



SHREE

LABHESHWAR
BEYOND STRUCTURES

SHREE LABHESHWAR DEVELOPERS LLP

Corp. Off.: 301/ 302, Devavrata-Premises

Co.op. Soc. Ltd., Plot-83, Sector-17,

Vashi Navi Mumbai 400 705.

Receipt No. 2034

Date 26/01/2013

Received with thanks from Mr. / ~~Mrs.~~ / ~~M/s.~~ Saurabh Gupta & Mrs.
Sweta Gupta.

The sum of Rupees Seven Lakh Seventy two thousand
Only

by Cash / ~~D.D.~~ / Cheque No. 657156 Date 20/01/13 Drawn on SBI
Branch mumbai towards part / ~~full~~ payment Part

For Shop / Flat No. A-901 at Labheshwar Pratham, Plot No. 117/118, Sector 14, Talaja

Rs. 772000/-

For SHREE LABHESHWAR DEVELOPERS LLP

d20130126

Partner,  atory

Valid Subject to realisation of cheque
Subject to Navi Mumbai Jurisdiction



SHREE

LABHESHWAR

BEYOND STRUCTURES

2035

Receipt No. _____

SHREE LABHESHWAR DEVELOPERS LLP

Corp. Off.: 301/ 302, Devavrata-Premises

Co.op. Soc. Ltd., Plot-83, Sector-17,

Vashi Navi Mumbai 400 705.

Date 26/01/2013

Received with thanks from Mr. / ~~Mrs.~~ / ~~M/s.~~ Saurabh Gupta & Mrs.

Sweta Gupta

The sum of Rupees One Lakh Only

by ~~Cash~~ / ~~D.D.~~ / Cheque No. 451638 Date 30/12/12 Drawn on SBI

Branch mumbai towards part / ~~full~~ payment Part

For Shop / Flat No. A-901 at Labheshwar Pratham, Plot No. 117/118, Sector 14, Talaja

Rs. 100000/-

For SHREE LABHESHWAR DEVELOPERS LLP

26/01/2013



Partne _____ natory

Valid Subject to realisation of cheque
Subject to Navi Mumbai Jurisdiction



SHREE
LABHESHWAR
BEYOND STRUCTURES

SHREE LABHESHWAR DEVELOPERS LLP
Corp. Off.: 301/ 302, Devavrata-Premises
Co.op. Soc. Ltd., Plot-83, Sector-17,
Vashi Navi Mumbai 400 705.

Receipt No. 2061

Date 18/02/2013

Received with thanks from Mr. /~~Mrs.~~/Ms. Saurabh Kumar Gupta &
Mrs. Sweta S. Gupta.

The sum of Rupees Two Lakh Only

by ~~Cash~~/~~D.D.~~/Cheque No. 657163 Date 16/2/13 Drawn on SBI
Branch madagaon towards part / ~~full~~ payment part

For ~~Shop~~ / Flat No. A-901 at Labheshwar Pratham, Plot No. 117/118, Sector 14, Taloja

Rs. 200000/-

For SHREE LABHESHWAR DEVELOPERS LLP

Valid Subject to realisation of cheque
Subject to Navi Mumbai Jurisdiction

Partner / 
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कम्प्यूटर द्वारा मुद्रित होने पर ही वैध
 VALID ONLY IF COMPUTER PRINTED

केवल 3 महीने के लिए वैध
 VALID FOR 3 MONTHS ONLY

जारी करने वाली शाखा
 Issuing Branch: MAZGAON (MUMBAI)
 कोड नं. / CODE No: 09054
 Tel No: 022-23752802

भारतीय स्टेट बैंक
 State Bank of India
 मांगझाफ्ट
 DEMAND DRAFT

₹. 1,50,000/- एवं अधिक के लिखित दो अधिकारियों द्वारा हस्ताक्षरित होने पर ही वैध।
 INSTRUMENTS FOR RS. 1,00,000/- & ABOVE ARE NOT VALID UNLESS SIGNED BY TWO OFFICERS
 दिनांक / DATE: 18/01/2013
 Key: QOCKEP
 Sr. No: 196316

PAYEE'S A/C ONLY

मांगे जानेपर ON DEMAND PAY JOINT SUB REGISTRAR, PANVEL *****

***** JOINT SUB REGISTRAR, PANVEL *****

या उसके आदेश पर OR ORDER

रुपये
 RUPEES

TWO	NINE	TWO	FIVE	ZERO
T THOS	THOS	HUNDOS	TENS	UNITS

PAISE ZERO ONLY

₹ 292500 Paise 00

AMOUNT BELOW 29251(2/5)

अदा करें।
 मूल्य प्राप्त / VALUE RECEIVED

भारतीय स्टेट बैंक
 STATE BANK OF INDIA
 अदाकर्ता शाखा / DRAWEE BRANCH: PANVEL
 कोड नं. / CODE No: 00448
 IOI 000283549143 Key: QOCKEP Sr. No: 196316

प्राधिकृत हस्ताक्षरकर्ता / AUTHORISED SIGNATORY
 (हस्ताक्षर नमूना नं० / S.B.NO.)

S.S. Dhamankar
 शाखा प्रमुख / BRANCH MANAGER
 (हस्ताक्षर नमूना नं० / S.B.NO.)
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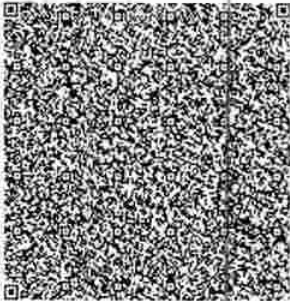
INDIA NON JUDICIAL

Government of Maharashtra

e-Stamp

Issued By	Stock Holding Corporation Of India Ltd.
Location	Vashi
Signature	
Detail can be verified at www.shcilestamp.com	

Certificate No.	: IN-MH15105917625694L
Certificate Issued Date	: 21-Jan-2013 04:31 PM
Account Reference	: SHCIL (FI)/ mhshcil01/ VASHI/ MH-NVM
Unique Doc. Reference	: SUBIN-MHMHSHCIL0116015128969850L
Purchased by	: SAURABH KUMAR GUPTA AND SWETA S GUPTA
Description of Document	: Article 25(b)to(d) Conveyance
Property Description	: FLAT 901,9TH FLR, A WING, LABHESHWAR PRATHAM, PLOT 117,118, SEC 14, TALOJA PANCHNAND
Consideration Price (Rs.)	: 28,72,000 (Twenty Eight Lakh Seventy Two Thousand only)
First Party	: SHREE LABHESHWAR DEVELOPERS LLP
Second Party	: SAURABH KUMAR GUPTA AND SWETA S GUPTA
Stamp Duty Paid By	: SAURABH KUMAR GUPTA AND SWETA S GUPTA
Stamp Duty Amount(Rs.)	: 1,44,100 (One Lakh Forty Four Thousand One Hundred only)



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AGREEMENT FOR SALE



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Statutory Alert:

1. The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs)
 2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site www.shcilestamp.com

SHCIL- MAHARASHTRA

SHCIL, 301, CENTER POINT, DR. B. AMBEDKAR ROAD, PAREL, MUMBAI, MUMBAI, Maharashtra, INDIA, PIN CODE - 400012

Tel : 022-61778151

E-mail :

Mode of Receipt

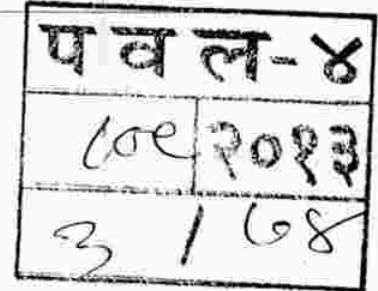
Account Id: mhshcil01

Receipt Id: RECIN-MHMHSHCIL0114960749927576L

Account Name: SHCIL- MAHARASHTRA

Receipt Date: 21-JAN-2013

Received From SAURABH KUMAR GUPTA AND SWETA S GUPTA	Pay To
Instrument Type DD	Instrument Date 18-JAN-2013
Instrument Number 549144	Instrument Amount 144100 (One Lakh Forty Four Thousand One Hundred only)
Drawn Bank Details	
Bank Name STATE BANK OF INDIA	Branch Name PANVEL
Out of Pocket Expenses 0.0 ()	



Verified with Original
STATE
[Signature]

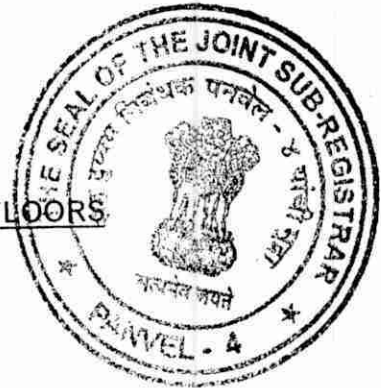
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AGREEMENT FOR SALE

"LABHESHWAR PRATHAM"

Flat No. 901, 9th Floor, A wing,
Plot No.117+118, Sector 14,
Village Taloje-Panchnand,

BUILDING CONSISTS GROUND + 13 FLOORS



CARPET AREA IN SQ. MTS	=	48.623 Sq.mtrs.
STAMP DUTY PAYABLE	=	Rs. 1,44,100/-
SALE PRICE	=	Rs. 28,72,000/-

Labheshwar Pratham
Suresh Chandra

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Verified With Original
STATE OF MAHARASHTRA
Mumbai - 400 010

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AGREEMENT

This Agreement made at Navi Mumbai on this 21st day of Jan.
2013 BETWEEN SHREE LABHESHWAR DEVELOPERS
 LLP, a Limited Liability Partnership registered under the provisions of
 Limited Liability Partnership Act, 2008 having its PAN No.
ABRFS2913C (formerly Known as M/s. SHREE LABHESHWAR
 DEVELOPERS) and having its office at 301/302, Devavrao
 Co-operative Society Ltd, Plot No. 83, Sector-17, Vashi, Navi Mumbai
 - 400 705, through its Authorised Partner Shri. HARESH NANJI
ANAWADIA hereinafter referred to as "PROMOTERS" (which
 expression shall unless it be repugnant to the context or meaning
 thereof be deemed to mean and include the partners for the time
 being and from time to time of the said firm their successor or
 successors and heirs, executors, administrators and assigns of the
 last surviving Partner) of the ONE PART

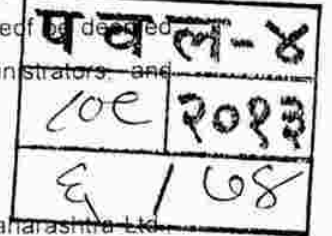


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AND

Mr. Saurabh Kumar Gupta, (Age - 44) & Mrs. Sweta Saurabh Gupta, (Age - 38) Indian inhabitants residing at 8, P & O Terrace, Mazagon Dock Residential complex, Dockyard Rd., Mumbai - 400010 and Holding PAN No. AEDPG7100C & AJYPG8491N hereinafter called as the "PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his / her / their heirs, executors, administrators and permitted assigns) of the SECOND PART.



