



पावती

Original/Duplicate

Friday, November 01, 2013
7:50 PMनोंदणी क्र. :39म
Regn.:39M

पावती क्र.: 10815 दिनांक: 01/11/2013

मावाचे नाव: खारखर

दस्तऐवजाचा अनुक्रमांक: पवल4-10370-2013

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: मे. शाह ग्रुप विल्डर्स लि, तर्फे डायरेक्टर निरव एन शाह - -

नोंदणी फी ₹. 30000.00

दस्त हाताळणी फी ₹. 1180.00

डाटा एन्ट्री ₹. 20.00

पृष्ठांची संख्या: 59

एकूण: ₹. 31200.00

आपणास मूळ दस्त, संवनेल प्रिंट व सीडी अंदाजे 8:07 PM ह्या दिनेस मिळेल

Joint Sub Registrar Panvel 4

वाजार मुल्य: ₹.708501870 /-

मोबदला: सह. दुय्यम निबंधक पनवेल क्र. ४

भरलेले मुद्रांक शुल्क :

₹. 30000000/-

2,83,40,100/-

1) देयकाचा प्रकार: By Demand Draft रक्कम: ₹.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 024715 दिनांक: 31/10/2013

बँकेचे नाव व पत्ता: Central Bank of India

2) देयकाचा प्रकार: By Cash रक्कम: ₹ 1200/-



01/11/2013

सूची क्र.2

दुय्यम निबंधक : सह. दु.नि. पनवेल 4

दस्त.क्रमांक : 10370/2013

नोंदणी :

Regn:63m

वाचने नाव : 1) खारघर

(1)विलेखाचा प्रकार	करारनामा
(2)भोवदला	708501870
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी घेतो की पट्टेदार ते तमुद करावे)	708501870
(4) भू-मापन,पोटहिम्ना व घरक्रमांक (अनल्यास)	1) पालिकेचे नाव:रायगडइतर वर्णन :, इतर माहिती, इतर माहिती: प्लॉट नं 23 व 24,सेक्टर 20,खारघर,ता.पनवेल,जि.रायगड...शेक 7014.870 चौ.मी. खुली जागा(मदरचा दस्त हा भाडेपट्टा कारारनामा आहे.)((Plot Number : 23 व 24 :))
(5) क्षेत्रफळ	1) 7014.870 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून घेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अनल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मिदको लि., तर्फे अधिकारी जि. एस.अश्रवाय - - वय:-55: पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: सी. बी. डी, वेलापूर,तकी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अनल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे. शाह ग्रुप विल्डर्स लि. तर्फे डायरेक्टर निरव एन शाह - - वय:-33: पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: मे.17,वाशी,तकी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AAJCS8586M
(9) दस्तऐवज करून दिल्याचा दिनांक	01/11/2013
(10)दस्त नोंदणी केल्याचा दिनांक	01/11/2013
(11)अनुक्रमांक,खंड व पृष्ठ	10370/2013
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	30000000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



सह. दुय्यम निबंधक पनवेल क्र. ४

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

8-55 113

IDBI BANK

(CHEMBUR)

ग्राहक प्रति Customer's Copy क्र.सं. St. No. 8201
तलिकां प्रकाश

खता सं. Acct. No. 01837200010066-111113
आईटीसीआई बैंक खाता खती ड्यूटी Idbi bank A/C stamp duty

दस्तावेज के प्रकार Type of Document	Agreement	
स्टाम्प के प्रकार Type of Stamp	विशेष एडेसिव Special Adhesive	
फ्रैंकिंग मूल्य Franking Value	₹. Rs.	283401904
सेवा प्रभार Service Charges	₹. Rs.	101/-
कुल Total	₹. Rs.	28340200

स्टाम्प ड्यूटी भुगतान करने वाले का नाम व पता Name & Address of stamp duty paying party
Mrs. Shah Group Builders
Ltd. opp. 232323
Sec-17 Vashi Mumbai

ड्राइंग/चेक सं. DD / Cheque No. 024713

बैंक पर आहरित Drawn on Bank



प्रेता / आवेदन के प्रार्थक. Signature of Purchaser / Applicant
(बैंक के प्रयोग के लिए For Bank's Use only)

डी सी सं. DC No. तारीख Date :

फ्रैंकिंग मूल्य क्र. सं. Franking Sr. No.

अधिकृत/अनुमोदित By
(नाम, पता व हस्ताक्षर Sign, Name & Pta)

[Signature]
ASSYT. MARKETING OFFICER
MM (II) CIDEO LTD.

M/S. SHAH GROUP BUILDERS LIMITED

[Signature]
Director

पवल-४
90300/2023
9/ye



PERMISSION / LICENCE TO ENTER UPON THE LAND

I/WE, ~~SHRI~~ / MESSRS Mrs. SHAH GROUP BUILDERS LTD.

HAVE THIS 01 DAY OF Nov. 2013 RECEIVED

POSSESSION OF PLOT NO. 23124, ROAD NO. - ADMEASURING

AREA OF 7014.870 SQ. METRES IN SECTOR NO. 20

PERTAINING TO REVENUE VILLAGE Kharghar, TALUKA Panvel,

DISTRICT Raigad EAR MARKED FOR Residential cum Commercial PURPOSE

AS PER DEMARCATION ON SITE AND SHOWN ON THE ENCLOSED PLAN BY
RED COLOUR & AS PER THE PERMISSION/LICENSE GRANTED.

~~Handwritten signature~~
HANDED OVER
ASSTT. MARKETING OFFICER
MM (II) CIDEO LTD.



TAKEN OVER
MIS. SHAH GROUP BUILDERS LIMITED

पवल-8	
90300	2013
3/4e	

~~Handwritten signature~~
Director

पं. नं. ल-४
१०३०० रो. नं.
४/५९



MIR. SHAMSHAD AHMED & CO. REGISTRARS

४-१५-५९
१०३
५९

Page No.



महाराष्ट्र MAHARASHTRA



जिल्हा कोषागार कार्यालय,
ठाणे.
28 OCT 2013
मुद्रांक प्रमुख लिपीक/लिपीक
28/10/2013

संतोष स्टॅम्प वेन्डर HT 860405

मु.क्र. 49, प्रभात सेंटर, सेक्टर-१८, सी.बी.डी., नवी मुंबई
अ.क्र. ९१५४ दिनांक २९ NOV 2013
मांच MIS. SHAH GROUP BUILDERS LIMITED
रा. Neoh) को. mehal
मो.क्र. १०० या न्यायिक/गैर न्यायिक
परचक्रा क्र. ८/२००३
अभिलेख परचक्रा क्र. ९२०९००
श्री. एल. सी. काळनूलकर
मुद्रांक विक्रेता

प व ल - ४
१०३७० २०१३
५/५८

Agreement to Lease
Between
CIDCO LTD
AND.

M/S. SHAH Group Builders LTD.
through their Director
Mr. Nitay. N. Shah
Plot No. 23 & 24, Sector 20 Khorykar



ASSTT. MARKETING OFFICER
MM (II) CIDCO LTD.

M/S. SHAH GROUP BUILDERS LIMITED
Director

पवल-४
 १०३००/२०१३
 ६६/५९

Joint Sub-Registrar
 PAVEL - 4



M/S. RAH GROUP BUILDERS LIMITED

Director

23224
CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

N-2034190L

पवल-४
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०१/१८

FOR RESIDENTIAL-CUM-COMMERCIAL AGREEMENT TO LEASE

AN AGREEMENT made at CBD, Belapur the 01 day of Nov Two Thousand Thirteen BETWEEN THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.,

a Company incorporated under the Companies Act, 1956 (1 of 1956) and having its registered office at 'Nirmal' 2nd floor, Nariman Point, Mumbai - 400 021 (hereinafter referred to as "the Corporation" which expression shall where the context so admits, be deemed to include its successors and assigns) of the One Part AND (1) Name of Person _____

Of (Address and Occupation) _____

(hereinafter referred to as "the Licensee" which expression shall, where context so admits be deemed to include his heirs, executors, administrators and representatives).

