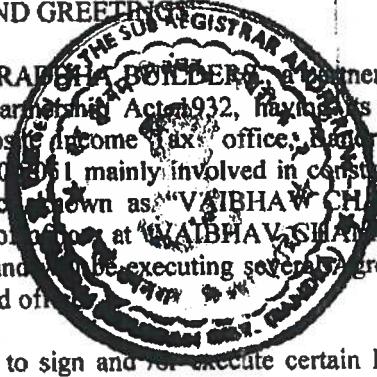
शुद्धि अधिकारी  
M. A. MORE

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS, We Subhash Vishnu Deshmukh and Krishna Kumar Pittie of Mumbai Indian inhabitant having our address. at Vaibhav Chambers, Opposite Income Tax office, Bandra - Kurla Complex, Bandra (East), Mumbai 400 051, SEND GREETINGS

WHEREAS, We are Partners in SHRADDHA BUILDERS, a Partnership firm, duly registered under the Indian Partnership Act, 1932, having its registered office at Vaibhav Chambers, Opposite Income Tax office, Bandra - Kurla Complex, Bandra (East), Mumbai 400 051 mainly involved in construction and development of Commercial Project known as "VAIBHAV CHAMBERS", and will be involved in Sale/Lease of property at "VAIBHAV CHAMBERS", to the prospective Purchasers/Lessee, and will be executing several agreement for sale/lease pertaining to above referred office.

AND WHEREAS We are required to sign and for execute certain Documents /Agreements/ Undertakings/ Declarations/ Papers in the name of Firm as Partners.



बदर-१/  
७१५१/२०  
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K.P.P.



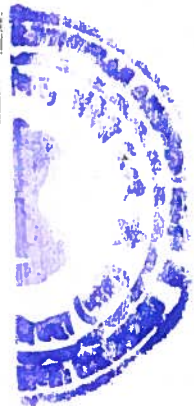


बदर-१/१६/०५

① 



② Koshup



बदर सुफलारम्भा आज तारीख १८/२/०५  
 श्री. विष्णु देशमुख वय -  
 कृष्णकुमार (पुत्र) वय -  
 दोन श.० केशव सेवार अन्वये त्वर को शिक्षामा  
 वांछा कृती को अन्वये असाध्य सु  
 यांनी मरणा काल हीसहित करन दिली व  
 त्याच्या ओळखी निघती (१) अन्वयाने जाण्या  
 ③ ५५५ शिबे  
 दोन श.० २५५ अन्वये असाध्य सु  
 सु ७५





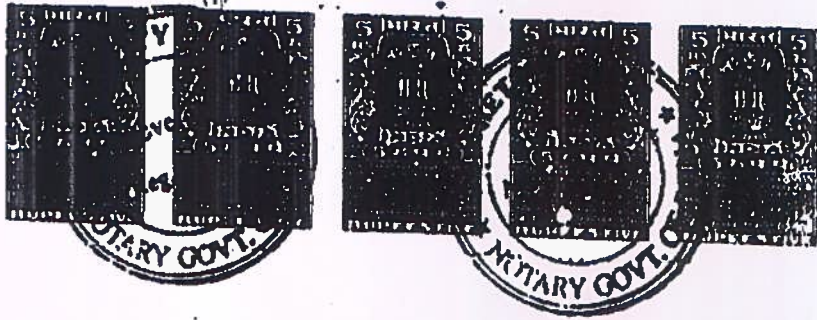
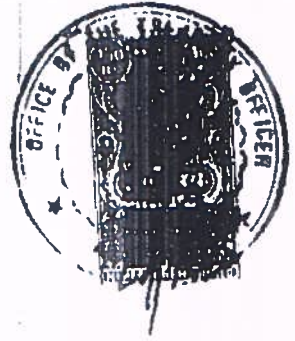
यांनी मरणा काल हीसहित करन दिली व

✓ P

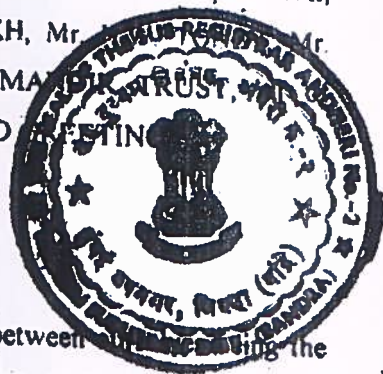
सह. दुय्यम निबंधक अंचेरी-१,  
हवई उपनगर जिल्हा.