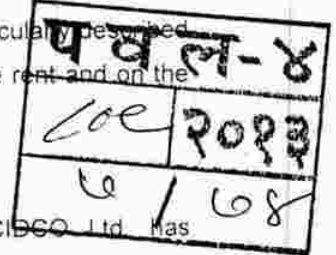
WHEREAS:

- A) The City and Industrial Development Corporation of Maharashtra Ltd. is a Government Company within the meaning of the Companies Act, 1956, (hereinafter referred to as "The Corporation/CIDCO") having its registered office at "Nirmal", 2nd floor, Nariman Point, Mumbai - 400 021. The Corporation has been declared as a New Town Development Authority, under the provisions of sub sec. (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No.XXXVIII of 1966 hereinafter referred to as 'the said Act') for the New Town of Navi Mumbai by Government of Maharashtra in the exercise of its powers of the area designated as Site for New Town under sub-section (1) of Section 113 of the said Act.
- B) The State Government has acquired lands within the designated area of Navi Mumbai and vested the same in the Corporation by an order duly made on that behalf as per the provisions of Sec.113 of the said Act.
- C) By virtue of being the Development Authority the Corporation has been empowered under Section 118 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said Act.
- D) By an Agreement to Lease dated 20th June, 2008 (said Original Agreement) executed by and between CIDCO (therein referred to as "the Corporation") and Shri Balkrushna Shankar Patil, (therein



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referred to as "Original Licensee") registered with the Office of Sub-Registrar of Assurances at Uran under serial No.4853/2008, the said Corporation agreed to grant to the said Original Licensee, a lease in respect of all that piece or parcel of land bearing Plot No. 117+118, Sector 14, Village Talaje-Panchnand, Navi Mumbai of 12.5% (erstwhile Gaothan Expansion Scheme) containing by admeasurements 4099-50 sq.mtrs, or thereabout (hereinafter referred to as "the said Property/Plot" and which is more particularly described in the First schedule hereunder written) for the lease rent and on the terms and conditions as set out therein.



E) At the request of the Original Licensee the CIDCO Ltd. has transferred the said plot in favour of M/s. Mahesh Developers, a Proprietary Firm of Shri. Mahesh N. Gothi, having address at NL-5 Building-9, Room No. 9, Sector 11, Nerul, Navi Mumbai, Tal. & Dist. Thane, (therein referred to as the New Licensee) and has executed the Tripartite Agreement dated 4th July, 2008 in favour of the New Licensee. The said Tripartite Agreement is registered with the Office of Sub-Registrar of Assurances under serial No.06406/2008 dated 04/07/2008 on such terms and conditions as contained therein.

F) At the request of the New Licensee the CIDCO Ltd. has transferred the said plot in favour of the Promoter herein (therein referred to as the Subsequent New Licensee) and has executed the Tripartite Agreement dated 29th April, 2010 in favour of the Promoter herein. The said Tripartite Agreement is registered with the Office of Sub-Registrar of Assurances under serial No.04396/2010 dated 29/4/2010 on such terms and conditions as contained therein.

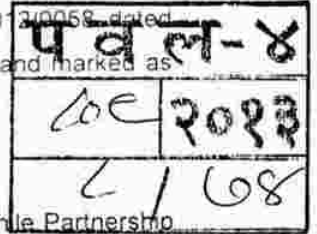
G) In the above circumstances, the Promoters are entitled to develop the said plot by constructing a building as per the building plans sanctioned by the concerned authority.

H) The Promoters through their Architect M/s. DISIGNO have prepared building plans, by initially utilizing permissible FSI, proposing to construct residential cum commercial complex having Ground + 13 floors (hereinafter referred to as the said Layout). The Promoters have submitted to CIDCO LTD and other authorities the building plans,



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specifications and designs for the said plot. CIDCO LTD has sanctioned the building plans, specifications and designs submitted by the Promoter and granted the Commencement Certificate and Development permission vide its Letter bearing Ref. No. CIDCO/ATPO(BP)/633 dated 09/06/2010 and later vide its revised Commencement Certificate bearing Ref. No. CIDCO/ATPO(BP)/1321 dated 22nd September, 2010 & 2nd revised Commencement Certificate bearing Ref.No CIDCO/ATPO(BP-8810)/2012/0058 dated 12/04/2012. The copies whereof are annexed hereto and marked as

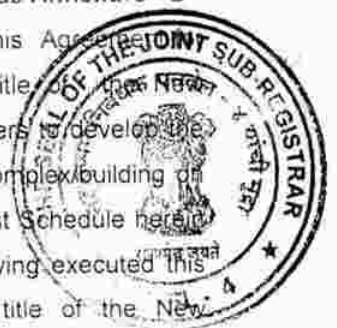


Annexure "A (colly)"

I) The Promoter have applied for conversion of the erstwhile Partnership firm of M.s. SHREE LABHESHWAR DEVELOPERS into LLP. The Promoters have received a Certificate of Registration on Conversion dated 16th November, 2010 from the Registrar under the Limited Liability Partnership Act, 2008.

J) The Promoter has now commenced with the construction of the complex on the said Plot in accordance with the aforesaid revised plans that has been sanctioned by CIDCO LTD by permitting construction of such premises as per the terms & conditions of the said Agreement to Lease & in accordance with GDCR of Navi Mumbai and the Promoter is desirous of selling Premises in the said proposed Complex (which is intended to be named as "LABHESHWAR PRATHAM")

K) The Report on Title issued by M/S. HIMANSHU BHEDA & CO. Advocates, has been seen and inspected by the Purchaser and a copy thereof has been annexed hereto and marked as Annexure "B". The Purchaser has also prior to the execution of this Agreement himself / herself satisfied about the right and title of the Licensees to the said Plot, the right of the Promoters to develop the said Plot and to construct the said proposed Complex building on the said Plot more particularly described in the First Schedule hereunder written. The Purchaser by virtue of his having executed this Agreement, is deemed to have accepted the title of the New Licensees to the said plot as clear & marketable & free from all encumbrances and no further requisition or objection shall be raised



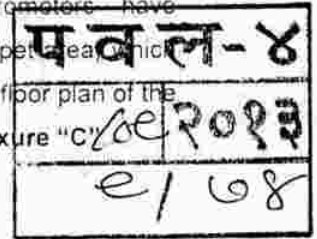
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upon it in any matter relating thereto.

- L) On satisfying himself/herself about the plans and other terms and conditions including the Title, the Purchaser hereby agrees to purchase Flat No. 901 on the 9TH Floor in the A wing, admeasuring about 48.623 sq. meter. (Carpet Area) or thereabouts in the 'A' wing of the Project to be named as "LABHESHWAR PRATHAM " for a total consideration of Rs. 28,72,000/- (Rupees Twenty Eight Lakh Seventy Two Thousand Only). (hereinafter referred to as the said Premises) Abutting the said premises, the Promoters have constructed a terrace admeasuring nil Sq. meter (Carpet Area) which has exclusive entrance from the premises. The typical floor plan of the said Flat/Shop is annexed hereto & marked with Annexure "C".



- M) This carpet area is inclusive of unfinished wall surface of the premises in the building on the Plot of Land being constructed thereof.

- N) Now both the Parties are desirous of recording the terms and conditions of these presents so reached between them.

- O) The Promoters have informed to the Purchaser/s and the Purchaser/s is/are aware that the Promoters will develop the said Property by constructing 4 (FOUR) Wings of Stilt/Ground + 13 floors, to be used Partly for Residential purpose and partly for Commercial purpose and as per the sanctioned plans, with such modifications thereto as the Promoters may from time to time determine and as may be approved by the concerned local bodies and/or authorities. The schedule of the said development will also be determined by the Promoters in their own discretion.

- P) The Promoters have entered into the standard Agreement with the Architects for preparing plans of the said Building/s and Agreement with the Contractor and RCC consultant for carrying out construction of the said Building/s.

- Q) The Promoters have entered into and/or shall enter into such Agreement with other persons and/or parties in respect of the other

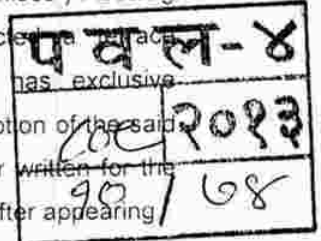
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Premises, car parking spaces etc. in the Building/s to be constructed on the said Property and comprised in their allocation.

R) The Purchaser/s has/have applied to the Promoters for purchase of Flat No. 901, admeasuring 48.623 sq. meter (Carpet Area on the 9th floor in the 'A' wing of the Project to be named as "LABHESHWAR PRATHAM" (hereinafter referred to as the "said Premises") Abutting the said premises, the Promoters have constructed a face admeasuring nil Sq. meter (Carpet area) which has exclusive entrance from the premises. A more particular description of the said premises is given in the Second Schedule hereunder written for the consideration and on the terms and conditions hereinafter appearing



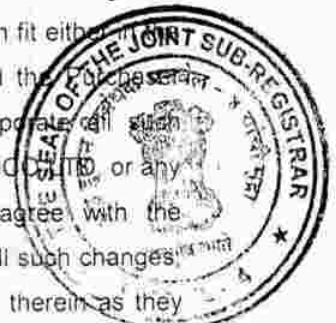
S) Under Section 4 of MOFA, the Promoters are required to execute a written agreement being these presents for the sale of the said Premises in the proposed Building.