(2) Name of Person _____ (Address and Occupation) _____ and (Name of Person) _____

of Address and Occupation _____

and (Name of Person) _____ of Address and Occupation _____

(hereinafter collectively referred to as "the Licensee" which expression shall, where the context so admits, be deemed to include their respective heirs, executors, administrators and representatives) (3) and (4) (Name of Person) _____ of Address _____ and (Name of Person) _____ of Address _____

all carrying on business in partnership at _____ of the Firm or Syndicate _____ under the name and style of _____ (Name of firm of syndicate) _____ registered under the Indian Partnership Act 1932 _____

(hereinafter referred to as "the Licensee" which expression shall where the context so admits, be deemed to include all the partners of the said firm, their representatives, heirs, executors and administrators).



55785
155951
R. 7500000/-P85509
INDIA STAMP DUTY MAHARASHTRA
Industrial Development Bank of India Ltd. Stamp No. 13-16, Surety Estate-4, Shree Trombay Road, Chembur, Mumbai-400071.
D-SSTPVVC.R.1007/08/05/2013-14
NOV 01 2013 16:32

(2)-(2) when Licensees (a) are more than one individual

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155957
R. 5840190/-P85509
INDIA STAMP DUTY MAHARASHTRA
Industrial Development Bank of India Ltd. Stamp No. 13-16, Surety Estate-4, Shree Trombay Road, Chembur, Mumbai-400071.
D-SSTPVVC.R.1007/08/05/2013-14
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(3)-(4) the Licensee is registered firm or syndicate

IDBI BANK LTD. (CHEMBUR) Authorised Signatory

IDBI BANK LTD. (CHEMBUR) Authorised Signatory

IDBI BANK LTD. (CHEMBUR) Authorised Signatory

IDBI BANK LTD. (CHEMBUR) Authorised Signatory

IDBI BANK LTD. (CHEMBUR) Authorised Signatory

IDBI BANK LTD. (CHEMBUR) Authorised Signatory

Industrial Development Bank of India Ltd. Stamp No. 13-16, Surety Estate-4, Shree Trombay Road, Chembur, Mumbai-400071.
D-SSTPVVC.R.1007/08/05/2013-14

55784
108952
R. 7500000/-P85509
INDIA STAMP DUTY MAHARASHTRA
Industrial Development Bank of India Ltd. Stamp No. 13-16, Surety Estate-4, Shree Trombay Road, Chembur, Mumbai-400071.
D-SSTPVVC.R.1007/08/05/2013-14
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Industrial Development Bank of India Ltd. Stamp No. 13-16, Surety Estate-4, Shree Trombay Road, Chembur, Mumbai-400071.
D-SSTPVVC.R.1007/08/05/2013-14

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155950
R. 7500000/-P85509
INDIA STAMP DUTY MAHARASHTRA
Industrial Development Bank of India Ltd. Stamp No. 13-16, Surety Estate-4, Shree Trombay Road, Chembur, Mumbai-400071.
D-SSTPVVC.R.1007/08/05/2013-14
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M/S. SHAH GROUP BUILDERS LIMITED

ASSTY. MARKETING OFFICER MM (II) CIDCO LTD.

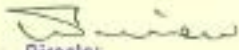
Director

expression shall include any other officer of the Corporation as may be notified by the Corpn. from time to time by a general or special order, a sum of Rs. 70,85,01870/- (Rupees Seventy Crores Eighty Five Lacs one thousand Eight Hundred Seventy only. being the full premium agreed to be paid by the Licensee to the Corporation.

THIS AGREEMENT WITNESSES AND NOW IT IS HEREBY MUTUALLY AGREED AS FOLLOWS :

RESIDENTIAL-CUM-COMMERCIAL : 
ASSTT. MARKETING OFFICER
MM (II) CIDCO LTD.
M/S. SHAH GROUP BUILDERS LIMITED

1. During the period of ^{Five} ~~Four~~ years from the date hereof, the Licensee shall have licence and authority only to enter upon the said land for the purpose of erecting a building or buildings for residential purpose except that the ground floor thereof will be permitted to be used for shopping and for no other purpose and until the grant of lease as provided hereinafter, the licensee shall be deemed to be mere Licensee of the said land at the same rent and subject to the same terms including the liability for payment of service charges to the Corporation as if the lease has been actually executed. The Licensee shall not use or permit to be used any part of the said building or buildings otherwise than the purpose specified herein.


 Director

2. Nothing in these presents contained shall be construed as a demise in law of the said land hereby agreed to be demised or any part thereof so as to give to the Licensee any legal interest therein until the lease hereby provided shall be executed and registered but the Licensee shall only have a licence to enter upon the said land for the purpose of performing this Agreement. The Licensee shall not be entitled to transfer or assign his rights and interest in or benefits under this agreement in favour of any person or persons provided that if he intends to have a lease in the name of a Co-operative Housing Society or a Company or an Association or Apartment of Owners constituted of the buyers of Apartment in building constructed on the said land, he will be permitted to do so if he has complied with all the terms and conditions of this Agreement and further such transfer purports to be a conveyance of his rights, title and interest in the said land building thereon in the performance of his obligation under Section 11 and other applicable provisions of the Maharashtra Ownership Flats (Regulations of the promotion of Construction, sale, Management and Transfer) Act 1963 or any other corresponding law for the time being in force.

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ASSTT. MARKETING OFFICER
MM (II) CIDCO LTD.

M/S. SHAH GROUP BUILDERS LIMITED

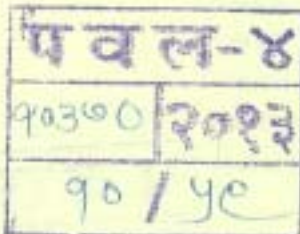

 Director

27/02/2023

3. The Licensee hereby agrees to observe and perform the stipulations following, that is to say :-

SUBMISSION OF PLANS FOR APPROVAL :

- (a) That they will within six months of the date hereof, submit to the Town Planning Officer of the Corporation/NMMC for his approval the plans, elevations, sections, specifications and details of the buildings hereby agreed by the Licensee to be erected on the said land and the Licensee shall at their own cost and as often as they may be called upon to do so, amend, all or any such plans, elevations, details and specifications shall be finally approved by the TPO and signed by him, the Licensee shall sign and leave with him three copies thereof and also three copies of any further conditions or stipulations which may be agreed upon between the Licensee and the TPO. Provided that the building or buildings hereby agreed by the Licensee to be so constructed shall not be less than 50% of the permissible FSI under the provisions of CIDCO General Development Control regulations for New Bombay, 1975.



PLANS TO COMPLY WITH THE FOLLOWING RULES :

- aa) i) The Maximum permissible floor space index as defined by the CIDCO General Development Control Regulations for New Bombay 1975 shall be 1.5 (one point five only)
- ii) The Maximum height upto which the building shall be constructed shall be 30.10 metres.
- iii) The maximum height of a room in the building shall be less than 4.27 metres. In case any room where height is 4.27 metres or more, the area of such room shall be counted twice for the computation of F.S.I.



FENCING DURING CONSTRUCTION :

- b) That the said shall be fenced properly by the Licensee at their expenses within a period of 2 months from the date hereof. The Licensee shall not encroach upon any adjoining land, road, pathway or footpath of the Corporation in any manner whatsoever. Any such encroachment shall be deemed to be a breach of this Agreement without prejudice to the generality of the rights and remedies of the Corporation in respect of such breach, the Managing Director shall be at liberty to remove or cause to be removed any such encroachment at the risk and cost of the Licensee and dispose of any tool, implement, material or thing involved in such encroachment and to recover expenses of such removal and disposal from the Licensee.

NO WORK TO BEGIN UNTIL PLANS ARE APPROVED M/S. SHAH GROUP BUILDERS LIMITED

- (c) That no work shall be commenced or carried out which infringes CIDCO General Development Control Regulations for New Bombay,

1975 or any other law for the time being in force as regards construction of a building on the said land and until the said plans, elevations, sections, specifications and details shall have been so approved as aforesaid and thereafter they shall not make any alterations or additions thereto unless such alterations and additions shall have been in like manner approved previously.