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५५५ / १३९
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TO ALL TO WHOM THESE PRESENTS SHALL COME, WE Mr. R. S. GAVAI, Chief Trustee, Mr. G.G. LONEY, Mr. K. G. DESHMUKH, Mr. P.C.DIGHADE Trustees of VIDARBA VAIBHAV MANDIR TRUST, Mumbai Indian Inhabitants residing at Bombay only SEND



**WHEREAS:**

- (A) By an Agreement dated 28<sup>th</sup> NOV., 1999 made between the Vendors therein referred to of the FIRST PART AND MR. SUBHASH VISHNU DESHMUKH of M/S. SHRADHA BUILDERS, being the Developers therein referred to of the OTHER PART, we have agreed to construct and said M/s. SHRADDHA BUILDERS agreed to develop the properties more particularly described in schedule hereunder written for the consideration and upon the terms and conditions therein mentioned.

*[Signature]*  
 CHAIRMAN  
 AD.HOC BOARD OF TRUSTEES  
 VIDARBHA VAIBHAV MANDIR TRUST.

*[Signature]*  
 MEMBER

*[Signature]*  
*[Signature]*

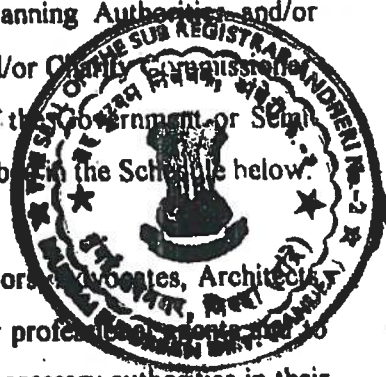
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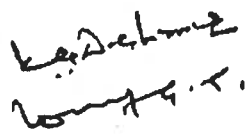
(B) AND WHEREAS pursuant to the said Agreement for Development we have agreed to execute the Power of Attorney in favour of nominee of SHRADDHA BUILDERS in order to enable Developer to take such steps and such actions set out herein.

NOW KNOW YE AND THESE PRESENTS WITNESSETH that we Mr. R S. GAVAL, Chief Trustee, Mr. G C LONEY, Mr. K C DESHMUKH, Mr. H W TONEY, Mr. P.C.DIGHADE do hereby jointly nominate, constitute and appoint MR. SUBHASH VISHNU DESHMUKH AND MR. KRISHNAKUMAR PITTIE of Mumbai Indian Inhabitants to be our true and lawful attorneys (herein after for brevity's sake to be referred to as "the said Attorneys") to do and execute all such acts and things in our names for development work. Duration of Power of Attorney shall be restricted till the time of completion of construction work and handing over the possession as agreed upon with the trust.

1. To carry on correspondences on our behalf and all concerned authorities including Government of Maharashtra and all its departments, Municipal Corporation of Greater Mumbai and/or Town planning Authorities and/or City Survey Officer, office of Collector Talathi and/or Charity Commissioner and/or Police Authorities and/or any authorities of the Government or State Government in respect of the said properties described in the Schedule below.
2. To nominate appoint, engage and authorise Solicitors, Advocates, Architects, Surveyors, Engineers, Sub-Contractors and other professional agents to sign and give warrants or Vakalatnamas or other necessary authorities in their favour and such other authorities in their favour as may be necessary and retainers from time to time and to revoke their appoints and pay their remunerated including special fees and charges.
3. In connection with or relating to the said immovable properties described in the Schedule hereunder written to take action against person or tenants, occupiers etc. in any Court to represent us in any Court of Law and to sign, all application, plaints, written statements, affidavits, Vakalatnamas, declarations and other proceedings as may from time time be found necessary proper or



  
  
  
 CHAIRMAN                      MEMBER  
 AD.HOC BOARD OF TRUSTEES  
 VIDARBHA VAIBHAV MAIDIA  
 TRUST.