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats Act, 1963, and the Maharashtra Ownership Flats Rules, 1964 or any amendment there in or re-enactment thereof for the time being in force or any other provisions of law applicable from time to time.

2. The Promoter shall under normal conditions construct a building on the said plot in accordance with the said plans and specifications duly approved and sanctioned by the NMMC/ City and Industrial Development Corporation and other concerned authorities with variations and modifications as the Promoter may consider necessary or desirable as may be required by CIDCO LTD. or such other Public Body or Authority, and /or any other changes or alteration which the Promoter in their absolute discretion deem fit either whole Building or part thereof or in the said premises, and the Purchaser hereby give irrevocable consent to the Promoter to incorporate all such changes, modifications etc as may be required by NMMC/CIDCO LTD. or any other authority. The Purchaser doth hereby specifically agree with the Promoter that the Promoter shall be entitled to make any or all such changes, additions, variations, alteration, amendments & modifications therein as they may consider necessary or as may be required to be done /considered proper by NMMC/CIDCO LTD. or any other local /public body /authority. The Purchaser shall give his /her /their full consent in respect of all such variations / modifications /alteration / amendment that are required by the Promoter. The

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said plans and specifications have been kept at the office of the Promoter for inspection.

3. The Purchaser/s has / have, prior to execution of this Agreement satisfied himself /herself /themselves about the title of the Promoter to the said Plot described in the First Schedule hereunder written and the Purchaser/s shall be entitled to further investigate, the title of the Owner and no requisitions or objections shall be raised on any matter relating thereto.

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4. The Purchaser hereby agrees to purchase Flat 901 on the 9th Floor in the A wing admeasuring about 48.623 sq. meter. Carpet Area in the 'A' wing of the Project to be named as "LABHESHWAR PRATHAM" (hereinafter referred to the said premises) for a total consideration of Rs. 28,72,000/- (Rupees Twenty Eight Lakh Seventy Two Thousand Only) (Time being essence of the contract) which shall be paid by the Purchaser/s to the Promoter as per the payment schedule annexed hereto & marked Annexure "D".

The payment of all the above installments /payment will be accepted by cheque, /Demand Draft or Pay Order Only and as per the schedule mentioned hereinabove. The cheque, Demand Draft or Pay Order should be drawn in favour of "M/S SHREE LABHESHWAR DEVELOPERS LLP" and shall be sent to Office of Promoter at 301/302, Devavrata Premises Co-operative Society Ltd, Plot No. 83, Sector-17, Vashi, Navi Mumbai - 400 705 either by hand Delivery or by Registered A/D or by Courier (Acknowledgement Due in all types of Deliveries).

5. The time for payment of all the above installments on their respective due dates is an essence of contract. Whether the Purchaser/s is /are availing the loan facilities from any financial institution or not, the Purchaser/s shall unconditionally agreed to pay all the above installments due within 10 days from the due dates, failing which the Purchaser/s shall pay financial charges at the rate of 24% p.a. till the payment of the installments. The Promoter shall charge the financial charge to the Purchaser/s without prejudice to their other rights in law.



6. It is hereby expressly agreed that, at the time of payment of, each of the aforesaid installments, of the purchase price, as set out in Clause written above, time shall be the essence of the contract. In the event of the

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Labheshwar Pratham
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Purchaser/s making any default in payment of any two installments of the purchase price, the Promoter will be entitled to terminate this Agreement and in which event 25% of the purchase price of Premises shall stand forfeited and the balance shall be refunded to the Purchaser/s (but without any interest, compensation, damage or cost). The Promoter thereafter are free to sell the Premises to any other prospective buyer and receive the consideration from new buyer. Promoter will be entitled immediately after the termination of this Agreement to sell and / or dispose off the said Premises in favour of any third party or person and the Purchaser/s herein will have no right to object, obstruct or interfere to such sale / disposal of the said premises by the Promoter.

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7. If the Purchaser/s surrenders his / her / their Premises for any reason of whatsoever nature at any stage, during the construction, the Promoter is entitled to forfeit the 25% of the amount paid by the Purchaser/s and will refund the balance amount without any interest. In this case the Purchaser/s will not be entitled to any claim in respect of Registration, Stamp Duty or interest paid by them.

8. The Promoter shall give a notice to the Purchaser/s intimating the Purchaser/s the amount of the installment or the balance amount payable by the Purchaser/s to the Promoter in accordance with the payment schedule mentioned hereinabove within 10 days from the date of letter and the Purchaser/s shall within the said stipulated period pay the amount of the said installment or the balance amount to the Promoter accordingly. The Purchaser/s will not hold the Promoter responsible for delay in postal service or delay in receipt or non-receipt of the said letter.

9. The Developers have informed the Purchasers and the Purchasers are aware that the Developers have provided a Fitness Center and Society Office in the said Complex / Building, the management thereof shall be entrusted to such person or party as the Developers may deem it necessary and proper.



10. The Promoter shall provide the amenities and facilities as per the List of Amenities annexed hereto and marked as Annexure - "E".

11. The Promoter have also informed the purchasers and the purchasers are aware that till such time as the Co-operative Society /condominium of

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Shree S. Gupta

apartments /private limited company in respect of the said project is not formed, the maintenance, upkeep and all affairs relating to the day to day management of the said premises shall be looked after by the Promoter and/or any other specialized agency appointed by the Promoter. The purchaser hereby agrees, declares and confirms with the Promoter that all open spaces, Atrium, Store Rooms, Dead Walls (both Interior and exterior of the Building), Terrace, open spaces of the said Plot, Covered / open car parking, Security Jabs & equipment shall be in the exclusive and an interrupted management and authority of the Promoter alone and save and except the exclusive right to the said Premises the purchasers shall not claim any right, title, interest in the said spaces in any manner whatsoever. The purchasers are also aware that upon the formation of co-operative society /condominium of apartments / private limited company in respect of the said project and upon the execution of lease deed in favour of such co-operative society /condominium of apartment /private limited company all the above areas shall be managed and administered by the said co-operative society /condominium of apartments / private limited company so formed.

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12. The Purchaser/s admit having taken an inspection of all the documents required to be given by the Promoter/s under the provisions of the Maharashtra Ownership Flats Act and hereby agree and confirms that the Promoter shall have irrevocable rights for the purpose as set out herein below & the Promoter shall be entitled to exercise the same as if Purchaser/s have given prior written consent to the Promoter as required under the said Act. However, with the view to remove any doubt, the Purchaser/s hereby confer upon the Promoter such right /authority to the Promoter for the purpose as set out herein below:-

(a) Without modifying the plan of the said Premises, the Promoter shall be entitled to amend, modify and/or vary the building plans or the layout sub-division plan/s as also the specifications in respect thereof.

(b) The Promoter shall be entitled to consume such F.S.I. as may be available in respect of the said Plot or any part thereof at present or in future and/or such balance and/or additional floors on the said Plot as the Promoter shall think fit and proper. Such full consumption of available FSI is to be fully utilized by the Promoter before execution of the Lease deed in favour of the society that shall be termed.



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(c) The Purchaser/s or the society of the Purchaser/s of all premises holders shall not raise any objections on any ground as to Promoter rights reserved hereunder.

(d) The Promoter shall, after consuming such balance and/or additional FSI by constructing such permissible tenements on the said Plot, be entitled to sell such tenements for such permissible uses, to such person and for such consideration as they may in their absolute discretion deem fit and proper.

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(e) The Promoter shall be entitled, after consuming such balance or additional global FSI available under G.D.C. Rules or by any special concession being granted by CIDCO LTD or any other authorities including FSI available in lieu of road widening, setback, reservation etc.

(f) The Purchaser/s herein and all other purchasers of the premises in the said building shall not have any right, title, claim or interest in respect of the open spaces, parking spaces, open areas, hoardings and common area of the buildings including the garden areas and that the rights of the purchasers is confined to the said Premises so purchased by this agreement only & such areas shall belong to Promoter until execution of the said final Lease Deed in respect of the said Plot in favour of such society & thereafter the same, shall belong to the said society alone.

(g) The percentage of undivided interest of the Purchaser/s in the common areas & facilities limited or otherwise pertaining to the said Premises hereby agreed to be sold to the Purchaser/s shall be in proportion to the areas of the said premises hereby agreed to be sold hereunder to the common areas and facilities limited or otherwise as disclosed by the Promoter.

(h) The Purchaser/s hereby agrees and undertakes to execute/deliver letter of consent accordingly their consent under section 7, of the Maharashtra Ownership Flats Act, without raising any objection or requisition.



(i) Irrespective of possession of the said Premises being given to the Purchaser/s or not, the right under this clause and/or agreement reserved for the Promoter to exploit the potentiality of the said Plot described in First

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schedule hereunder written, shall be subsisting & shall continue to vest in the Promoter till the Lease Deed & the Promoter shall be entitled to execute the Lease Deed in favour of the Society reserving therein any such right in the said Plot in their favour as may be outstanding at the time of execution of such Lease Deed in favour of the Society.