TIME LIMITS FOR COMMENCEMENT AND COMPLETION OF CONSTRUCTION WORK :

(d) That they shall within a period of ⁸ months from the date hereof commence and within a period of ⁴ years from the date hereof at their own expense and in a substantial and workman-like manner and with new and sound materials and in compliance with the said Development Control Regulations and any other law, for the time being in force and in strict accordance with the approved plans, elevations, sections, specification and details to the satisfaction of the Town Planning Officer and comfortably to the building lines marked on the plan and completely finish fit for occupation a building to be used as residential-cum-commercial building with all requisite drains and other proper convenience thereto. Provided that the building or buildings hereby agreed by the Licensee to be so constructed shall not be less than 50% of the permissible floor space index under the provisions of the CIDCO General Development Control Regulations for New Bombay, 1975.

M/S. SHAH GROUP BUILDERS LIMITED
Shah
Director

RATE AND TAXES :

(e) That they will pay all rates, taxes charges, claims and outgoing chargeable against an owner or occupier in respect of the said land any building erected thereon.

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११ / ५८

PAYMENT OF SERVICE CHARGES :

(f) That they will, on the efflux of ⁵ years from the date hereof or from the date of obtaining a Completion and Occupancy Certificate from the Corporation whichever is earlier, make to the Corporation a yearly payment at a rate as may be determined and notified from time to time by the Corporation as their contribution to the cost of establishing and maintaining civic amenities such as roads, water, drainage, conservancy for the said land regardless of the extent of benefit derived by them from such amenities provided that no payment shall be made one year after such civic amenities have been transferred to a local authority constituted under any law from the time being in force. The payment hereunder shall be paid on the first day of January in each year or within 20 days therefrom.

Shah
Director



Shah
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4511, MARKETING OFFICER
MM (II) CIDCO LTD.

M/S. SHAH GROUP BUILDERS LIMITED

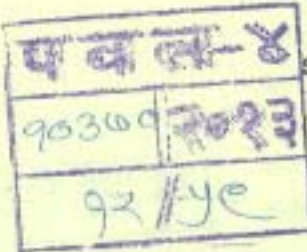
Shah
Director

PAYMENT OF LAND REVENUE :

- (g) That they shall pay the land revenue and cesses assessed or which may be assessed on the said land.

INDEMNITY :

- (h) That they will keep the Corporation indemnified against any and all claims for damage which may be caused to any adjoining buildings or other premises in consequence of the execution of the aforesaid works and also against all payments whatsoever which during the progress of the work may become payable or be demanded by any Local Authority or authority in respect of the said works or of anything done under the authority herein contained.



SANITATION :

- (i) That they shall observe and conform to the CIDCO General Development Control Regulations for New Bombay, 1975 or any other law for the time being in force relating to public health and sanitation and shall provide sufficient latrine accommodation and other sanitary arrangement for the labourers and workmen employed during the construction of the buildings on the said land in order to keep the said land and its surroundings clean and in good condition to the entire satisfaction of the Managing Director and shall not, without the consent in writing of the Managing Director, permit any labourers or workmen to reside upon the said land and in the event of such consent being given, shall comply strictly with the terms thereof.



EXCAVATION :

- That they will not make any excavation upon any part of the said land or remove any stone, earth or other material therefrom except so far as may, in the opinion of the Managing Director be necessary for the purpose of forming the foundations of the building and compound walls and executing the works authorised by this Agreement.

NOT TO AFFIX OF DISPLAY SIGN-BOARDS, ADVERTISEMENT ETC. :

- (k) That he/they/it shall not affix or display or permit to be affixed or displayed on the said land or buildings erected thereon any sign boards, sky-signs, neon signs or advertisements painted or illuminated or otherwise unless the consent in writing of the Managing Director shall have previously been obtained thereto.

NUISANCE :

- (l) That he/they/it shall not at any time do, cause or permit any nuisance in or upon the said land and in particular shall not use or permit the said land to be used for what is not granted.

INSURANCE :

- (m) That he/they/it shall as soon as any building to be erected on the said land shall be roofed, insure and keep insured the same in his/their/its name against damage by fire for an amount equal to the cost of such building and shall on request produce to the Managing Director a policy or policies of insurance and receipts for the payment of last premium and shall forthwith apply all moneys received by virtue of such insurance in rebuilding or reinstating the building.

RECOVERY OF ANY SUM DUE TO THE CORPORATION :

- (n) Where any sum payable to the Corporation by the Licensee under this Agreement is not paid, the Corporation shall be entitled to recover such sum as arrears of land revenue, pursuant to paragraph 6 of the schedule to the said Act. Whether any sum is so payable by the licensee, shall be determined by the Corporation and every determination by the Corporation in this behalf shall not be disputed by the Licensee and shall be final and binding upon him/them/it.

RESTRICTION AGAINST APPOINTMENT OF AGENT BY A POWER OF ATTORNEY OR OTHERWISE :

- (o) The Licensee shall not appoint any person as his/their/its agent by a power of Attorney or otherwise, for the purpose of this Agreement except his/her spouse, father, mother, brother, sister or a major child and if the Licensee shall be a Company, Society or such body Corporate, its Officer or Servant.

EXPLANATION :

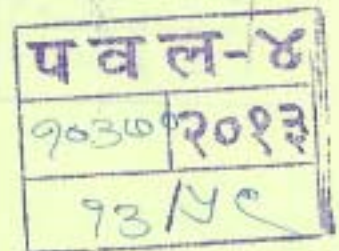
The Board vide its Resolution No. 8083 dtd. 28.02.2000 relaxed condition in all agreement regarding restrictions on appointment of Agent / Power of Attorney only in case of first transaction.

POWER TO TERMINATE AGREEMENT :

4. Should the Town Planning Officer not approve the plans, elevations, sections, specifications and details whether originally submitted within the time hereinbefore stipulated, the Managing Director may by notice in writing to the Licensee, revoke the licence and re-enter upon the said land and thereupon the licence shall come to an end.

POWER OF CORPORATION :

5. Until the building and works have been completed and certified as



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Director

completed in accordance with Clause 7 hereof, the Corporation shall have the following rights and powers :

TO ENTER UPON LAND :

- (a) The right of the Managing Director and Officer and servants of the Corporation acting under his directions at all reasonable times to enter upon the said land to view the state and progress of the work and for all other reasonable purpose .

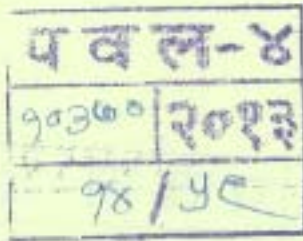
TO RESUME LAND :

- (b) Power (i) in case the Licensee (i) shall fail to submit to the Town Planning Officer of the Corporation for his approval the plans, elevation, sections, specification and details of the building agreed by the Licensee to be erected on the said land, to commence the erection of the said building and to complete the said building within the time prescribed hereinbefore for the performance of each act and in accordance with the stipulations hereinbefore contained (time in each respect being intended to be of the essence of the contract) or (ii) shall not proceed with the works with due diligence or shall fail to observe any of the stipulations on his part herein contained the Corporation shall have the powers and liberty to revoke the licence hereby granted to the Licensee and to restrain the Licensee, its agents, servants to enter upon the said land and thereupon this Agreement shall cease and terminate and all erections and materials, plants and things upon the said land shall not withstanding any enactment for the time being in force to the contrary belong to the Corporation without making any compensation or allowance to the Licensee for and without making any payment to the Licensee for refund or repayment of any premium paid by him/hem/it without prejudice nevertheless to all other legal rights and remedies of the Corporation against the Licensee.

- (ii) to continue the said land in the Licensee's occupation on payment of such fine or premium as may be decided upon by the Managing Director.

- (iii) to direct removal or alteration of any building or structure erected or used contrary to the condition of the grant within the time prescribed in that behalf and on such removal or alteration not being carried out within the time prescribed, cause the same to be carried out and recovered the cost of carrying out the same from the Licensee.

- (iv) all building materials and plant which shall have been brought upon the said land by or for the Licensee for the purpose of erecting such building as aforesaid shall be considered



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immediately attached to the said land and no part thereof other than defective or improper materials (remove for the purpose of being replaced by proper materials) shall be removed from the said land without the previous consent of the Managing Director until the grant of the completion.

