

Share Certificate No. 19

Member's Regn. No. _____

No. of Shares 5

Share Certificate

RIDDHI GARDENS BLDG. H1-H2 CO-OPERATIVE HOUSING SOCIETY LTD.

Film City Road, MALAD (EAST), MUMBAI - 400 097.

(Registered under the Maharashtra Co-operative Societies Act, 1960)

Registration No. MUM/W-P/HSG/TC/11739 of 2002-2003 Date 10.10.2002

This is to certify that Shri/ Smt. /M/s. MR. ABHAY GARG & MRS. SAMEERA A. GARG
(H1-401) is the Registered Holder of (FIVE) fully paid up shares

of Rs. FIFTY each numbered from 91 to 95 both inclusive, in

RIDDHI GARDENS BLDG. H1-H2

Subject to the Bye-laws of the said Society

Given under the Common Seal of the said Society on _____

this 22nd day of FEBRUARY 04



Authorised

M.C. Member

[Signature]

Secretary

[Signature]

Chairman

GENERAL STAMP
 EXTENDED SALES COUNTER
 MMRDA BLDG, BANDRA (E)
 MUMBAI - 400 051.
 MAH/GSO/010

27620/-
 0027670
 12.5.00
 00047
 # 111268042
 12 MAY 2000

INDIA 281993 MAHARASHTRA

Handwritten signature
 DY. SUPERINTENDENT OF STAMPS.
 BANDRA.

Handwritten notes:
 12th day of May - 2000
 12th
 12th

ARTICLES OF AGREEMENT made at Mumbai this 12th

day of May - 2000, BETWEEN MESSERS HARASIDDH CORPORATION, a Partnership Firm registered under the provisions of the Indian Partnership Act, having its principal place of business at 1, Bapuji Niwas, 6th Road, Santacruz (E), Mumbai 400 055, hereinafter called "THE PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean the partners for the time being and from time to time of the said firm, the survivors or survivor of them, their or his heirs, executors, administrators and assigns) of the ONE PART, AND SHRI/SMT KUMARI ABHAY RAMASHRAY GARG & Smt SAMEERA ABHAY GARG of Mumbai, Indian inhabitant, residing at FLAT NO. 4, GROUND FLOOR 'SADHNA' NANDA PATKAR ROAD, VILE PARLE (E) MUMBAI - 400057 hereinafter called "THE FLAT PURCHASERS" (which expression shall unless it

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RIDDHI GARDENS

: 2 :

be repugnant to the context or meaning thereof be deemed to mean and include this/her/their heirs, executors, administrators and assigns) of the OTHER PART

WHEREAS :

(i) (1) SHRI KRISHNAJI MAHADEO TIKEKAR, (2) SMT. SNEHAPRABHA KRISHNAJI TIKEKAR, (3) DHANANJAY K. TIKEKAR, (4) RAVINDRA K. TIKEKAR, (5) KUM. JYOTI K. TIKEKAR (6) SMT. ALKA MEGHESHYAM NAIK DESAI, all of Mumbai, Indian inhabitants (hereinafter referred to as "The Original Owners") are the owners of or otherwise well and sufficiently entitled inter alia to all that vacant pieces or parcels of land situate at Village Malad and more particularly described in the schedule hereunder written (hereinafter referred to as "The Said Property") ;

(ii) By agreements made between the Original Owners on the one hand and the Promoters herein on the other hand, the Original owners agreed to give to the Promoters the development rights in respect of and ultimately to sell to the Promoters the said property on the terms and conditions contained therein ;

(iii) The Promoters have taken possession of the property from the said Original Owners.