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13. The Purchaser/s herein both hereby agree and give their irrevocable consent that the Promoter shall have right to make additions, alterations, amendments & changes in the building plans and/or to the said building or any part thereof for any users or to change the user (excluding the said Premises) including to raise additional floors or structures on the said Complex /building or open part or parts of the said Complex /building /Plot including the terrace at anytime either before or after transfer of the Plot & such rights shall include the right to use /consume F.S.I. or additional F.S.I. or global FSI which may become available in respect of the said Plot or any other lands at anytime hereafter in future by reserving such rights in Lease Deed or to make such amendments alterations in the sanctioned plan as may be permitted by CIDCO LTD and/or any other authorities and such additions of additional structures or floors or storey or Premises shall be the sole and absolute Plot of the Promoter who shall be fully entitled to sell, deal with and dispose off the same to any person/s

14. The Purchaser/s for themselves do hereby covenant with the Promoter as follows:

(a) To maintain the said premises at their own costs, charges & expenses in good tenantable repair & conditions from the date of his/her/their taking the possession of the said premises & shall not do or suffer to be done anything in or to the Complex /building in which the said premises is or to act or to do anything against the rules, regulations and orders of the concerned local authorities or Co-op. Society or change /alter or make any addition and or alteration in or to the said premises or any part thereof without obtaining prior written consent of the society.

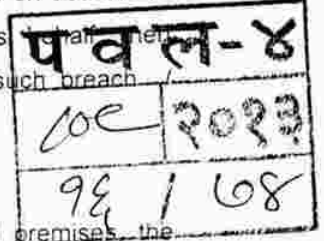
(b) Not to store in the said premises any goods /articles which are of hazardous, combustible or dangerous nature or are so heavy that it may damage the construction /structural stability of the building in which the said

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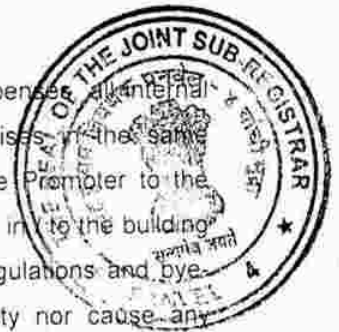
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premises are situated or storing of which is objected to by the concerned local or other authority & shall not carry or cause to be carried any heavy package on the upper floor/s which may damage or are likely to damage the common passage, staircase or any other structures of the said building including entrance of the building in which the said premises is situated & in case, if any damage is caused to the building or to the said premises on account of negligence or default of the premises Purchaser in this regard, the Purchaser shall alone be liable for the consequences of such breach/default.



(c) Before carrying out the interior work in the said premises, the Purchaser/s Shall obtain a written consent from the Promoter and shall give full details of the nature of interior work to be carried out in the said premises along with the plans of the proposed interior works. The purchasers shall deposit with the Promoter an interest free refundable security deposit of such amount as the Promoter may demand. During the course of the purchasers carrying out the said interior work if there is any damage to the said premises or to the said building or to any of the open areas or if the interior work interferes or damages any of the RCC members of the said building, or is not in accordance with the permission given by the Promoter or is in contravention of the rules and regulations of CIDCO Ltd /CIDCO LTD, then the Promoter shall have full right and absolute authority to remove /demolish such work as may be in contravention as mentioned hereinabove and to restore the said premises / building /open spaces in their original form and deduct all costs, expenses, losses that shall be suffered or incurred in this regard from and out of the said refundable deposit. Similarly if there is no damage or contravention while carrying out the interior work in the said premises, the Promoter shall promptly refund (without interest) the said security deposit to the premises Purchaser/s.

(d) To carry out at their own cost, charges and expenses all internal repairs to the said premises & maintain the said premises in the same condition, set and order in which it was delivered by the Promoter to the Purchaser/s & shall not do or suffered to be done any thing in or to the building or the said premises which may contravene the rules, regulations and bye-laws of the concerned local authority or the said society nor cause any alterations in elevation or outside colour scheme of the said building in which the said premises is situated and shall also keep the sewers, drains, pipes of the said premises or appurtenances thereto in good and tenantable conditions.



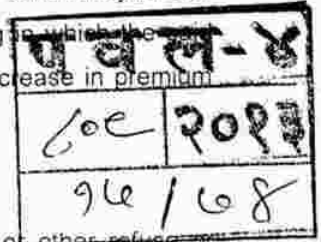
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so as to support or protect the other parts of the building in which the said premises is situated and shall not chisel or in any manner damage the columns, beams, walls, slabs, RCC, pardis, or other structural changes in the said premises without prior written, permission of the Promoter, or the society.

(e) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said Plot or building in which the premises are situated or any part thereof, whereby any increase in premium shall become payable in respect thereof.



(f) Not to throw any dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said premises into the compound or any part of the said Plot and building in which the premises is situated.

(g) To bear & pay any increases in local tax, water charges, insurance and such other levies, if any, which may be imposed by the concerned local authority or Government or other public authority on account of the change of user of the said premises by the Purchaser/s.

(h) The Purchaser/s shall not let sub-let, transfer, assign or part with possession of the said premises or his/her/their interests or benefits under this Agreement until all dues, payable by them to the Promoter under this Agreement are fully paid and only if the Purchaser/s have not been guilty of breach for non-observance of any of the terms & conditions of this Agreement or until the Purchaser/s have intimated about the same in writing to the Promoter.

(i) That Purchaser/s shall observe and perform all rules, regulations and by-laws of the society and its additions, alterations or amendments which may be made therein from time to time for the protection & maintenance of the said building or the said premises therein that may be made from time to time for observance and performance of building rules, regulations & bye-laws for the time being in force, of the concerned local body /authority or Government. The Purchaser/s shall also observe /perform all stipulations / conditions as laid down by the said society regarding the use /occupation of the said premises in the building

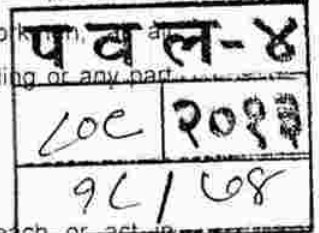


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& shall contribute punctually towards taxes and other dues /outgoings in accordance with the terms of this Agreement.

(j) Till the Lease Deed of the said Plot along with the said building is executed by the Society / Promoter, the Purchaser/s shall permit the Promoter, their servants and agents, with or without workmen, at any reasonable times, to enter into and upon the said Plot & building or any part thereof to view the state and conditions thereof.



(k) In the event of Purchaser/s committing any breach or act of contravention of the above provision, the Purchaser/s shall be liable or responsible for the consequence in respect thereof to the Promoter or to the concerned local authority or other public authority in that behalf.

15. During the construction work of the Complex / building the Promoter can commence the work on floor or Premises as per their convenience, the Purchaser/s will not object to that and pay his /her /their instalment as per stipulated period. The Commencement of work means the commencement of work of the Complex / particular building and not the commencement of work of particular Premises.

16. The Purchaser/s have taken inspection of the aforesaid Agreements, sanctioned plans, and other relevant documents and the Purchaser/s have visited the site of construction and made himself /herself /themselves familiar with the terms and conditions imposed by the CIDCO LTD and other relevant authorities. The Purchaser/s binds himself / herself /themselves to adhere with terms and conditions of the allotment letter and the Agreement with CIDCO LTD and all the liabilities pertaining to the above shall be borne and paid by the Purchaser/s as and when demanded by the CIDCO LTD or the Promoter.



17. The Promoter hereby declare that no part of the said FSI has been used / utilized or will be utilized by the Promoter elsewhere for any purpose whatsoever save /except global FSI of the reserved plots or set back area of the said plot. In case while developing the said plot if the Promoter have utilized the FSI of any other Plot by way of floating F.S.I. then the Promoter

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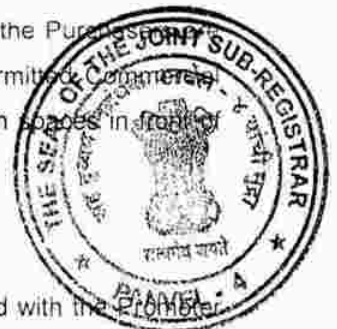
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shall disclose the particulars of such FSI to the said Co-op Society in which the Purchasers shall be admitted as the member thereof.

18. The Promoter have informed the purchasers and the purchasers are aware that subsequently the Promoter shall submit to CIDCO LTD the revised building plans for the entire permissible FSI or such additional FSI as may be permissible under the GDCR or as may be permitted by CIDCO LTD. The Purchasers have by executing this agreement have specifically given his /their full, free and complete consent to the Promoter utilizing the entire FSI of One point Five along with such additional FSI as may be permitted under the GDCR and as may be sanctioned by CIDCO LTD. It is agreed that if the Floor Space Index is not consumed in full in the construction of the said Complex /building & before the execution of Lease Deed or any other vesting document in respect of the Plot in favour of the society if any further F.S.I. or construction on the said Plot is allowed in accordance with the rules & regulations of CIDCO LTD./NMMC, then the Promoter will be entitled to put up such additional or other construction on the said Plot without any let or objection or hindrance by the purchasers and also to sell the same on ownership basis upon such terms & condition at their sole direction and also to receive & appropriate the price in respect thereof. It is, however, agreed by the Promoter that they shall not construct such additional or other structure/s on the said Plot so as to adversely affect the area of the said Shop /Flat hereby agreed to be allotted /sold to the Purchaser/s & the Purchaser/s doth hereby give his /her/their irrevocable consent to such construction by the Promoter & for the said purposes, to make such alterations /changes in the plans as shown to the said Purchaser/s.

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19. The Promoter have informed the Purchaser/s and the Purchaser/s are aware that they shall use the said Shop only for the permitted commercial purposes & shall not encroach / cover / obstruct the open spaces in front of the said Shop in any manner whatsoever.



20. The Purchasers have agreed declared & confirmed with the Promoter that the Purchasers shall:-

- a. Not put or place flower pots, Vases or any plantations outside the Windows.

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b. The Purchaser/s shall not store any of their material, belonging, and stock in the said open passage.

c. Having regard to the elevation of the said building, the purchasers shall not be allowed to install any window Air Conditioner without prior written permission from the Promoters.