EXPLANATION - 1.

Any delay or omission to exercise the right or power accruing to the Corporation under the foregoing sub-clause (i) of clause (b) hereof and any extension, accommodation, consent, compromise, release indulgence or forbearance granted or shown by the Corporation to the Licensee shall not be construed as a waiver of the Corporation's such right and power under the said sub-clause (i) clause (b).

EXPLANATION - 2.

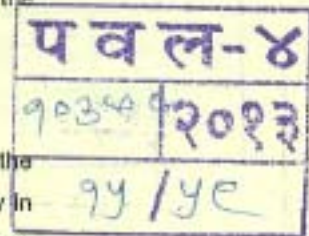
Nothing contained in the foregoing clauses shall be construed to suffer from, in consistency to derogate from the rights and powers reserved to the Corporation under the respective clauses and exercisable by the Corporation at any time. The Licensee hereby agrees and declares that he will set up no defence based on such inconsistency to impung the exercise of any right or power by the Corporation.

EXTENSION OF TIME :

6. Without prejudice to the right, powers and remedies of the Corporation, in the foregoing clause, the Managing Director may in his discretion give notice to the Licensee of his intention to enforce the Licensee's Agreement herein contained or may fix any extended period for the completion of the building and the works for the said period mentioned in clause 3 (d) above, if he is satisfied that the building and works could not be completed within the prescribed time for reason beyond the control of the Licensee and if the Licensee shall agree to pay additional premium at the scale provided by Regulation No. 7 of the New Bombay Disposal of Loans Regulation, 1975 made and amended from time to time by the Corporation under the provisions of the said Act and thereupon the obligations herein under of the Licensee to complete the building and to accept a lease shall be taken to refer to such extended period.

GRANT OF LEASE :

7. As soon as the Town Planning Officer has certified that the building and works have been erected in accordance with the terms hereof and if the Licensee shall have observed all the stipulations and conditions hereinbefore contained, the Corporation will grant and the Licensee will accept a lease (which shall be executed by the



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parties in duplicate) of the said land and the building erected thereon for the term of 60 years from the date hereof at the yearly rent of Rupees One hundred only.

COMPLIANCE WITH MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966, AND THE NEW BOMBAY DISPOSAL OF LANDS REGULATIONS, 1975 :

7A. It is hereby agreed and declared by and between the parties hereto that the Corporation has agreed to lease the said land to the Licensee and the Licensee has agreed to have such lease upon the terms and conditions herein and subject to Section 118 and other applicable provisions of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act XXXVII of 1966) and rules and regulations made thereunder including the New Bombay Disposal of Lands Regulations 1975 for the time being in force.

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FORM OF LEASE :

3. The lease shall be prepared in duplicate in accordance with the annexed form of lease with such modifications and additions thereto as may be determined by the Corporation and all costs, charges and expenses of and incidental to the execution of this Agreement and its duplicate shall be borne and paid by the Licensee wholly and exclusively.



NOTICE :

All notices, consents and approvals to be given under this Agreement shall be in writing and shall unless otherwise provided herein be signed by the Managing Director or any other officer authorised by him and any notice to be given to the Licensee shall be considered as duly served if the same shall have been delivered to, left, or posted, addressed to the Licensee at the usual or last known place or residence or business or on the said land hereby agreed to be demised or if the same shall have been affixed to any building or erection whether temporary or otherwise upon the said land.

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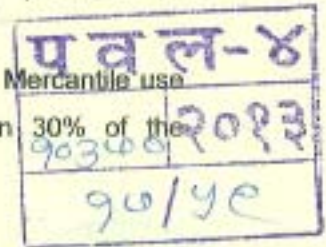
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W. Shah
Director

**IN CONDITIONS OF THE ABOVE FOLLOWING ADDITIONAL CONDITIONS
ARE INCORPORATED IN THE LEASE AGREEMENT :**

10. Special terms and conditions for Residential cum Commercial plots

- 1) The maximum permissible floor space index as defined by the CIDCO General Development Control Regulations for New Bombay-1975 shall be 1.5 (One point five only).
- 2) Sub-division of plot shall not be permitted.
- 3) The maximum permissible FSI shall be as specified above.
- 4) The building shall be constructed for business, Mercantile and Residential use only. This shall mean shops, restaurant and bank on the ground floor and offices, consulting rooms, coaching classes and residences on the upper floors proposed for residential apartments shall be starting from the upper most floor and shall not have any other use on the same floors. Access area such as staircase, lifts and lobbies shall be separately provided for residential floors.
- 5) Minimum and maximum percentage of Business or Mercantile use shall not be less than 10% and not more than 30% of the admissible FSI respectively.
- 6) Parking Requirements:
 - a) Mercantile or business use : A minimum parking space of one car (2.5 x 5.00) for every 80 sq.mtrs. of area upto 800 sq.m. and one for every 160 sq.m. thereafter shall be provided.
 - b) Residential Use : A minimum parking space of one car (2.5 x 5.0) shall be provided at the rate of:
 - i) One car space for every 4 tenements having built up area upto 45.0 sq.m.
 - ii) One car space for every 2 tenements having built up area 45 to 80 sq.m.



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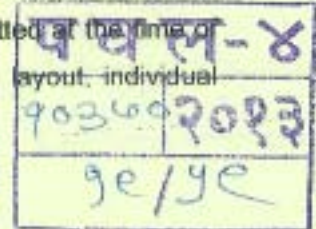
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- iii) One car space for every one tenements having built up area more than 60.0 sq.m.
- iv) Business use : A minimum parking space for one car (2.5 x 5.0 m.) for every 100 sq.m. floor area or part thereof.

In addition to parking area specified at (a) & (b) above 10% of total number parking spaces shall be provided for visitors parking and 10% for Two wheelers parking.

The above parking space shall be exclusive of 3.0 meter wide circulation space all around the building. If any parking space is provided under the stilts, the clear height of the stilts shall be 3.0 mtr. For the floor to floor and floor level shall not be more than 15 cm. above the plot level. The stilted parking space shall be at the disposal of the shop owners, office owners and the residence of the same plot and proof to this effect shall be submitted at the time of Occupancy along with the details of the parking layout, individual parking space shall be properly paint marked.



11. Solid Waste Management

The Licensee/Lessee shall observe scrupulously the following conditions regarding Solid Waste Management.

- a) The licensee/lessee shall keep two steams of waste, one for food waste and bio-degradable waste and another for recyclable waste such as paper, plastic, metal, glass, bags etc.
- b) The licensee/lessee shall identify locations for composting and disposal to waste within their complex.
- c) The licensee/lessee shall ensure that no domestic/institutional waste shall be thrown on the streets, foot-paths, open spaces, drains or water bodies.
- d) The licensee/lessee shall make separate arrangement for disposal of toxic chemicals and pesticides, discarded medicines and other toxic or hazardous household water.



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- e) The licensee shall ensure bins containers for storage of food waste, biodegradable waster and recyclable waste.

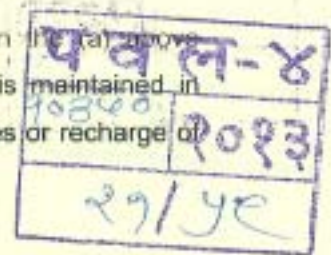
12. Rain Water Harvesting

A All the layout open spaces/amenity spaces of housing societies and new constructions/ reconstruction's/ additions on plots having area not less than 300 sq.,mtr. In non gaathan areas of towns shall have one or more Rain Water Harvesting structures having a minimum total capacity as detailed in Schedule.

Provided that the Authority may approve the Rain Water Harvesting Structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

B The owner/society of every building mentioned in (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage for water for non potable purposes or recharge of groundwater at all-times.

C) The Authority may impose a levy of not exceeding Rs.1000/- per annum for every 100 sq.mtr. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these bylaws.



SCHEDULE

Rain Water Harvesting :

Rain Water Harvesting in a building site includes storage or recharging into ground of rain water falling on the terrace or on any paved or unpaved surface within the building site.