(iv) By a Deed of Confirmation cum Rectification dated 25th July 1996, registered with the Sub-Registrar of Assurances at Bandra under Serial No. 4583 of 1996, entered into between the Original owners on the one hand and the Promoters on the other hand, all the aforesaid Agreements/letters of possession have been rectified and confirmed on the terms and conditions therein contained;


S. C. Sang


- (v) By virtue of the afore stated Agreements/Writings the Promoters have the sole and exclusive right to sell the flats/shops in the said building/s to be constructed by the Promoters on the said property and to enter into Agreements with the Purchasers of the flats/shops and to receive the sale price in respect thereof;
- (vi) The copies of Certificate of Title issued by the Attorney-at-law or Advocate of the Promoters, the copy of the Plan of the flat agreed to be purchased by the Flat Purchaser approved by the concerned local authority have been annexed hereto;
- (vii) The Promoters have proposed to construct on the said land a new multi-storied building ground and upper floors (hereinafter referred to as "the said building");
- (viii) The Promoters have entered into a Standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;
- (ix) The Promoters have appointed a Structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoters accept the professional supervision of the Architect and the Structural Engineer till the completion of the building;
- (x) Permission / N. O. C, for development of the said land has been obtained from the Competent Authority under the provisions of the Urban Land (Ceiling and Regulation) Act, 1976, under No. C/ULC/D-V/6(i)/SR-II/148/959.

[Handwritten signature]



(vi) Prior to making the application as aforesaid, as required by the Provisions of Maharashtra Co-operative Societies Act, 1960 (Maharashtra Act No. XXIV of 1960) and the Urban Land (Ceiling and Regulation) Act, 1976 the Flat Purchaser has made a declaration to the effect firstly, that neither the Flat Purchaser nor the members of the family (family as defined under the Urban Land (Ceiling and Regulation Act, 1976) of the Flat Purchaser own a tenement or house or a building within the limits of Bombay;

(xvii) Relying upon the said application, declaration and agreement, the Promoters have agreed to sell to the Flat Purchaser a Flat at the price and on the terms and conditions hereinafter appearing;

(xviii) Under Section 4 of the said Act the Promoters are required to execute written agreement for sale of the said Flat to the Flat Purchasers, being in fact these presents and also to register the same in accordance with the provisions of the Indian Registration Act;

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

The Promoters shall construct the said buildings consisting of ground and upper floors on the said property in accordance with the plans, designs, specifications approved by the concerned local authority and which have been seen and approved by the Flat Purchaser with only such variations and modifications as the Promoters may consider necessary or as may be required by the concerned local authority/ the Government to be made in them or any of them.

2. The Flat Purchaser hereby agrees to purchase from the Promoters and the Promoters hereby agree to sell to the Flat Purchaser one Flat/Shop No. 401 of carpet area measuring 430 sq. feet (which is inclusive of the area of balconies) on the 4th Floor of building H1 thereof as shown in the Floor Plan hereto annexed (hereinafter referred to as "the Flat") for the price of Rs. 5,35,500/- (Rupees Five, lakhs thirty five thousand five hundred only)



THE SCHEDULE ABOVE REFERRED TO

All those piece or parcel of land with structure standing thereon situate, lying and being in the Village of Malad in Borivali Taluka of Bombay Suburban District and Registration Sub-District of Bandra, bearing :-

- Survey No. 239 Hissa No. 5 (C.T. S. No. 827 (pt)),
- Survey No. 253, Hissa No. 2/1/2 (C.T. S. No. 692 (pt)),
- Survey No. 253, Hissa No. 2/1/3 (pt) (C.T. S. No. 692 (pt)),
- Survey No. 255, Hissa No. 1/2/3 (C.T. S. No. 677 (pt)),
- Survey No. 255, Hissa No. 1/2/1 (pt) (C.T. S. No. 677 (pt)),

amalgamated and subdivided as :

- (a) C.T. S. No. 677B/1 admeasuring 12,071.00 Sq. Mts.
- (b) C.T. S. No. 677B/2 admeasuring 1,059.80 Sq. Mts.
- (c) C.T. S. No. 677B/5 admeasuring 76.70 Sq. Mts.