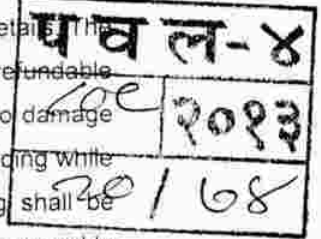
d. Before the purchasers commence the work of interior decoration in their respective offices, they shall give full details of the proposed interior work to be carried out in their Shop together with all drawings and other details. The purchaser shall also deposit with the Promoter such amount as refundable interest-free deposit as the Promoter may demand to ensure that no damage is caused to the other open area and to the structure of the said building while carrying out such interior work. All damages to the said building shall be recovered from such deposits and if additional amounts are to be recovered to cover the damage caused, the purchasers hereby agree to pay the said additional amounts promptly to the Promoter.

e. The purchasers shall not use lifts for transporting the furniture and other construction material to their respective offices. All such transportation shall be done using the staircase only.

f. The work shall be permitted only between 9 a.m. to 7 p.m. strictly.

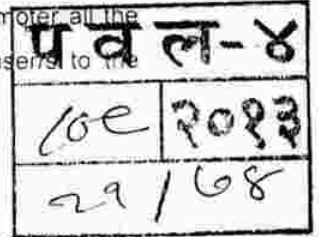
21. The Promoters have provided some amenities in the Podium. The said amenities have been approved by CIDCO Ltd. The said amenities shall be handed over to the society at the time of execution of Lease Deed free of cost to the society. After accommodating the said amenities there is a balance stilt area which is not used. This stilt area is meant for outdoor recreation and shall not at any point of time be encroached or enclosed by the society. Failing which CIDCO is liable to take action against the society. This clause shall be binding on the entire society and its members.

22. The Promoter shall give the possession of the said premises to the Purchaser after the said Complex /building is ready for use and the building completion or occupation certificate shall have been obtained from the CIDCO LTD. or other relevant authority or body or public authority. The Promoter shall give possession of the said premises to the Purchaser/s on or before 30 June, 2013. The Purchaser/s shall within 7 days of the receipt of the written notice by them from the Promoter stating that the said premises is /are ready for use and occupation pay the entire pending consideration and take possession of the said premises.



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23. The Purchaser/s shall be entitled to take possession of the said premises if the Purchaser/s have duly observed and performed all the obligations and stipulations contained in this agreement and the part of the Purchaser/s is to observe, perform and also duly pay to the Promoter all the amounts and whatsoever amounts payable by the said Purchaser/s to the Promoter under this agreement & not otherwise.



24. Notwithstanding anything contained in this agreement or in this clause the Promoter shall not incur any liability if the Promoter is/are unable to deliver possession of the said premises as mentioned hereinabove, if the completion of the said Complex /building is delayed for any reason of non-availability of steel or cement or other building materials or on account of labour trouble, civil commotion, riot or any Act of God or on account of any notice under other public body or authority or on account of withholding or delaying in the grant of the building completion certificate, water connection, electricity connection and/or any other necessary permission/s or sanctions by the CIDCO LTD Government, and/or any such other or similar public or authority or beyond the control of the Promoter and/or force majeure.

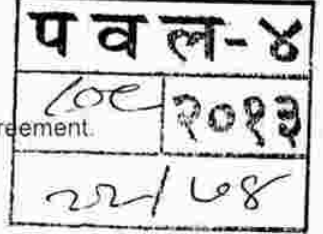
25. The Promoter shall not be liable for any loss, damage, injury or delay due to Maharashtra State Electricity Board causing delay in sanctioning and supplying electricity or due to CIDCO LTD / NMMC / Local authority concerned, causing delay in giving /supplying permanent water connection or such other service connections necessary for using / occupying the Premises.

26. The Purchaser/s shall be liable to bear and pay all taxes and charges payable in respect of their premises and common expenses of the building proportionally from the date from which CIDCO LTD has granted the Occupancy Certificate to the Promoter and shall be liable to pay service charges and outgoings from the date the Promoter obtain the part occupancy / occupancy certificate from the CIDCO LTD .



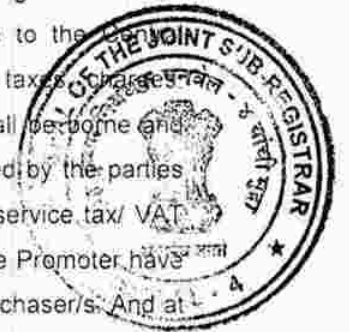
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27. (i) . The Purchaser/s shall pay and bear all the following Charges, Deposits and Expenses to the Promoters as and when demanded. The approximate amount payable by the Purchaser/s to Promoter as of now aggregates to Rs. 1,45,350/- (Rupees One Lakh Forty Five Thousand Three Hundred Fifty only). The Purchaser further agrees to pay such amount as and when demanded for the following charges,



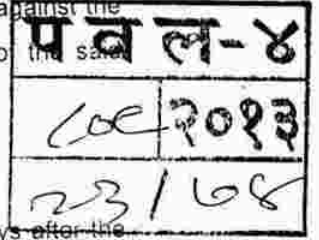
- a) Legal and document charges at the time of execution of this Agreement.
- b) Charges for valuation report, if required.
- c) Water resource development charges and Development charges of CIDCO.
- d) Co-operative Society/ Condominium of Apartments /Limited Company formation/ registration charges.
- e) Water and Drainage connection deposit and meter charges or any other charges imposed by the CIDCO/NMMC or other Government authority.
- f) Electricity connection, meter deposit, MSEB service charges, cable charges and transformer.
- g) Property Tax from the date of Agreement to Lease with CIDCO.
- h) Service Tax, Cess or any other taxes or charges levied by the state or Government authorities.
- j) CIDCO Transfer Charges.
- k) Any other charges, taxes and expenses levied by the Government authorities.

27.(ii) In addition to the agreed consideration, and other charges mentioned hereinabove, the Service Tax, Value Added Tax payable to the Government /State Government or any other or additional taxes/levies as and when levied on the sale of this Shop /Flat shall be borne and paid by the Purchaser/s alone. It is hereby specifically agreed by the parties hereto that the liability of the Purchaser/s to pay the above service tax/ VAT and any other taxes/levies shall remain in force even after the Promoter have handed over the possession of the said Flat / Shop to the Purchaser/s. And at no point of time the Promoter shall be liable to bear or pay the same in any manner whatsoever.



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28. Upon the possession of the said premises being delivered to the Purchaser/s, the Purchaser/s shall be entitled to the use and occupation of the said premises and thereafter the Purchaser/s shall have no claim against the Promoter as to any defect in any item or work of construction of the said premises or on any ground whatsoever.



29. The Purchaser/s shall after the expiry of a period of 30 days after the receipt of the notice from the Promoter that the said premises is ready for use and occupation be liable to bear and pay all taxes ground rents and charges for electricity and other services and outgoings payable in respect of the said premises as provided herein irrespective of the fact whether he /she / they have taken possession of the premises from the Promoter or not.

30. The Purchaser/s of the premises shall alone be liable to pay the additional ground rent if any levied by the CIDCO LTD. in respect of the premises and accordingly the said Shop /Flat agreed to be purchased by the Purchaser/s. The Purchaser/s shall pay the proportionate amount of the said additional ground rent. The determination by the Promoter or the Society as the case may be of the ground rent payable by the Purchaser/s of the premises shall be accepted as final and binding upon the purchasers

31. The Promoter have informed the Purchaser/s and the Purchaser/s is/are aware that after the Purchaser/s have completed making the entire payment towards the cost of the said Flat/ Shop and have complied with all the terms of this agreement, the Promoter shall form a Co-op Society / Condominium of apartment / limited company and enroll the Purchaser/s its/their members and to issue share certificate to the said Purchaser/s name of the purchaser/s.

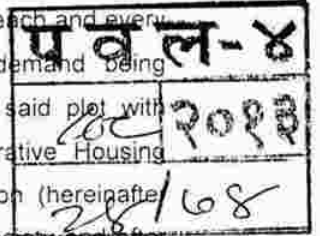


32. The Purchaser/s, at the time of taking possession, agree and bind himself / herself /themselves to pay to the Promoter such amount in advance as the Promoter may demand being the lump sum deposit towards the General maintenance charges for the said Premises for Fit-out. (Excluding the proportionate Property tax). The Promoter shall not be liable to render any

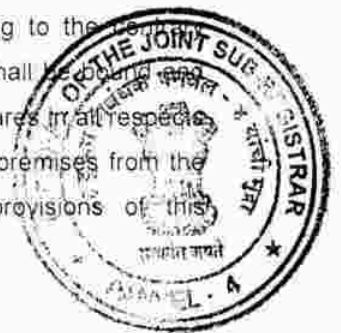
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accounts for the above maintenance charges nor shall they be liable to refund any amount to the Purchasers. On the receipt of the bill for property tax from the CIDCO LTD, the Purchaser/s shall pay his/her/their proportionate share of property tax for the said Premises immediately on demand either by the Promoter or by the society as the case may be. Thereafter the Purchaser/s shall pay to the Promoter / Society regularly by the fifth day of each and every month such amount in advance as the Promoter may demand being maintenance charges until the Deed of Assignment of the said plot with Building or Buildings is executed in favour of the Co-operative Housing Society and/or other body corporate and/or other organization (hereinafter referred to as "the said society"). After the formation of the society and after the Promoter have handed over the charge of the said building to the society, the Purchasers shall pay to the said society his /her /their proportionate share that may be decided by the said society as the case may be, all rates taxes ground rent (including additional ground rent levied by the CIDCO LTD. in respect of the premises) dues, duties, impositions, outgoings and burdens now or at any time levied, assessed or imposed upon or in respect of the said plot or the said new building or occupiers thereof by the CIDCO LTD. or the Government or Revenue authority in respect of the said Complex /building or the use thereof and payable either by the Purchaser/s or occupiers and shall also pay his /her/their proportionate share of all outgoings in respect of the said premises viz. taxes, ground rent, additional ground rent, insurance, sanitation charges, water charges, charges in respect of common electricity consumed, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said premises and the Purchasers shall indemnify and keep indemnified the Promoter in that behalf.