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A) The following systems may be adopted for harvesting the rain water drawn from terrace and the paved surface.

(i) Open Well of a minimum of 1.00 mt. dia and 6.00 mt. in depth into which rain water may be channeled and allowed after filtration for removing silt and floating material. The well shall be proved with ventilating covered. The water from the open well may be used for non potable domestic purposes such as washing, flushing and for watering the garden etc.

(ii) Rain water harvesting for recharge of ground water may be done through a bore well around which a pit of one meter width may be excavated upto a depth of at least 3.00 mt. and refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the borewell.

(iii) An impervious surface / underground storage tank of required capacity may be constructed in the setback or other open space and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covered and shall have draw-off taps suitably placed so that the rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tanks shall be provided with an overflow.

(iv) The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical condition, the pits may be of the size of 1.20 mt. width X 1.20 mt. length X 2.00 mt. to 2.50 mt. depth. The trenches can be of 0.60 mt. width X 2.00 to 6.00 mt. length X 1.50 to 2.00 mt. depth. Terrace water shall be channeled to pits or trenches. Such

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pits or trenches shall be back filled with filter media comprising the following materials.

- a) 40 mm stone aggregate as bottom layer upto 50% of the depth.
- b) 20 mm stone aggregate as lower middle layer upto 20% of the depth.
- c) Coarse sand as upper middle layer upto 20% of the depth;
- d) A thin layer of fine sand as top layer.
- e) Top 10% of the pits/trenches will be empty and a splash is to be provided in this portion in such a way that roof water falls on the splash pad.
- f) Brick masonry wall is to be constructed on the exposed surface of pits/trenches and the cement mortar plastered.

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The depth of wall below ground shall be such that the wall prevents loose soil entering into pits/trenches. The projection of the wall above ground shall atleast be 15 cms.

- g) Perforated concrete slabs shall be provided on the pits/trenches.
- h) If the open space surrounding the building is not paved, the top layer upto a sufficient depth shall be removed and refilled with coarse sand to allow percolation or rain water into ground.



B) The terrace shall be connected to the open well/borewell/storage tank/recharge pit/trench by means of HDPE/PVC pipes through filter


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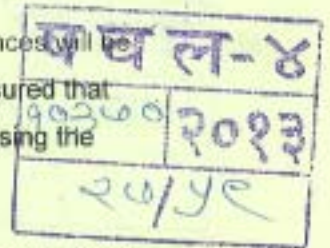
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media. A valve system shall be provided to enable the first washings from roof or terrace catchment, as they would contain desirable dirt. The mouths of all pipes and opening shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100 mm. dia mtr. for a roof area of 100 sq. mt.

- C) Rain Water Harvesting structures shall be sited as not endanger the stability of building or earthwork. The structures shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.
- D) The water so collected / recharged shall as far as possible be used for non-drinking and non-cooking purpose.

Provided that when the rain water in exceptional circumstances will be utilized for drinking and / or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for by passing the first rain water has been provided.



Provided further that it will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.

13. Solar Energy Systems

The Construction space required for providing any equipments/storage space required for batteries of the solar assisted systems shall not be counted towards compilation of FSI.



Incorporation of New Provision at the end of Regulation 31 Regulations No. 32
Provision for installation Solar Energy.

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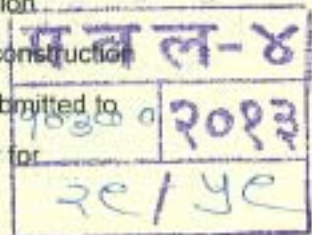
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Definitions :

Unless the context otherwise requires, the following definitions shall be application for the purpose of this Regulation.

- | | |
|--|---|
| i. 'Solar assisted Water Heating System' (SAWHS) | A devise to heat water using solar energy as heat source. |
| ii. 'Auxiliary Back Up' | Electricity operated or fuel fired Boilers/ system to heat water coming out from solar water heating system to meet continuous requirement of hot water |
| iii. 'New Building' | Such buildings of categories specified in Regulation No. 32.2 for which construction plans have been submitted to competent authority for approval |
| iv. 'Existing Building' | Such buildings which are licensed to perform their respective business. |



Solar Assisted Water Heating System (SAWHS)

"Building of the following categories shall provide the system or the installation having an auxiliary Solar Assisted Water Heating System (SAWHS)

- Hospitals and Nursing Homes
- Hotels, Lodges and Guest houses.
- Hostels of Schools, Colleges, Training Centres.
- Barracks of armed forces, paramilitary forces and police.
- Individual residential building having more than 150 sq.mtrs. plinth area.




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Director

- f) Functional Building of Railway Stations and Airports like waiting rooms, retiring rooms, rest rooms, inspection bungalows and catering units.
- g) Community Centres, Banquet Halls, Barat Ghars, Kalyan Mandaps (Marriage Halls) and Buildings for similar use.

Installation of Solar Assisted Water Heating Systems (SAWHS)

The following provisions shall be applicable for all the new buildings of categories mentioned in 32.2 for installation of Solar Energy Assisted Systems.

- a) Adequate provision shall be made for installation of SAWHS in the building design itself for an insulated pipeline from the rooftop to various distribution points, within the aforesaid occupancies. The building must have a provision for continuous water supply to the solar water heating system.
- b) In case for hot water requirement, the building should also have open space on the rooftop, which receives direct sunlight. Wherever hot water requirement is continuous, auxiliary heating arrangement either with electric elements or oil of adequate capacity can be provided.
- c) The load bearing capacity of the roof should at least be 50 kg. per sq.mt.
- d) All new buildings of above said categories must complete installation of solar water heating systems before obtaining necessary permission to commence their activities.
- e) The capacity of solar water heating system to be installed on the building different categories shall be decided in consultation with the Planning / Local Authority concerned. The recommended minimum capacity shall not be less than 25 ltrs. Per day for each bathroom and kitchen subject to the condition that maximum of 50% of the total roof area is provided with the system.

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REGISTRATION DEPARTMENT
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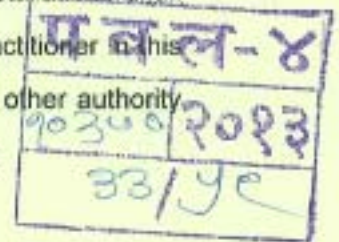


- e) Installation of SAWHS shall conform to BIS (Bureau of Indian Standards) specifications IS 12933. The solar connections used in the system shall have the BIS certification mark.
- f) Building permissions for all the new constructions / buildings of the aforesaid categories shall be granted only if they have been complied in with these provisions.

In case of existing building, the above provisions shall be mandatory at the time of change of use/expansion of use to any of the categories specified in 32.2 above, provided there is already system or installation for supplying hot water.

Solar Assisted Electric Equipment (Photo voltaic equipment)

In addition to the above provisions, buildings of all categories, especially public buildings, large holdings of commercial and residential complexes may provide an auxiliary system of solar electricity for staircase lighting, garden area lighting or any other places wherever feasible with the premises. The installations shall conform to the specifications, to be certified by the registered practitioner in his field or the norms stipulated by the Govt. of Maharashtra or any other authority designated for this purpose such as BIS, ISI etc. from time to time.



14. Arrangement of the feeder pillar for power distribution

- A. The Corporation/Municipal authority reserve the right to place feeder pillar and mini pillars within the plot permanently.
- B. The Corporation/Municipal authority also reserve the right to decide the locations of the same along the compound wall. However, the location of these would be along the footpath and will not protrude inside the plot by more than 0.6 mtrs.

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DR. J. S. K. K. K.

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C. The plot holders should permit free access for its maintenance as and when required to the Corporation/Municipal authority.

15. This plot of land is agreed to be leased to the intending lessee for construction of building consisting of commercial premises at ground floor, and residential flats at upper floors, the intending lessee shall be permitted to sell such shops and flats to his intending buyers and to obtain a lease in favour of a Co-operative Housing Society/Company/Association to be constituted of his buyers under the provision of the section 10 of the Maharashtra Ownership Flats (Regulation of the promotion of construction, sale, management and transfer) Act -1963.

16. **LAND USE :**

The plot of land will be used for residential cum commercial purpose only and for no other purpose.