2  


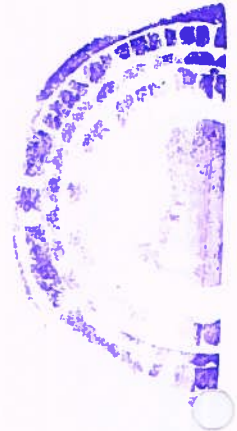
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५३५१/३३
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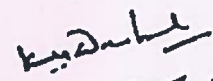
advisable and to settle or compromise such proceedings and/or enter upon any agreements relating to the said development of properties or to refer the same to arbitration or to otherwise deal with the same as effectively, to all intents and purposes as if we are acting in our person and for the purpose aforesaid to appoint Advocates/Solicitors and professionals and to sign, Vakalatnama and/or authorisations in our behalf put at Attorney's risk as to costs.

4. To initiate such of the legal, Civil and criminal proceedings against any person/s which may be necessary for management, preservations and control of the said properties and to prosecute and/or defend any of such proceedings and to affirm plaints, affidavits and all such other papers and writings as may be necessary for the said legal proceedings and also to engage Advocate/s for and in connection with the said legal proceedings.
5. To allow to commence the development work of the said properties and to take such of the action and steps as may be necessary to commence the said development work and to complete the said development work that to execute all such applications and writings as may be necessary.
6. To make applications to the authorities of the Municipal Corporation Greater Bombay and such other private and public authorities for making availability of water, electricity on the said properties that may be required for commencing the said development work and to complete the same and for that to execute necessary undertaking and bonds and to furnish necessary deposits to the authorities concerned.
7. To represent before the public, local and/or private authorities in respect of the said development of the properties and to take such of the action and things as may be necessary for effectually commencing the said development work and completing the same.
8. To manage the said property more particularly described in the Schedule hereunder written and to take such of the steps as may be necessary to manage and develop the said properties.



  
 CHAIRMAN  
 AD-HOC BOARD OF TRUSTEES  
 VIDARSHA VAIBHAV MAHIDIK  
 TRUST,

  
 MEMBER

3  
  
 K. S. T.

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9. To pay and discharge all our just and lawful debts, liabilities, premium, fees, deposits, taxes and levies in respect of the said properties and also to incur necessary expenditure in respect thereof.
10. To sign and execute all papers, correspondence and all other deeds and assurances and documents of any kind whatsoever which ourselves could have done for the completion of the said development work.
11. To attend to represent us before any officers or authorities of the Government of India or any other state or states or before all revenue, municipal public or other officers including those of Income Tax as occasion shall arise for any purpose connected with the said development work.
12. To take any actions and steps as our said attorney may deem fit and proper and necessary in the best interest of ourselves as well as in the best interest of the said properties.
13. To do all other acts and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purposes in the best interest of the properties.
14. To empower on our behalf in our names and to represent our before the City Survey authorities, land record authorities, Collector of Land revenue and assess or of municipal rates and taxes, town planning authorities, commissioner of police and municipal officers for the renewal of grant of the licences or permits or for any other purposes as may be necessary under any local act, rule or regulations and also to appear before any public or Government Officer or other authorities whomsoever.
15. In the interest of the development at Dadar site, subject to approval of FSI 2 by developer, Developer agrees to hand over area of 1365 sq. ft. Built-up to the presently occupier/<sup>tenants</sup> ~~Mr. Fernandes & M/s. MALHIND RESTAURANT~~ and an area of 7238 sq. ft. Built-up to the VIDARBHA VAIBHAV MANDIR TRUST against the total area of 8603 sq. ft. built-up as per drawings



*Handwritten signatures and initials:*  
 Wongs...  
 K...  
 M...  
 H...  
 MEMBER BOARD OF TRUSTEES  
 VIDARBHA TRUST

*Handwritten signatures:*  
 H...  
 162...  
 H...  
 K...  
 Wongs...  
 CHAIRMAN  
 AD.HOC BOARD OF TRUSTEES  
 VIDARBHA VAIBHAV MANDIR TRUST.  
 MEMBER  
 VIDARBHA TRUST.

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 10949 / 30  
 2004





submitted by VIDARBHA VAIBHAV MANDIR TRUST to M/S. SHRADDHA BUILDERS. Any additional area for the same site if approval by the B.M.C Developer will have right to retain the same with them.