33. The Purchaser/s have perused and /are aware of all the terms and conditions contained in the said documents, recited above. The Purchaser/s hereby agree and undertake that notwithstanding anything to the contrary contained herein or in the said documents he /she /they shall be bound and liable to pay to the Promoter his /her /their proportionate shares in all respects taxes, outgoings and other charges in respect of the said premises from the period referred herein and in accordance with the provisions of this agreement.

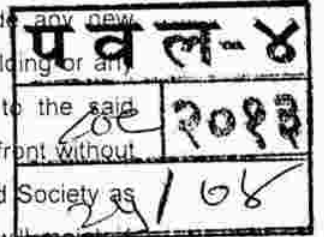


34. The Purchaser/s shall from the date of possession maintain the said premises, at his /her /their own costs in a good, tenantable repair and

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condition & shall not do or suffer to be done anything in or to the said building or the said premises, staircases and common passages which is or may be contrary to or against the rules or bye-laws of the CIDCO LTD. or any other authority. The Purchaser/s further covenants with the Promoter and through them with the purchasers of the other premises in the said Complex / building that he /she /they at any time shall not demolish or caused to be demolished any structure in the said Complex / building or any part or portions of the same not will he /she /they at any time make or caused to be made any new construction of whatsoever nature on or in the said Complex /building or any part thereof nor will make any additions or alterations in or to the said premises or said Complex /building and balcony or gallery in the front without previous consent of the CIDCO LTD. or the Promoter or the said Society as the case may be. The Purchaser/s from the date of possession will maintain the lift, water pump, firefighting equipment and other assets provided by the Promoter at their own cost. The Promoter will not be held responsible for the same in any manner whatsoever.



35. Nothing contained in these presents is intended to be nor shall be construed to grant demise or assignment in law of the said premises or the said plot or any part thereof or the said Complex /building thereon or any part thereof. Such grant demise or assignment as aforesaid shall take place only upon the transfer by the Deed of Assignment of the said plot and of the Complex /building to be constructed thereon to the said society.

36. The Purchaser/s along with such other persons who shall have taken possession or acquired the Premises from the Promoter as well as the Allottee/s shall form themselves into a Co-operative Society under and in accordance with the Maharashtra Co-operative Societies Act 1960 or any other body corporate or other organisation determined by the Promoter. The said Complex shall always be known as "LABHESHWAR PRATHAR" and the said society or any other body corporate or other organisation determined by the Promoter on the said plot shall always be known by such name as suggested by the Promoter and approved by the authorities. The Purchaser/s shall co-operate with the Promoter in forming, registering and incorporating the said society and shall sign all necessary papers and documents and do all other acts and things as the Promoter may require the Purchaser/s to do from time to time in that behalf or safe guarding or better protecting the interest of the said society and that of the Purchaser/s of the Premises in the Complex /



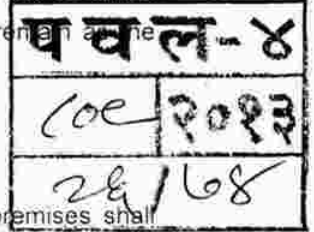
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building. All costs and charges for above shall be borne and paid by the purchasers alone.

37. In respect of any amount liable to be paid by the Purchaser/s to the Promoter under or by virtue of this agreement the Promoter shall have a first lien and charge on the said premises so long as the same shall remain unpaid. All unsold Premises, unallotted car parking/s will also remain in the Plot of the Promoter.



38. The Purchaser/s and the person/s to whom the said premises shall have been let, sub-let, transferred, assigned or given possession of and in accordance with the provisions hereof shall duly observe and perform all the rules and regulations of the said society that may be in force from time to time relating to the protection and maintenance of the said building with Premises thereof and for the observance and carrying out of the building rules and regulations and Bye-laws for the time being enforced by the CIDCO LTD, the Government and/ or any public body or any other local authority.

39. The Promoter shall after the said society or body corporate and /or other organization shall have been duly registered and after the completion of the said Complex / building and after all the Premises in the said Complex / building shall have been sold and disposed off by the Promoter and after the purchasers of all the Premises in the said Complex / building shall have paid in full their respective dues payable to the Promoter and strictly complied with all the terms and conditions of their respective agreements with the Promoter thereafter the Promoter shall procure the Deed of Lease /Assignment or other document transferring the said plot together with the Complex /building in favour of the said Society. All the costs and expenses for Deed /Assignment shall be borne by the Purchasers alone.

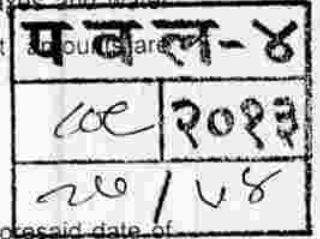


40. The Purchaser/s further agree and bind himself/herself/themselves to pay from the date of delivery of possession of the said Premises (the date means the date on which the Promoter shall give notice to the Purchaser/s that the said Premises is ready to be handed over to him/her/them) the proportionate share to be determined by the Promoter and all outgoing taxes

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and other taxes levies, insurance, water charges, common lights, sewage, sanitation, electric bills and all other expenses incidental to the management and maintenance of the plot until the CIDCO LTD /NMMC taxes and water charges are fixed and / or assessed separately and exact amounts are worked out for each of the Premises.



41. The Purchaser/s agree and undertake that from the aforesaid date of possession he /she /they shall regularly pay such amounts as is determined by the Promoter every month in advance on account of taxes, water charges, insurance, maintenance, expenses etc. to the CIDCO LTD as aforesaid by the Promoter and the Purchaser/s shall indemnify and keep indemnified the Promoter against the said charges in respect of the said Premises. The outgoings payable by the Purchaser/s shall be as per the intimation/Bills sent by the Promoter from time to time.

42. The Purchaser/s shall have no claims save and except in respect of the said premises hereby agreed to be acquired by the Purchaser/s. All open spaces, floor spaces indexes, parking spaces, staircases etc. will remain to be the Plot of the Promoter until the whole plot together with the structures standing thereon is/are transferred to the said Society but subject to the rights of the Promoter contained herein.

43. So long as the said premises in the said Complex /building shall not be separately assessed for CIDCO LTD charges and water rates the Purchaser/s shall pay proportionate share of the water tax assessed on the whole Complex /building, such proportions is to be on the basis of the proportionate area of the premises in the said Complex /building agreed to be purchased by the Purchaser/s.

44. In the event of the said society or other body corporate being formed and registered before the sale /allotment and disposal of all the Premises, the parking in the said Complex/building by the Promoter, the power and authority of the said society and the Purchaser/s of the Premises shall be subjected to the overall authority and control of the Promoter over all or any of the matters concerning the said Complex/building and the construction and completion

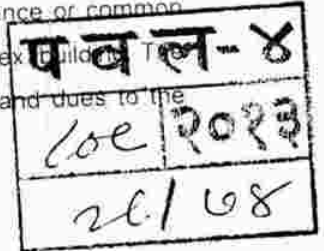


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thereof and all amenities pertaining to the same and in particular the Promoter shall have absolute authority and control as regard to all the unsold Premises and to the disposal of the same thereof.

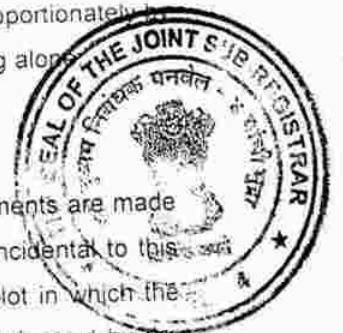
45. The Promoter shall not be liable to pay any maintenance or common expenses in respect of the unsold Premises in the said Complex Building. The Promoter shall however, bear and pay the Municipal taxes and dues to the Corporation for the same.



46. During the course of construction, if the Purchaser/s is/are desirous of visiting the said property, the Purchaser/s shall obtain a written permission from the Promoter. During such Visits to the Site, in case if there is any accident / mishap or casualty then the Promoter will not be held responsible or liable in any manner whatsoever.

47. The Advocates of the Promoter shall prepare, and engross and approve the Deed of Lease and all other documents, which are to be, or may be executed in pursuance of this Agreement. The Purchaser/s shall bear all costs, professional charges and expenses for the same and further shall also bear all expenses for the Stamp Duty, Registration Charges for the Deed of Assignment /Lease Deed or any other Deed/s, consents, writings and any other documents, all costs in connection with the formation of the Society and /or body corporate or other organisation, the costs for the stamping and registering all the agreements, deeds, transfer deeds or any other documents required to be executed by the entire professional costs of the Advocates of the Promoter shall be borne and paid by the said Society or proportionately by all the Purchasers of the Premises in the said Complex /building along.

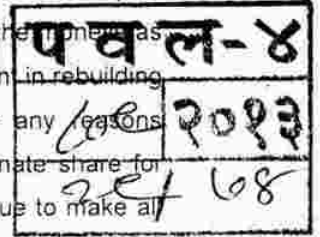
48. It is understood by the Purchaser/s that whatever payments are made by the Promoter or are paid by them in connection with or incidental to this Agreement or any other documents in respect of the said plot in which the purchasers premises is situated, then the same shall be reimbursed by the Purchaser to the Promoter on demand.



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49. That the Purchaser/s shall also pay his /her /their share of insurance premium to keep the Complex /building insured against loss or damages by fire or by any natural calamities and to get an Insurance Policy of a sum equivalent to the total sale price of all the Premises, in the said Complex /building with a company to be approved by the Promoter. All the moneys as and when received by virtue of any such insurance shall be spent in rebuilding or repairing the premises. Whenever the said damage for any reasons whatsoever the Purchaser/s shall pay his /her /their proportionate share for reinstating or replacing the same and shall nevertheless continue to make all the payments as no such destruction or damage has happened. The Purchaser/s shall pay his /her /their proportionate share of expenses for keeping the said Complex /building in good and substantial repair and condition to the satisfaction of the Promoter.