17. **SPECIAL CONDITION:**

Although, the Agreement to Lease is executed today, the deemed date for computation of any Charges, fees, additional lease premium, submission of plans, construction period etc. will be commenced from the last date of part payment of the 2nd installment of lease premium i.e. 27.10.2010. The due date for execution of Agreement has been mentioned as 27.10.,2010, although the Agreement has been executed on 2-11-2013 due to the reason that M/s. Shah Group Builders Ltd. have delayed payment of Delayed Payment Charges over the installments of lease premium payable by them by more than three years. With reference to this, a Show Cause Notice has been issued to them on 5.8.2013 and action of



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M/S. SHAH GROUP BUILDERS LIMITED

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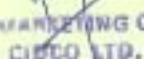
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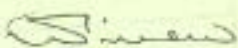
Agreement to Lease has been initiated only after receiving the entire Delayed Payment Charges with Penal Charges.

18. CONSTRUCTION PERIOD:

Although, the Agreement to Lease is executed today, the allotment of the subject plot will be governed by NBDLR, 1975 since the allotment letter is issued on 29.05.2007. Therefore, the construction period will be five years from the last date of part payment of the 2nd installment of lease premium i.e. 27.10.2010.


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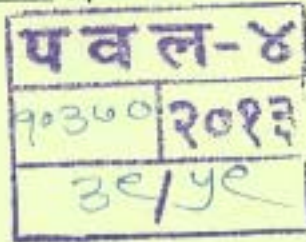


SCHEDULE

Description of Land

All that piece or parcel of land known as plot No. 23 + 24
on Road No. — in Sector No. 20 of
Residential Commercial containing by admeasurement 7014.87 Sq. Mtrs.
or thereabouts and bounded as follows :

- On or towards the North by : 11.00 mt wide Road
On the or towards South by : 35.00 mt wide Road
On or towards the East by : 25 + 26 plot
On the or towards West by : 15.00 mt wide Road




and delineated on the plan annexed hereto and shown thereon by a red colour boundary line.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seal the day and year first above written :



SIGNED AND DELIVERED for and on
behalf of the City & Industrial Development
Corporation of Maharashtra Ltd.

by the hand of Shri/Mrs. G. S. Aggarwal
in the presence of :


ASSTT. MARKETING OFFICER
MM (U) CIDCO LTD.

1) Shri/Mrs. R. K. Veta 

2) ^{Mrs.} Shri/Mrs. R. R. Deshmukh 



M/S. SHAH GROUP BUILDERS LIMITED


SIGNED AND DELIVERED by the withinnamed,
Licensee in the presence of M/s. SHAH Group Builders Ltd,
through their Director - Niranjan Shah,


Director

1) Shri/Mrs. R. K. Veta 

2) ^{Mrs.} Shri/Mrs. R. R. Deshmukh 




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MM (U) CIDCO LTD.

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M/S. SHAH GROUP BUILDERS LIMITED


Director

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शहर व औद्योगिक विकास महामंडळ (मर्यादीत)

क.सिडको/समूअ/भूमी व भूमापन/ /20/3/

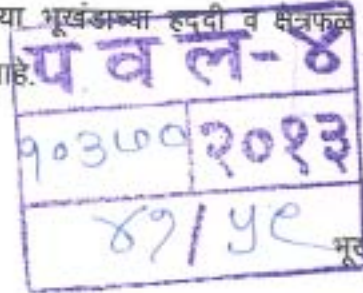
दिनांक : 01/11/2013

विषय : खारहर नगर येथील क्षेत्र क्र. 20 मधील भूखंड क्र. 23+24 व
सिमांकन करून हद्दी दाखविणे बाबत.

संदर्भ : सहा. वसाहत अधिकारी/पणन अधिकारी यांचे कडील पत्र क्र. सिडको/पणन/11/4
दिनांक 31/10/2013

खारहर नगर येथील क्षेत्र क्र. 20 मधील भूखंड 23+24
क्षेत्रफळ 70/4.87 चौ.मी. आम्हाला देण्यात आलेला आहे. सदर भूखंड मला/ आम्हाला
दिनांक 01/11/2013 रोजी भूमापक श्री. विकास खडसे व सुरेश शिंदे
यांनी उपरोक्त भूखंडाचे सिमांकन माझ्या समक्ष केले व जागेवर सिमांकनाच्या खुंट्या लावून
भूखंडाच्या हद्दी दाखविल्या. त्या बाबत माझी/ आमची भूखंडाची हद्द व क्षेत्रफळ या विषयी
कोणत्याही प्रकारची तक्रार नाही.

मला/ आम्हाला देण्यात आलेल्या भूखंडाच्या हद्दी व क्षेत्रफळ या बाबत कोणताही वाद
नसून मला/ आम्हाला सिमांकन मान्य आहे.



समक्ष :-

भूमापक विकास खडसे

भूमापक सुरेश शिंदे

सहा. भूमापन अधिकारी

[Signature]
१/११/१३

सहा. पणन अधिकारी (11) राजशुभ भवन

व्यवस्थापक (शहरसेवा)

ASSTT. MARKETING OFFICER
M.M. (11) COCO LTD.

M/S. SHAH GROUP BUILDERS LIMITED

[Signature]
01/11/13
Director



M/S. SHAH GROUP BUILDERS LIMITED

[Signature]
Director

पवल-४
१०३००२०१३
४२/५९



सिडको

शहर व औद्योगिक विकास महामंडळ [महाराष्ट्र] मर्यादित
भूमापन विभाग सिडको भवन - पनवेल विभाग

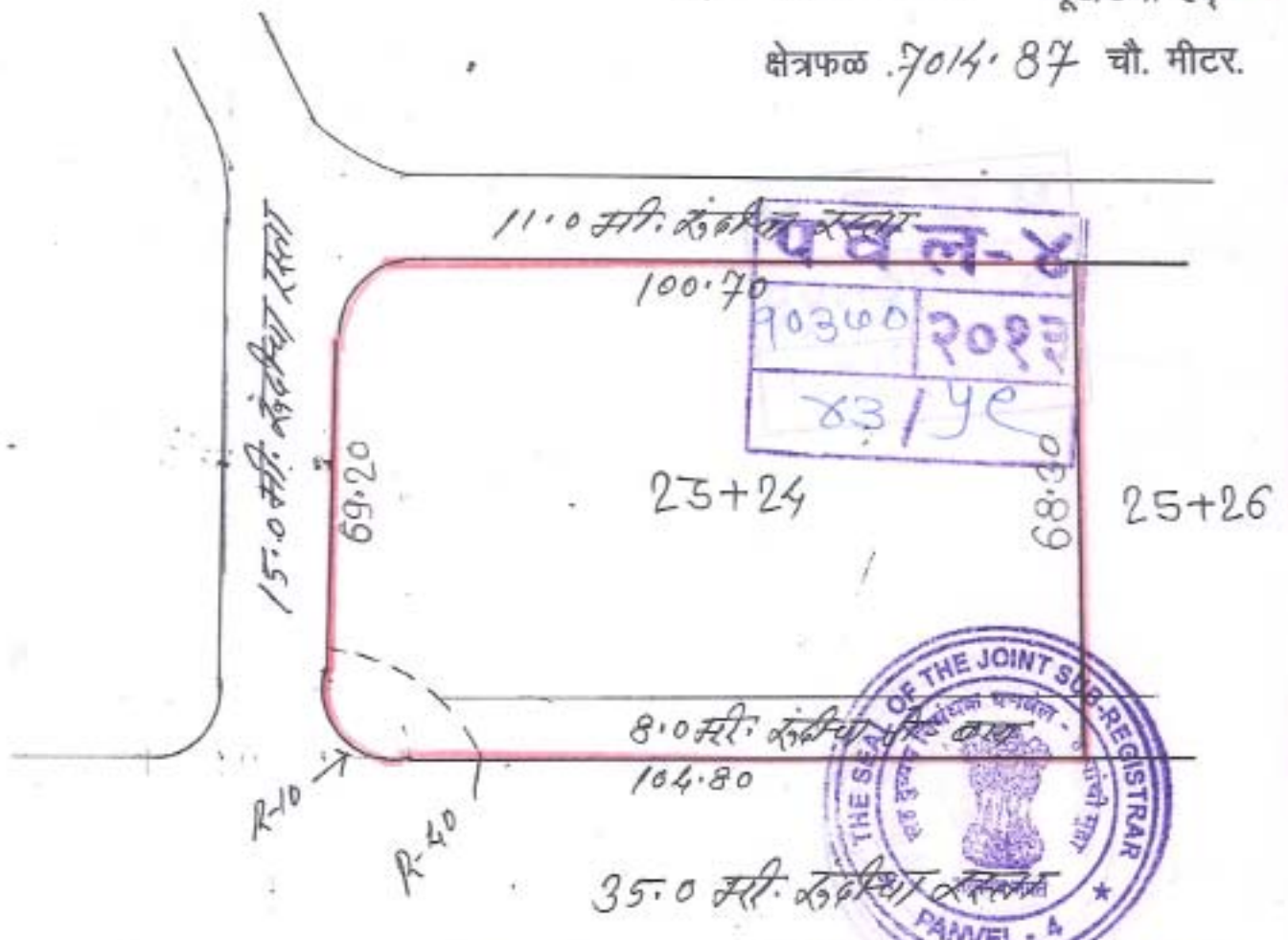
मोजमापासह खारदार नगरामधील क्षेत्र क्रमांक 20 मुखंड क्र. 23+24