Totally admeasuring 13,207.50 sq. mts. and bounded as follows :

- On the North : By 60' D. P. Road and C. T. S. No. 827 (pt)
- On the South : By C. T. S. No. 677B/3
- On the East : By C. T. S. No. 692 (pt)
- On the West : By C. T. S. No. 610 (pt)

SIGNED, SEALED AND DELIVERED
by the withinnamed "PROMOTERS"

MESSERS HARASIDDH CORPORATION

in the presence of Hemant Jarwala
(HEMANT JARWALA)

}
} For Harasiddh Corporation
[Signature]
Partner

SIGNED, SEALED AND DELIVERED

by the withinnamed "FLAT PURCHASER"

SHRI/SMT. ~~KUMARI~~ Abhang Ramesh Chandra Gargy
Smt. Sameera Abhang Gargy

[Signature]
[Signature]

in the presence of [Signature]

(NITIN GARG)



You have furnished us an Undertaking of even date representing inter alia that the said Agreements are valid and subsisting and have not been terminated and that the said co-owners have received the entire consideration payable by you thereunder and have put you in vacant possession of the said property and that you have and/or shall apply for and obtain all requisite permissions, exemptions and sanctions as required under the provisions of the Urban Land (Ceiling and Regulation) Act, 1976, the Maharashtra Regional and Town Planning Act, 1966, Bombay Municipal Corporation Act and other applicable law for development of the said property.

Subject to what is heretofore stated, in our opinion you are entitled to develop upon the said property more particularly described in the Schedule hereof and to sell premises constructed thereon to third parties on ownership basis with good and marketable title.

THE SCHEDULE ABOVE REFERRED TO

All those piece or parcel of land with structure standing thereon situate, lying and being in the Village of Malad in Borivali Taluka of Bombay Suburban District and Registration Sub-District of Bandra, bearing :-

- Survey No. 239 Hissa No. 5 (C.T. S. No. 827 (pt)),
 - Survey No. 253, Hissa No. 2/1/2 (C.T. S. No. 692 (pt)),
 - Survey No. 253, Hissa No. 2/1/3 (pt) (C.T. S. No. 692 (pt)),
 - Survey No. 255, Hissa No. 1/2/3 (C.T. S. No. 677 (pt)),
 - Survey No. 255, Hissa No. 1/2/1 (pt) (C.T. S. No. 677 (pt)),
- amalgamated and subdivided as :

- (a) C.T. S. No. 677B/1 admeasuring 12,071.00 Sq. Mts.
- (b) C.T. S. No. 677B/2 admeasuring 1,059.80 Sq. Mts.
- (c) C.T. S. No. 677B/5 admeasuring 76.70 Sq. Mts.

Totally admeasuring 13,207.50 sq. mts. and bounded as follows :

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- On the East : By C. T. S. No. 692 (pt)
- On the West : By C. T. S. No. 610 (pt)