16. To pay various deposits and scrutiny fees to the Municipal Corporation of Greater Mumbai and other concerned authorities as may be necessary for the purpose of obtaining sanctions for the development work on the said property and construction of the structures thereon and to claim refund of such deposits so paid by our said Attorney and to give valid and effectual receipts in our name and on my behalf in connection with the refund of such deposits.
17. To apply for and obtain the completion certificate and/or occupation certificate including part occupation certificate from the authorities concerned in respect of development of said property.
18. To sign and execute all writings which may be necessary for taking over possession from Collector, handing over and/or surrendering and/or transferring any portion of the said property falling in the set back area or under reservation to the BMC or any other concerned authority and to apply for and obtain in lieu thereof any additional F.S.I. for the purpose of utilising the same on the said property.
19. To obtain additional FSI rights by way of (Transfer of Development Right) and utilise the same upon the property and above the permitted FSI construction and for the purpose to obtain all required sanctions and confirmations and certificate from the Municipal Corporation of Greater Bombay and other concerned authorities.
20. To get the said property surveyed by all authorities including by Surveyors, Architects or S.L.R. authorities and upon such survey being done to execute Deed of Rectification, supplemental agreements or any other writings or writing confirming the variation of the area if any, of the said lands and to do all necessary acts, deeds, things and matters



*[Handwritten signature]*

CHAIRMAN  
AD.HOC BOARD OF TRUSTEES  
VIDARBHA VAIBHAV MANDIR  
TRUST.

*[Handwritten signature]*

MEMBER

*[Handwritten signature]*

बदर-४/
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including presenting and getting such documents registered with the authorities concerned and to go to the authorities including Municipal Revenue, etc.

21. In respect of constructed premises allocable to the Developers to make bookings for and confirm, sell or otherwise sell and transfer the premises/units to be constructed upon the said property to various allottees / purchasers and to appropriate sale proceeds received in respect thereof and to pass / give effective receipts for the same and for the purpose to sign in our name as a confirming party to any allotment letters, agreements for sale and other papers.

22. To sign and execute all such documents and writings as may be necessary for the effectual completion of the work of the said properties described in the Schedule hereunder written.

23. To execute such of the documents and writings as may be necessary and to lodge the same for Registration with the Sub-registrar of assurances at Mumbai and/or before any of the authority under the Registration Act to admit execution on or behalf of all the documents executed and to be executed in future.

24. AND GENERALLY to do and cause to be done all such things, acts and matters as our said attorney shall fit and proper for the purpose of development of the said immovable property as empty and as our said attorney could have personally done.

25. And we hereby agree and undertake to adopt, accept, rectify and confirm all and whatever our said attorney shall lawfully do or cause to be done in the premises aforesaid by virtue of these presents.

26. To substitute and appoint from time to time one or more attorney under the said attorney with the same or limited powers and to remove and discharge such substitutes or substitute at the pleasure of the said attorney



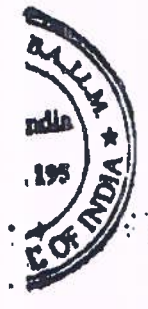
*[Signature]*  
CHAIRMAN  
AD.HOC PANEL OF MEMBERS  
VIDARBH. VARDH. TRUST.

*[Signature]*  
MEMBER

*[Signature]*  
HONGKONG T.

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may deem fit and proper. If the said attorney thinks fit and proper he shall be entitled to appoint such substitute with irrevocable powers conferring such powers as he may think fit and proper and in such powers as he may think fit and proper and in such event such proper of attorney shall not be revocable and I shall not revoke the same.

27. In order to enable the said Developers to carry out development of the said property we have agreed to execute an irrevocable power of attorney in favour of two nominees of the said Developers at the costs, expenses, risk and responsibility of the said Developers.

The said Development Agreement is stamped with the stamp duty payable as required under Article 5(g-a) of the Bombay Stamp Act, 1958 and is treated as main/principal document under Section 4 of the said Act and this Power of Attorney is treated as incidental and/or subsidiary document and stamped accordingly.