याचा सिमांकनाचा नकाशा.

यांचे पत्र क्रमांक सिडको / निरीक्षण/दि./139
"वरील निरीक्षणकार (द.)" च्या नुसार सिमांकनाचा नकाशा तयार केला.
दिनांक :- 15/02/2007

भूखंड क्र. 23+24 भूखंडची हद्द -

क्षेत्रफळ 7014.87 चौ. मीटर.



M/S. SHAH GROUP BUILDERS LIMITED

ASST. MARKETING OFFICER
MM (II) CIDCO LTD.

सिमांकन नकाशा
या पत्र क्र. सिडको / निरीक्षण (द.) / 139
दिनांक : 15/02/2007 नुसार
सहा. भूमापन अधिकारी (१)
सिडको लि.

Director
प्रमाण :- 1 : 1000
नकाशा तयार करणार

भूमापक

भूमापक

भूमापक

प व ल - ४
१०३७०२०१३
४४/५९



(LIMITED)

SHANKAR & SONS

10/10/10

CIDCO

WE MAKE CITIES

City and Industrial Development Corporation of Maharashtra Ltd.

Marketing Manager-II
CIDCO Bhawan,
CBD Belapur,
Navi Mumbai,
Pin:400614
Tel:55918191
Fax:55918166

Date:29.05.2007

Reference No: 70000872/90012392 /SIS
Customer No: 14126

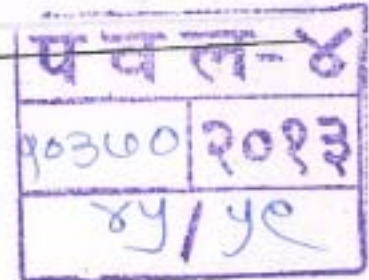
To,
M/s. Shah Group Builders Ltd.
Laxmiwadi Mines & Minerals Pvt.Ltd.
G/Q 323 to 329,
Arenja Corner, 3rd floor,
Sect-17,
Vashi
Navi Mumbai-400705 Tel :

Sub: Allotment of Plot No.23/24 ,
in sector 20 , at Kharghar, Navi Mumbai.
Dear Sir/Madam,

This is with reference to your Application No.136
pertaining to scheme "MM-II/01/2007-08" to acquire on lease from
our Corporation. I am directed to inform you that our Corporation
has accepted your offer and our Corporation hereby communicates to
you its acceptance through this letter of allotment. The detail
terms of allotment are as follows:

A. DETAILS OF PLOT ALLOTTED

a)Plot Alloted	:P-XHG-20-23/24
b)Plot Number	:23/24
c)Road Number/Name	:
d)Sector No	:20
e)Node	:Kharghar
f)Area of Plot	:7014.870sqm
g)Rate Rs./Sqm	: 101,000.00
h)Total Lease Premium (Rs)	:708501870.00
i)Permissible FSI/VPR	:1.50
j)Use of Plot/Land Use	:RES + COMMERCIAL



B. TOTAL PRICE OF PLOT

Total Lease Premium of Plot (Rs)	Amount already Paid (EMD) (Rs)	Balance Amount to be Paid (Rs)
708501870.00	14189,679.00	694312191.00



य व ल-४
१०३५०२०१३
४६/५९

४-१०३५०
 १०३५०२०१३
 ४६/५९



CIDCO

WE MAKE CITIES

City and Industrial Development
Corporation of Maharashtra Ltd.

Marketing Manager-II
CIDCO Bhawan,
CBD Belapur,
Navi Mumbai,
Pin:400614
Tel:55918191
Fax:55918166

Reference No: 70000872/90012392
C. PAYMENT SCHEDULE

Installment No	Amount in Rs.	Due Date
01.	347,156,095.00	03.07.2007
02.	347,156,096.00	31.07.2007

* Payments to be made on next working day if due date for installment is a holiday.

D. MISCELLANEOUS CHARGES

	Charges (Rate)	Amount in Rs.
1.Documentation Charges	500.00	500.00
2.Annual Lease Rent (Area)	0.00	0.00
3.Annual Lease Rent (Fixed)	0.00	0.00
4.60 Yrs Lease Rent (Fixed)	6,000.00	6,000.00
5.Water Distribution Betterment Charges	50.00	350,744.00
6.Power Supply Network Development Charges	225.00	3,196,156.00
7.Power Connection Charge	0.00	0.00
8.Deposit Power Connection	0.00	0.00
9.Water Connection Charge	0.00	0.00
10.Deposit water connection	0.00	0.00
11.Drainage Conn. Charges	0.00	0.00
12.Deposit Drainage Conn.	0.00	0.00
13.Other Charges	0.00	0.00
Total Miscellaneous Charges:		3,553,394.00

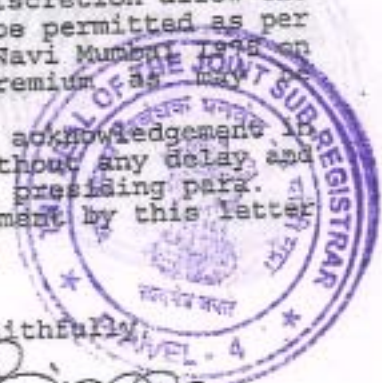
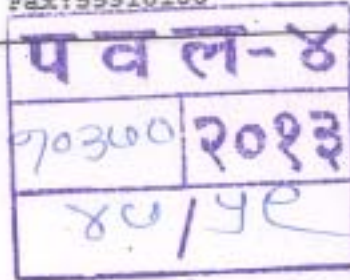
E. F.S.I. The General Development Control Regulations in force at the time of submission of development proposal shall be applicable. The Corporation may at its sole discretion allow the consumption of any additional F.S.I. which may be permitted as per the General Development Control Regulation for Navi Mumbai 1995 on the recovery of such additional lease premium as may be prescribed.

We will be thankful to you if you dispatch acknowledgement in token of receipt of this allotment letter without any delay and expedite the payment as per payment schedule in preceding para. The terms and conditions of the concluded agreement by this letter of allotment are produced as attached annexure.

Thanking You,

Yours faithfully,


Marketing Manager-II



8-11-57
 8909
 25/10/57

प व ल-४
 90300 2023
 8/11/57



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NIRAV NALIN SHAH

NALIN VIRJI SHAH

01/06/1980

Permanent Account Number
AGVPS8000R


Signature



24052006

प व ल - ४
१०३७० २०१३
४९/५९



भारत सरकार
GOVT OF INDIA

भारत सरकार
GOVT OF INDIA
MINISTRY OF REVENUE
(MORTGAGE & SUBSIDIARY DEPT.)
पंजीयन विभाग
REGISTRATION DEPARTMENT
पंजीयन विभाग
REGISTRATION DEPARTMENT
पंजीयन विभाग
REGISTRATION DEPARTMENT

प व ल - ४
१०३५० / २०२३
५०/५९

६९०९
०५/१५



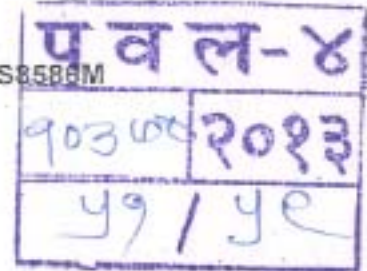
INCOME TAX PAN SERVICES UNIT

(Managed by National Securities Depository Limited)

4th Floor, A' Wing, Trade World, Kamala Mills Compound, S. B. Marg,
Lower Parel, Mumbai - 400 013.