Mumbai, dated this 24th day of June, 1999

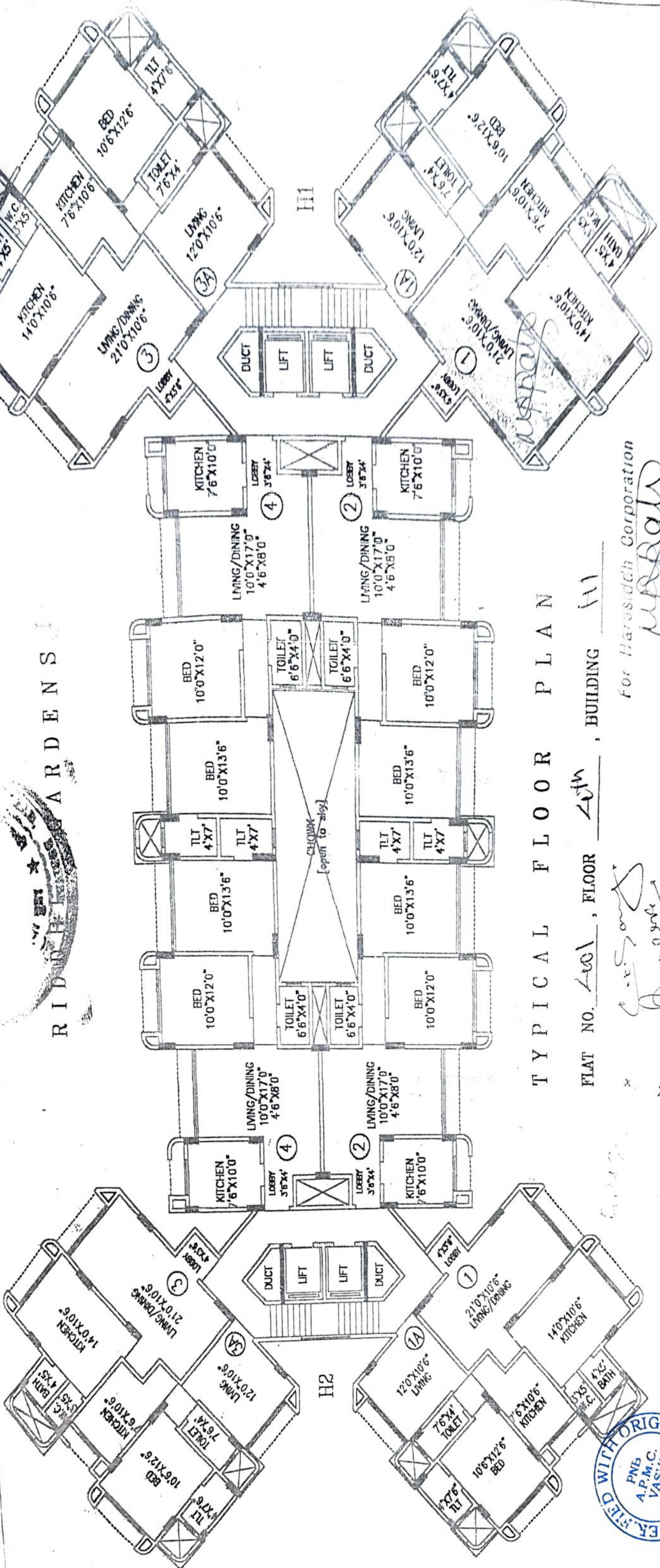
Yours faithfully,

(Sd/-)


C.K. Sang




RIDDEBEL BUILDERS



TYPICAL FLOOR PLAN

FLAT NO. 201, FLOOR 20th, BUILDING H1

For Harasiddh Corporation

Partner



10. Eng. Bldg Prop. (W.S.) P.W.M. View

St. Bhabhanand Ambedkar Market Bldg.

Local: (West) Bombay - 400 007.

MUNICIPAL CORPORATION OF GREATER BOMBAY

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

CHE/ 920 /BP (WS)/AP/AR

13 AUG 1996

COMMENCEMENT CERTIFICATE

To:

Shri M.P. Patel,

C.A. to K.M. Tikekar & Others,

Sir,

With reference to your application No. 2235 dated 28.8.95 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 1888 to erect a building To the development work at Bldg.No.1, sub-plot 'A', C.T.S. No. 827 (Pt), 677 (Pt), 692 (Pt),

at premises at Street off Goregaon Mulund Link Road,

Village Malad (R)

Plot No. -

situated at Dindoshi

Ward P/N

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 Bombay 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 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 Bombay is contravened or not complied with.
 - (c) The Municipal Commissioner of Greater Bombay 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.
7. The condition 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.

Shri P.S. Thette

The Municipal Commissioner has appointed 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 upto 1st slab i.e. stilt only.

For and on behalf of Local Authority
 The Municipal Corporation of Greater Bombay
 Asst. Engineer, Building Proposal (West Sub.)
 P. & R. Wards
 FOR
 MUNICIPAL COMMISSIONER FOR GREATER BOMBAY


13/8/96

WITH ORIGINAL
 PNB
 A.P.M.C.
 VASILI
 386400

Handwritten signatures and initials at the bottom left of the page.


1) This c.c. is now further extended upto 4th Floor
i.e. upto 5th slab level only.

25 MAR 1997


25/3/97
A.E.B.P (W.S) P.

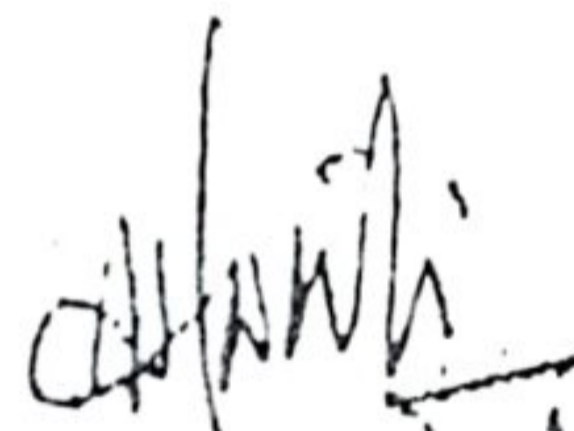
(2) This c.c. is now further extended upto 7th floor
(to entire work) as per amended plan dated 06-3-97.