IN WITNESS WHEREOF WE Mr. R. S. GAVAI, Chief Trustee, Mr. G.G. LONEY, Mr. K. G. DESHMUKH, Mr. H.W. TONEY, Mr. P.C.DIGHADE herein to set and subscribe our respective hands at Bombay to this aforesaid 28<sup>th</sup> day of November 1999.



**THE SCHEDULE OF THE PROPERTIES ABOVE REFERRED**

1. **DADAR:**

All THAT piece or parcel of land or ground together with a dwelling house standing thereon situated, lying and being situated on Shankar Road, Dadar (West), Mumbai - 400 028, in the Registration District and Sub-District of Bombay City and Bombay Suburban and in the District of Bombay Suburban containing by admeasurement 399.65 sq. mtrs. And/or there about and registered in the books of Collector of Land Revenue' under old No. D/3798, 4608, 4027 and New Survey Nos. A/1865, and 4/1865 (part) and 1966 Part Cadastral Survey No. 1423 and 1425 (part) of Lower Parel



MEMBER  
OFFICE OF TRUSTEES  
MUMBAI MANDIR

CHAIRMAN  
/D.H.O. /OFFICE OF TRUSTEES  
VIDARBHAYA MANDIR TRUST.

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Division in 'G' Ward No. 3323 and 3324 of Street Nos. 64, 64A, 66, 66A and old Street No. 787, 788 and d784 and Final Plot No. 475 TPI-IV (Mahim) bounded as follow i.e. to pay:

- On or towards East : Bhawani Shankar Road,
- On or towards West : Property of Shri Harishankar Dadaji Kawley
- On or towards North : Property of Bhraman Seva Mandal
- On or towards South : Property of Shri Laxman Ramkrishna Kulkarni.

**BANDRA:**

ALL THAT piece or parcel of the land admeasuring 2208 sq mtrs. Bearing Plot No. 1 Survey No. 341 (PT) CTS NO. 629/1264 situate at Village Bandra (East), Bombay - 400 051 and within the Registration District and Sub-District of Bombay City and Suburban bounded as follow i.e. to say:

- On or towards East : CTS No. 629/1267
- On or towards West : 43 M wide road.
- On or towards North : Jagat Vidya Society.
- On or towards South : Rajiv Society and Temple



SIGNED SEALED AND DELIVERED )  
 by the WITHINNAMED )  
 1. Mr. R. S. GAVAI, Chief Trustee, )  
 2. Mr. G.G. LONEY )  
 3. Mr. K. G. DESHMUKH )  
 4. Mr. H.W. TONEY )  
 5. Mr. P.C.DIGHADE )  
 in the presence of .....

*[Handwritten signature]*  
 CHAIRMAN )  
 ADHOC BOARD OF TRUSTEES )  
 VIDARBHA VABHAY MANDIR )  
 TRUST. )

CHAIRMAN )  
 ADHOC BOARD OF TRUSTEES )  
 VIDARBHA VABHAY MANDIR )  
 TRUST. )

*[Handwritten signature]*  
 Mr. Ketan Mehta

ATTESTED BY MB

बदर-४/
७९५९ / ३०
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*[Handwritten signature]*  
 28/11/99

**S. K. SHETTY B.A.,LL.M.**  
 ADVOCATE  
 NOTARY GOVT. OF INDIA  
 8, "Prakash" Desant Street,  
 Santacruz (W), Mumbai - 400 054



06/08/2005

दुष्यम निबंधकः

दस्त गोषवारा भाग-1

बदर-4





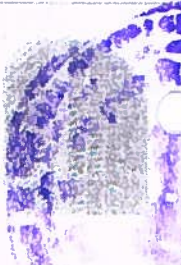
दस्त क्र 7151/2005

4:05:11 pm

अंशेरी 2 (अधेरी)