50. The Promoter have informed the Purchaser about their intention to sell the parapet walls of the terrace, blank walls on the external periphery of the said building or in any suitable place in the said complex. (hereinafter called "the said hoarding space") is only for the purpose of advertisement which includes hoardings, any display of such sign-boards as well as neon light and the Purchaser/s of such hoarding space shall install separate electric meter for neon-light and shall also bear and pay the CIDCO LTD's taxes directly or through the society. The Purchaser/s of the hoarding space shall not contribute any other outgoings to the said Society. The Purchaser/s shall not object in any manner and shall co-operate with the Purchaser/s of such hoarding space and admitting them as nominal members of the said Society etc.

51. Any delay, indulgence and negligence on the part of the Promoters in enforcing the terms and conditions of these presents or any forbearance or the grant of time to the Purchaser shall not be construed as a waiver on the part of the Promoter for the breach of any of the terms and conditions of these presents nor shall waiver in any way, prejudice the rights of the Promoters.

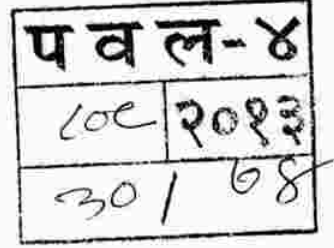
52. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats Act, 1963 and the Maharashtra Ownership Flats Rules, 1964 or any amendment or re-enactment thereof for the time being in force or any other provisions of law applicable thereto.

53. All notices to be served on the Purchaser/s as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser/s by prepaid post under Certificate of Posting at his /her /their address specified below:-



[Handwritten signature]
[Handwritten signature]

Name :- Mr. Saurabh Kumar Gupta &
Mrs. Sweta Saurabh Gupta
Address :- 8, P & O Terrace,
Mazagaon Dock Residential complex,
Dockyard Rd., Mumbai - 400010



54. The Purchaser/s shall immediately after the execution of this Agreement lodge the same for Registration with the Sub-Registrar of Assurances and shall within two days after lodging the same intimate the Promoter of having done so with the date and serial number of the same which has been so lodged for Registration of the Agreement. All out of pocket costs, charges and expenses including the Stamp duty and registration charges of and incidental to this Agreement shall be borne and paid by the Purchasers alone.

THE FIRST SCHEDULE ABOVE REFERRED TO

Plot No.117+118, Sector 14, Village Taloje-Pachnand, of 12.5% (erstwhile Gaothan Expansion Scheme) containing by admeasurement 4099.50 sq.mtrs, or thereabout AND BOUNDED AS FOLLOWS:

ON OR TOWARDS THE NORTH BY:- 20 METRES WIDE ROAD,
ON OR TOWARDS THE SOUTH BY:- TALOJA RIVER,
ON OR TOWARDS THE EAST BY - PUMP HOUSE,
ON OR TOWARDS THE WEST BY:-PLOT NO 116

THE SECOND SCHEDULE ABOVE REFERRED TO

Flat No. 901 on the 9th Floor, in the A wing admeasuring 48.623 sq meter (Carpet area) in the Project Known as "LABHESHWAR PRATHAM" constructed on Plot No.117+118, Sector 14, Village Taloje-Pachnand, of 12.5% (erstwhile Gaothan Expansion Scheme) containing by admeasurement 4099.50 sq.mtrs, or thereabout AND BOUNDED AS FOLLOWS:

ON OR TOWARDS THE NORTH BY :- 20 METRES WIDE ROAD,
ON OR TOWARDS THE SOUTH BY :- TALOJA RIVER,
ON OR TOWARDS THE EAST BY :- PUMP HOUSE,
ON OR TOWARDS THE WEST BY :-PLOT NO 116.



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(Signature)
Saurabh Gupta

IN WITNESS WHEREOF THE PARTIES HAVE HERETO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS THE DAY & THE YEAR FIRST HEREINABOVE WRITTEN.

SIGNED SEALED AND DELIVERED

BY THE WITHIN NAMED PROMOTER
SHREE LABHESHWAR DEVELOPERS LLP
PAN No. ABRFS2913C
THROUGH ITS PARTNER

MR. HARESH NANJI ANAWADIA



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IN THE PRESENCE OF

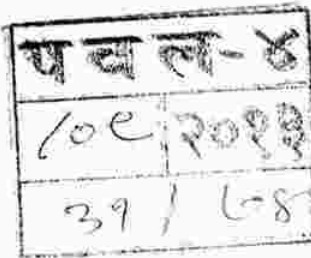
- 1. M.N. Thakare *[Signature]*
- 2. R.S. JADHAV *[Signature]*

SIGNED SEALED AND DELIVERED

BY THE WITHIN NAMED PURCHASER/S

Mr. Saurabh Kumar Gupta

PAN No. AEDPG7100C



Handwritten signature of Mr. Saurabh Kumar Gupta

Mrs. Sweta Saurabh Gupta

PAN No. AJYPG8491N

IN THE PRESENCE OF

- 1. *[Signature]*
- 2. *[Signature]*

Handwritten notes and signatures in the presence section, including 'Verified with - 10/10/23' and 'STAMP'.



Handwritten signature of Mrs. Sweta Saurabh Gupta



RECEIPT

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RECEIVED OF AND FROM THE WITHIN NAMED PURCHASER Mr. Saurabh Kumar Gupta & Mrs. Sweta Saurabh Gupta. THE SUM OF RS. 8,72,000/- (RUPEES EIGHT LAKH SEVENTY TWO THOUSAND ONLY) PAID BY HIM / HER / THEM TO US AS EARNEST MONEY DEPOSIT ON EXECUTION HEREOF AS PER TERMS & CONDITIONS OF THIS AGREEMENT. (CHEQUES SUBJECT TO REALISATION)

SR. NO	DATE	CHEQUE/DD NO.	AMOUNT (Rs.)
1.	30.12.2012	451638	100000/-
2.	20.01.2013	657156	772000/-
		TOTAL	872000/-

WE SAY RECEIVED

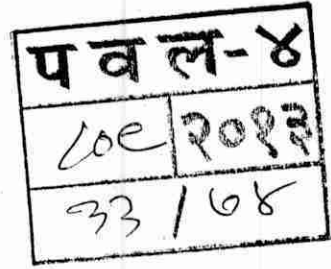
SHREE LABHESHWAR DEVELOPERS LLP



MR. HARESH NANJI ANAWADIA

(AUTHORIZED PARTNER)



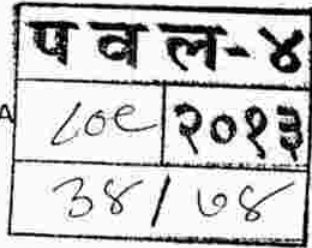
LIST OF ANNEXURES

- ANNEXURE A (colly) - COPY OF COMMENCEMENT CERTIFICATE AND 1st & 2nd REVISED COMMENCEMENT CERTIFICATE.
- ANNEXURE B - TITLE CERTIFICATE
- ANNEXURE C - TYPICAL FLOOR PLAN SHOWING THE RESIDENTIAL PREMISES/SHOPS
- ANNEXURE D - PAYMENT SCHEDULE
- ANNEXURE E - LIST OF AMENITIES

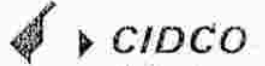
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 Verified with Original
 2/10/23
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ANNEXURE - A



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE:

"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.
PHONE (Reception) +91-22-6650 0900 / 6650 0928
FAX +91-22-2202 2509 / 6650 0933

HEAD OFFICE

CIDCO Bhavan, CBD Belapur
Navi Mumbai - 400 614
PHONE +91-22-6791 8100
FAX +91-22-6791 8100

CIDCO/ATPO(BP-8810)/2012-13 **0057--**

Ref. To.

M/s Shree Labheshwar Developers,
A-1201, President Park, Plot No 77 & 77A,
Sector-29, Vashi, Navi Mumbai.

Date: 2 APR 2012

ASSESSMENT ORDER NO.02 /2012-13 REGISTER NO.01 PAGE NO. 02

SUB- Payment of amended development charges for Residential Building on Plot No:117 & 118
Sector -14 at Taloja (12.5% scheme), Navi Mumbai.

- REF-** 1) Your architect's application dated 09/03/2012
2) Earlier C.C. granted by this office vide letter dtd 22/09/2010
3) Revised Fire NOC issued by Fire Officer, CIDCO vide letter dtd 29/02/2012
4) Approval of location & size of Electric sub-station by EE(Panvel (U) vide letter
dtd. 17/05/2010
5) Moveja NOC issued by AEO vide letter dtd.15/09/2010
6) 50% IDC paid of Rs.20,49,750/- vide Challan No.122187, dtd 07/05/2010

ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.

(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)

1.	Name of Assessee	-M/s. Shree Labheshwar Developers
2.	Location	-Plot No:117 & 118 Sector-14 at Taloja (12.5% scheme)
3.	Land use	-Residential
4.	Plot area	-4099.50 Sq mtrs
5.	Permissible FSI	-1.5
6.	Rates as per Stamp Duty Ready Reckoner, for Sec-10, Kharghar	-Rs 10600/-
7.	AREA FOR ASSESSMENT FOR COMMERCIAL	-
i)	Plot area	- 304.406 Sq mtrs
ii)	Built up area	- 456.610 Sq mtrs
B)	FOR RESIDENTIAL	-
i)	Plot area	-3795.094 Sq mtrs
ii)	Built up area	-5691.076 Sq mtrs
iii)	Proposed BUA	- 0.488 Sq mtrs
8.	DEVELOPMENT CHARGES	-
A)	FOR COMMERCIAL	-
i)	Plot area	- 304.406 Sq mtrs X Rs 60/ Sq mtr = Rs 18264.36
ii)	Built up area	- 456.61 Sq mtrs X Rs 88/ Sq mtr = Rs 40205.80
		TOTAL = Rs 58470.16
B)	FOR RESIDENTIAL	-
i)	Plot area	- 3795.094 Sq mtrs X Rs 30/ Sq mtr = Rs 113852.82
ii)	Built up area	- 5691.076 Sq mtrs X Rs 40/ Sq mtr = Rs 227643.04
iii)	Proposed BUA @ 2% of (6) above.	- 0.488 X 10600 X 2% = Rs 1035
		TOTAL = Rs 341506.21
9.	Total Assessed development Charges	-8(A)+8(B)=Rs 396299.37 Say Rs 396300/-
10.	Date of Assessment	- 04/04/2012
11.	Due date of completion	- 20/06/2008 to 19/06/2012
12.	Development charges paid of Rs.3,96,300/- vide Challan No 122187, Dtd.07/05/2010	

Unique Code No. 2012 03 021 02 1532 01 is for this Development Permission on Plot No 117 & 118, Sector-14 at Taloja (12.5% scheme), Navi Mumbai.