18 DEC 1998


18/12/98
A.E.B.P. P/W

3) This c.c. is now further extended upto 7th floor
(to entire work) as per amended plan dated
10/3/1999.

12 APR 1999


12/4/99
A.E.B.P. P/A


C. S. Sanghvi




3022

क्रमांक न. बीबहर/२/२०००
मूल्य २०००/-
२२ तारीख

पान नं ५१३
५१५२

आजालभावे श्री निवाला
प. १.

नोंदणी ८१६०

शेरे

वसुध (विनिवेश) ३

१२

४

२२२०

याजण्याचे दरम्यान सह दुय्यम
निबंधक बांद्रा यांचे कार्यालयता वर
जिजा.

(Signature)

(Signature)

सह दुय्यम निबंधक बीबहर
बीबहर जयनगर जिजा

(Signature)

सह दुय्यम निबंधक बीबहर
सुभद्र जयनगर जिजा

① ११६ पुणे जिल्हा पेट्रोल डीपॉजिट - १२६६६६
श्री. हेमंत जरीवाल - व.म. - १५००००
५, विल्डींग १ "अ"
सेक्टर न्यू, एच. व्ही रोड,
बांद्रा (प.) पुणे-४०० ०५४, ह. निवाला - १२६६६६

② ११७ पुणे जिल्हा पेट्रोल डीपॉजिट - १२६६६६

③ ११८ पुणे जिल्हा पेट्रोल डीपॉजिट - १२६६६६

.....

.....

.....

① *(Signature)*

② *(Signature)*

③ *(Signature)*

④ ११९ पुणे जिल्हा पेट्रोल डीपॉजिट - १२६६६६

⑤ १२० पुणे जिल्हा पेट्रोल डीपॉजिट - १२६६६६

.....

① *(Signature)*

(Signature)

.....



MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. CHE/6920/BP(WS)/AP OF

E 9 MAR 2000

To

Shri Mukul P. Patel
C. A. to K.M. Tikekar & Others,
Co-Owners.

Office of the
Ex Eng. Bldg. Prop. (W. S) P & R Ward
Dr. Babasaheb Ambedkar Market Bldg,
Kandivall (West), Mumbai-400 057.

Subject : Permission to occupy the completed bldg.
No.1, on plot A, bearing C.T.S.No. 677B/1,
of Village Malad/East, off. Goregaon Mulund
Link Road, Malad/East.

Sir,

Reference : Your Architect letter dated 3.1.2000.

The full development work of Bldg.No.1, i.e. Riddhi Garden
(H1 & H2 Type) on plot 'A', situated at Village Malad/East, at Goregaon
Mulund Link Road, CTS No. 677B/1, is completed under the supervision
Shri A. R. Karnik, Licenced Surveyor, having Licence No. K/167, Shri
Salim H. Mansuri, Licenced Structural Engineer, having Lic
No.STR/M/58 and Licenced Site Supervisor, Shri Salim H. Mansuri
having Licence No. M/72/SS-I, may be occupied on the following con
ditions :

1. That the certificates U/s 270A of B.M.C.Act shall be obtained
from A.E.W.W. P\North Ward and a certified copy of the same
shall be submitted to this office.
2. That all the terms and conditions of the approved layout/
subdivision/amalgamation shall be complied with.
4. That the D.I.L.R.'s certificate for transfer of ownership
of D.P.Road in the name of M.C.G.M. shall be submitted before
B.C.C.
5. That all the requisition of O.C.C. shall be complied with
B.C.C. shall be obtained within 6 months hereof otherwise
deposit shall be forfeited.

A set of plan duly signed is returned herewith for your
record please.

Yours faithfully,

Encl. - 1 set of
approved plan.

TRUE COPY

Salim H. Mansuri

SALIM H. MANSURI
ARCHITECT, ENGINEER & B.C.C. CONSULTANT
1, ... 6th Road.

Ex. Engineer. Bldg. Prop.
(W. S.) P & R/W