दस्त क्रमांक : 7151/2005

दस्ताची प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा छपा
1	<p>नाम: वेड वेंकज इन्स्टिट्यूट ऑफ बिजनेस मॅनेजमेंट अरविंद गुप्त</p> <p>पत्ता: चर/हॉल्ट नं -</p> <p>पत्तली/रस्ता -</p> <p>ईमेलची नाव: वेड वेंकज</p> <p>फोन नं -</p> <p>पेट: चर/हॉल्ट, गाव: कुर्ला तालुका/जिल्हा</p> <p>सह: नाव:-</p> <p>पेट:-</p>	<p>लिहून घेणार</p> <p>वय 29</p> <p>सही</p> <p><i>Arvind Gupta</i></p>		
2	<p>नाम: शे अरविंद विठ्ठल वी भार्गवदार सुभाष वी देशमुख व कृष्णकुमार विठ्ठल या दादातर्फे मुखत्यार मदनलाल एम भावराज</p> <p>पत्ता: चर/हॉल्ट नं -</p> <p>पत्तली/रस्ता -</p> <p>ईमेलची नाव: वेड वेंकज</p> <p>फोन नं -</p>	<p>लिहून घेणार</p> <p>वय 52</p> <p>सही</p> <p><i>Madam M</i></p>		
3	<p>नाम: वेड वेंकज इन्स्टिट्यूट ऑफ बिजनेस मॅनेजमेंट अरविंद गुप्त मुखत्यार सुभाष वी देशमुख व कृष्णकुमार विठ्ठल या दादातर्फे मुखत्यार मदनलाल एम भावराज</p> <p>पत्ता: चर/हॉल्ट नं -</p> <p>पत्तली/रस्ता -</p> <p>ईमेलची नाव: वेड वेंकज</p> <p>फोन नं -</p>	<p>मान्यता देणार</p> <p>वय 52</p> <p>सही</p> <p><i>Madam M</i></p>		



बदर-४/  
७१५१/२००५  
२००५

दस्त गोषवारा भाग - 2

वदर4

दस्त क्रमांक (7151/2005)

दस्त क्र. [वदर4-7151-2005] चा गोषवारा  
याजार मुल्य : 27740065 मोघदला 19000000 भरलेले मुद्रांक शुल्क : 1387100

दस्त हजर केल्याचा दिनांक : 06/08/2005 03:53 PM  
निष्पादनाचा दिनांक : 06/08/2005  
दस्त हजर करणा-याची सही :

*Anand Gupta*

दस्ताचा प्रकार : 25) करारनामा  
शिकका क्र. 1 ची वेळ : (सादरीकरण) 06/08/2005 03:53 PM  
शिकका क्र. 2 ची वेळ : (फी) 06/08/2005 04:02 PM  
शिकका क्र. 3 ची वेळ : (कबुली) 06/08/2005 04:04 PM  
शिकका क्र. 4 ची वेळ : (ओळख) 06/08/2005 04:05 PM

दस्त नोंद केल्याचा दिनांक : 06/08/2005 04:05 PM

ओळख :

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

1) गीता मेराई - - , घर/फ्लॅट नं. -

गल्ली/रस्ता: -

ईमारतीचे नाव: सकल्य

ईमारत नं: -

पेट/वसाहत: जनकल्याण नगर

शहर/गाव:-

तालुका: गालाड

पिन: -

2) सत्यवाग जाधव - - , घर/फ्लॅट नं: वरीलप्रमाणे

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

पावती क्र.: 7153 दिनांक: 06/08/2005  
पावतीचे वर्णन  
नांव: बॅंड बॉगज इंटररेटमेन्ट प्रा लि चे संचालक  
अरविंद गुप्ता - -

30000 : नोंदणी फी  
840 : नक्कल (अ. 11(1)), पृष्ठांकनाधी नक्कल  
(अ. 11(2)),  
रुजवाल (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

30840: एकूण

दु. निबंधकाची सही, अंधेरी 2 (अंधेरी)

बदर-8/  
0749/09  
2005

प्रमाणित करण्यात येते की, या  
दस्तामध्ये परकूण ... पाने आहेत.

सह. मुख्यम निबंधक अंधेरी क्र. २,  
मुंबई उपनगर जिल्हा.

दु. निबंधकाची सही  
अंधेरी 2 (अंधेरी)



खरी प्रत

सह. मुख्यम निबंधक, अंधेरी क्र. २,  
मुंबई उपनगर जिल्हा.

बदर-8/0749/2005

पुस्तक क्र. १, क्रमांक वर

मोदला

दिनांक: 08/08/05

सह. मुख्यम निबंधक, अंधेरी-२,  
मुंबई उपनगर जिल्हा.