AAJCS8588M



Your request for correction / change in particulars on PAN Card has been processed and corrected PAN card is enclosed. The inconvenience caused on account of errors is regretted.

We wish to inform you that quoting of PAN on return of income tax and challans for payment of taxes is necessary to ensure accurate credit of taxes paid by you and faster processing of return of income. Please quote PAN on all communications with the department as it helps to improve taxpayer service.

Income Tax Department maintains a website : www.incometaxindia.gov.in for providing information and services to citizens. This site also contains detailed information of PAN.

Income Tax Department

PKCID : PCV / 6641 - 25/2006 01 / AFL



MUM / 103 / 8820/2007988121141 / 5319172

SHAH GROUP BUILDERS LIMITED

SHAH GROUP
42/10 5/9, ARI-JAUGRUCH
SECTOR - 17, VANDI NAVI MUMBAI
MAHARASHTRA - 400705
111 301 22 2006999



(This being a computer-generated letter, no signatures are required)

INCOME TAX PAN SERVICES UNIT

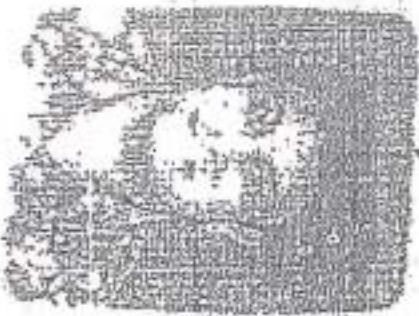
The Joint Sub-Registrar, Bangalore
Income Tax Department, Bangalore
Karnataka, India



प व ल - ४	
९९०९	२०१३
५३/५९	

प व ल - ४	
९०३५०	२०१३
५३/५९	





PERMANENT ACCOUNT NUMBER

ALPMM2934M

NAME

DEEPAK RAICHAND MOTI

FATHER'S NAME

RAICHAND SOJPAL MOTI

DATE OF BIRTH

25-06-1962

1.00

SIGNATURE



अधिकारी (कर्मचारी सेवा)

Commissioner of Income Tax (Employees)

पवल-४	
१०३७०	२०१३
५३/५९	



11-01-2013 11:00 AM

प व ल - ४
 १०३०० / २०१३
 ५४ / ५९



REVENUE DEPARTMENT
 DISTRICT PANVEL
 PANVEL - A
 SUB-DIVISION
 PANVEL - A
 OFFICE OF THE JOINT SUB-REGISTRAR
 PANVEL - A

स्थाई लेखा संख्या / PERMANENT ACCOUNT NUMBER
AHZPS4619R



नाम / NAME
MEHUL CHANDRAVADAN SHAH

पिता का नाम / FATHER'S NAME
CHANDRAVADAN RAMANLAL SHAH

जन्म तिथि / DATE OF BIRTH
15-09-1970

हस्ताक्षर / SIGNATURE


आयकर आयुक्त (कंप्यूटर सेक्टर)
 Commissioner of Income-tax (Computer Operations)

१०३००२०९३
 ५५/५९



इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले
 प्राधिकारी को सूचित / वापस कर दें
 आयकर आयुक्त (कंप्यूटर सेक्टर),
 सी-१३, प्रत्यक्ष जूहार भवन,
 बान्द्रा-कुर्ला कॉम्प्लेक्स,
 मुंबई - ४०० ०५१.

In case this card is lost/found, kindly inform/return to
 the Issuing authority :
 Commissioner of Income Tax (Computer Operations),
 C-13, Pratyaksh Juhar Bhavan,
 Bandra-Kurla Complex,
 Mumbai - 400 051.

8-17
5909
21/11/20

पवल-४
१०३७०२०१३
५६/५६





शुक्रवार, 01 नोव्हेंबर 2013 7:50 म.नं.

दस्त गोपवारा भाग-1

पवेल 4

दस्त क्रमांक: 10370/2013

दस्त क्रमांक: पवेल 4 /10370/2013

बाजार मूल्य: रु. 70,85,01,870/- मोबदला: रु. 70,85,01,870/-

भरलेले मुद्रांक शुल्क: रु. ~~3,00,00-000/-~~

2,83,40,190/-

सह. दुय्यम निबंधक पनवेल क्र. ४

दु. नि. सह. दु. नि. पवेल 4 यांचे कार्यालयात

पावती: 10815

पावती दिनांक: 01/11/2013

अ. क्र. 10370 वर दि. 01-11-2013

सावरकरणाराने नाव: मे. शाह ग्रुप विल्डने लि. लॉक
डायरेक्टर निरव एन शाह - -

रोजी 7:45 म.नं. वा. हजर केला.

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 1180.00

डाटा एन्ट्री रु. 20.00

पृष्ठांची संख्या: 59

Sines

दस्त हजर करणाऱ्याची सही:

एकुण: 31200.00

M. Suresh

Joint Sub Registrar Panvel 4

M. Suresh

Joint Sub Registrar Panvel 4

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थानियत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश विकास प्रा. अधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमतेच्या प्रत्यक्ष बाजार मूल्याचे निश्चरण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाणे प्रभाव क्षेत्रात.

शिक्षा क्रं. 1 01 / 11 / 2013 07 : 45 : 55 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 01 / 11 / 2013 07 : 47 : 02 PM ची वेळ: (फी)

दस्त देवजासोबत जोडलेले कागदपत्रे, कुलपुस्तक वर
स्वयंती इत्यादी बनावट आडखून आल्यास याची
संपूर्ण जबाबदारी दिव्यादकांची राहिल.



लिहून देणार

Sines
लिहून घेणार



01/11/2013 7 51:45 PM

दस्त गोषवारा भाग-2

पवेल 4

दस्त क्रमांक:10370/2013

दस्त क्रमांक :पवेल4/10370/2013

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:से. शाह सुप विल्डर्म लि. तर्फे डायरेक्टर निरव एन शाह -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: से.17,वाशी,नवी मुंबई, महाराष्ट्र, ठाणे. पिन नंबर:AAJCS8586M	लिहून देणार वय :-33 स्वाक्षरी:-		
2	नाव:सिठको लि., तर्फे अधिकारी जि. एस.अग्रवाल -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सी. बी. डी. बेलापूर,नवी मुंबई, महाराष्ट्र, ठाणे. पिन नंबर:	लिहून देणार वय :-55 स्वाक्षरी:-		

बरीन दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कवुल करतात.

शिक्का क्र.3 ची वेळ:01 / 11 / 2013 07 : 47 : 40 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटविताने

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:विपक आर मोटा -- वय:45 पत्ता:से.17,वाशी,नवी मुंबई पिन कोड:400703	 स्वाक्षरी 	
2	नाव:मेहुल सी शाह -- वय:42 पत्ता:से.17,वाशी,नवी मुंबई पिन कोड:400703	 स्वाक्षरी 	

शिक्का क्र.4 ची वेळ:01 / 11 / 2013 07 : 58 : 18 PM

शिक्का क्र.5 ची वेळ:01 / 11 / 2013 07 : 48 : 35 PM

Joint Sub Registrar Panvel 4



प्रमाणित करण्यात येते की सदर दस्त
क्र.१०३७०/२०१३ च्या यु.ए.ए.पाने आहेत
पुस्तक क्रमांक.....वर नोंदला
दिनांक.१.११.२०१३

सह. दुय्यम निबंधक पानवेल-४

10370 /2013

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print and mini-CD of scanned document along with original document, immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com