श्री/श्री. रोहित धवाली

यांना ता. दि. 5/06/18 च्या पावती क्र. 6605

अर्जाद्वारा संपादन झाले

दि. 12/06/2018

18

सह. मुख्यम निबंधक, अंधेरी-२



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1910



दुय्यम निबंधक: अंधेरी 2 (अंधेरी)

दस्तक्रमांक व वर्ष: 7151/2005

नोंदणी 63 म.

Wednesday, June 20, 2018

सूची क्र. दोन INDEX NO. II

Regn. 63 m.e.

3:04:37 PM

गावाचे नाव : बांद्रा

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व वाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 19,000,000.00  
बा.भा. रु. 27,740,065.00

(2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

(1) सिटिएस क्र.: 629/1264/-/- वर्णन: विभागाचे नाव - बांद्रा - पुर्व ( अंधेरी ), उपविभागाचे नाव - 29/167 - भुभाग: उत्तरेस सांताक्रुझ - चेंबुर लीक रोड, पुर्वेस व दक्षिणेस गाव सीमा / खाडी व पश्चिमेस द्रुतगती मार्ग. सदर मिळकत सि.टी.एस. नंबर - 629 मध्ये आहे. कार्यालय नं. 801 ते 806 , 8 वा मजला, वैभव चेंबर्स

(3) क्षेत्रफळ

(1) वांधीव मिळकतीचे क्षेत्रफळ 476.02 चौ.मी. आहे.

(4) आकारणी किंवा जुडी देण्यात असेल तेव्हा

(1)-

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

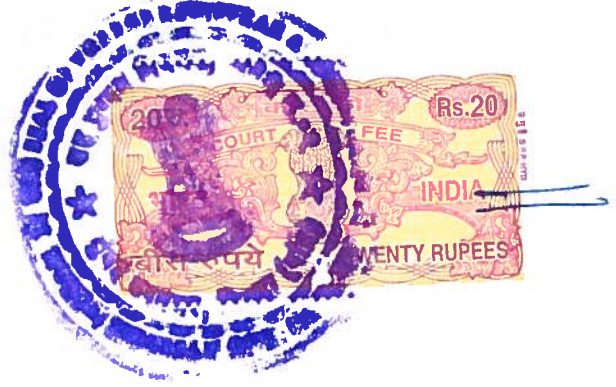
(1) मे श्रध्दा विल्डर्स चे भागीदार सुभाष व्ही देशमुख व कृष्णकुमार पित्ती या दोघांतर्फे मुखत्यार मदनलाल एम मकवाना - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: वैभव चेंबर्स ; ईमारत नं: -; पेठ/वसाहत: बांद्रा कुर्ला कॉम्प्लेक्स ; शहर/गाव: -; तालुका: -; पिन: 51; पॅन नम्बर: -.

(2) अॅडहॉक बोर्ड ऑफ ट्रस्ट ऑफ विर्दभ वैभव मंंदीर ट्रस्ट तर्फे मुखत्यार सुभाष विष्णु देशमुख व कृष्णकुमार पित्ती व या दोघांतर्फे मुखत्यार मदनलाल मेघराज मकवाना - -; घर/फ्लॅट नं: वरीलप्रमाणे ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.

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

(1) बॅंड बॉयज इंटरटेन्मेंट प्रा लि चे संचालक अरविंद गुप्ता - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: वैभव चेंबर्स ; ईमारत नं: -; पेठ/वसाहत: बांद्रा कुर्ला कॉम्प्लेक्स ; शहर/गाव: -; तालुका: बांद्रा पू ; पिन: 51; पॅन नम्बर: -.

(7) दिनांक करून दिल्याचा 06/08/2005  
(8) नोंदणीचा 06/08/2005  
(9) अनुक्रमांक, खंड व पृष्ठ 7151 /2005  
(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 1387025.00  
(11) बाजारभावाप्रमाणे नोंदणी रु 30000.00  
(12) शेरा



खरी पत्त

सह. दुय्यम निबंधक, अंधेरी क्र. २,  
मुंबई उपनगर जिल्हा.



श्री / सौ. उतेश हाणेकर  
यांना त्यांचे दि. 20/06/18 च्या पावती क्र. 7303  
अर्जानुसार नक्कल दिली  
दि. 21/06/2018