This assessment order supersedes earlier assessment order No 471/2010-11, dtd 22/09/2010 issued by this office

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Yours faithfully,
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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE:
 "NIRMAL", 2nd Floor, Nariman Point,
 Mumbai - 400 021.
 PHONE : (Reception) +91-22-6650 0900 / 6650 0928
 FAX : +91-22-2202 2509 / 6650 0933

HEAD OFFICE:
 CIDCO Bhavan, CBD Belapur,
 Navi Mumbai - 400 614
 PHONE : +91-22-6791 8100
 FAX : +91-22-6791 3166

Ref. CIDCO/ATPO(BP-8810)/2012-0057--

Date: 12 APR 2012

To,
 M/s. Shree Labheshwar Developers,
 A-1201, President Park, Plot No. 77 & 77A,
 Sector-29, Vashi, Navi Mumbai.

ASSESSMENT ORDER NO.02 /2012-13 REGISTER NO.01 PAGE NO. 02

Unique Code No.	2	0	1	2	0	3	0	2	1	0	2	1	5	3	2	0	1
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SUB- Payment of Construction & Other Workers Welfare Cess charges for Residential Building on Plot No.117 & 118, Sector-14, Talaja (12.5% Scheme) , Navi Mumbai.
 REF- 1) Your architect's application dated 09/03/2012

ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS (AS PER BUILDING & OTHER CONSTRUCTION WORKERS WELFARE CESS ACT-1996)

- | | | |
|-----|--|--|
| 1. | Name of Assessee | - M/s. Shree Labheshwar Developers. |
| 2. | Location | - Plot No 117 & 118, Sector-14, Talaja (12.5% Scheme) , Navi Mumbai. |
| 3. | Land use | - Residential |
| 4. | Plot area | - 4099.50 Sq. mtrs |
| 5. | Permissible FSI | - 1.5 |
| 6. | GROSS BUA FOR ASSESSEMENT | - 18579.585 Sq mtrs |
| A) | ESTIMATED COST OF CONSTN. | - 18579.585 Sq mtrs. X 12000.00= Rs.222955020/- |
| B) | AMOUNT OF CESS | - Rs 222955020/- X 1%= Rs 2229550.20 |
| 7.) | Construction & Other Workers Welfare Cess charges paid | Rs 22,30,000/- vide Receipt No 8091, dtd.04/04/2012 |

Yours faithfully,

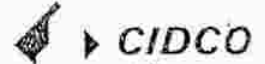
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 Director

(R.B. Patil)

Add: Town Planning Officer
 (Navi Mumbai Region)



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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE:
 "NIRMAL", 2nd Floor, Nariman Point,
 Mumbai - 400 021.
 PHONE (Reception) +91-22-6650 0900 / 6650 0928
 FAX +91-22-2202 2509 / 6650 0933

HEAD OFFICE:
 CIDCO Bhavan, CBD Belapur,
 Navi Mumbai - 400 614
 PHONE +91-22-6791 8100
 FAX +91-22-6791 8166

Ref. (CIDCO/ATPO(BP-8B10)/2012) **0058 --**

Date: **12 APR 2012**

Unique Code No.	2	0	1	2	0	3	0	2	1	0	2	1	5	3	2	0	1
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To,
 M/s. Shree Labheshwar Developers
 A-1201 President Park, Plot No. 77 & 77A,
 Sector-29, Vashi, Navi Mumbai

Sub - Amended approval to revised plan for Residential Building on Plot No. 117 & 118, Sector-14 at Talaja (12.5% scheme), Navi Mumbai.

- REF -
- 1) Your architect's application dated 09/03/2012
 - 2) Earlier C.C. granted by this office vide letter dtd. 22/09/2010
 - 3) Revised Fire NOC issued by Fire Officer, CIDCO vide letter dtd. 29/02/2012
 - 4) Approval of location & size of Electric sub station by EE(Panvel (U)) vide letter dtd. 17/05/2010
 - 5) Maveja NOC issued by AEO vide letter dtd. 15/09/2010
 - 6) 50% IDC paid of Rs. 20,49,750/- vide Challan No 122187, dtd. 07/05/2010

Dear Sir,

Please refer to your application for amended development permission for Residential Building on Plot No. 117 & 118, Sector-14 at Talaja (12.5% scheme), Navi Mumbai.

The amended development permission is hereby granted to construct Residential on the plot mentioned above.

The commencement certificate as required under section 45 of the Maharashtra Regional and Town Planning Act, 1966 is also enclosed herewith for the structures referred above.

The Developer / individual Plot Owner should obtain the proposed finished road edge level from the concerned Nodal Executive Engineer. The Developer/ Plot Owner to ensure that the finished plinth level of the proposed buildings / shops to be minimum 750 mm above the proposed finished road edge level. In case, the building is having still, the finished still level to be minimum 300 mm. above the road edge level.

The approval for plumbing services i.e. drainage and water supply shall be obtained by the applicant from the Executive Engineer, Kharghar, CIDCO prior to the commencement of construction Work.

You will ensure that the building materials will not be stacked on the plot during the construction period.

You will ensure that for every 50 no. of flats, two wheeled bins of HDPE material and of capacity 100 liters each (1 no. for Dry and 1 No. for Wet Garbage) will be provided at site before seeking occupancy certificate.

The Developers / Builders shall take all precautionary major for prevention of Malaria & Dengue during the construction period of the project. If required, you can approach Health Department, CIDCO for orientation program and pest control at project site to avoid epidemic.

Since, you have paid 50% IDC of Rs. 20,49,750/- vide Challan No 122187, dtd. 07/05/2010, you may approach to the Office of Executive Engineer (Kharghar) to get the sewerage connection to your plot.

This set of approved plans supercedes all the plans approved earlier.

Thanking you,

Yours faithfully,

[Handwritten Signature]
 Director

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REF NO. CIDCO/ATP/0058--

DATE: 12 APR 2012

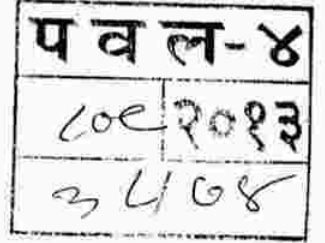
CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.
COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXIV) of 1966 to M/s. Shree Labheshwar Developers Plot No. 117 & 118, Sector- 14, Node - Taloja (12.5% Scheme) of Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential Building ('A, B, C & D Wings' = Ground + 13 floors) Residential BUA = 5691.564 SQ.M., Commercial BUA = 456.610 SQ.M., Total Net Built Up Area = 6148.174 SQ.M. (Free of F.S.I. :- Fitness Centre = 113.462 SQ.M, Society Office = 25.712 SQ.M.)
(Nos. of Residential Units = 182, Nos of Commercial units = 24)

1. This Certificate is liable to be revoked by the Corporation if :
 - 1(a) The development work in respect of which permission is granted under this certificate is not out or the use thereof is not in accordance with the Sanctioned plans.
 - 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
 - 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, is such as event shall be deemed to have carried out the development work in contravention of section - 13 or 45 of the Maharashtra Regional and Town Planning Act- 1966.
2. The applicant shall :
 - 2(a) Give a notice to the Corporation for completion of development work upto plinth level, atleast 7 days before the commencement of the further work.
 - 2(b) Give written notice to the corporation regarding completion of the work.
 - 2(c) Obtain Occupancy from the Corporation.
 - 2(d) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted at any time for the purpose of the building control Regulations and conditions of the certificate.
3. The structural design, building materials, installations, electrical installations etc shall be in accordance with the provision (except for provision in respect of floor area ratio as prescribed in the National Building Code or and/or GDCRs- 1975 in force.
4. The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same shall be done in accordance with provision of Section 45 of the Maharashtra Regional and Town Planning Act- 1966 and as per regulation no 16.1 (2) of the GDCRs - 1975.



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Shree Labheshwar Developers



5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.
6. A certificate copy of the approved plan shall be exhibited on site.
7. The amount of Rs 20,500/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.
8. "Every Building shall be provided with under ground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings under ground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the EE (Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fighting purpose".
9. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location, of transformer, if any, etc.
10. As per Govt. of Maharashtra memorandum vide No. TBP/4393/1504/C4-287/94, UD-11/RDP, Dated 19th July, 1994 for all buildings following additional conditions shall apply.
- i) As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-
- a) Name and address of the owner/developer, Architect and Contractor.
- b) Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference alongwith description of its boundaries.
- c) Order Number and date of grant of development permissions or re-development permission issued by the Planning Authority or any other authority.
- d) Number of Residential flats/Commercial Units with areas.
- e) Address where copies of detailed approved plans shall be available for inspection.
- ii) A notice in the form of an advertisement, giving all the details mentioned in (i) above, shall be published in two widely circulated newspapers, one of which should be in regional language.

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Shri B. C. Patil



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11 As per the notification dtd. 14th September 1999 and amendment on 27th August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Deptt., Govt. of Maharashtra, vide No. FAR/102004/160/P.No. 27/UD-20, dtd. 27/02/2004, for all Buildings following additional conditions shall apply.

The Owners/Developer shall use Fly Ash bricks or tiles of clay fly ash bricks or cement fly ash bricks or blocks or similar products or a combination of aggregate of them to the extent of 100 % (by volume) of the total bricks, blocks & tiles as the case may be in their construction activity.

12 As directed by the Urban Development Deptt. Government of Maharashtra under Section - 154 of MR & TP Act- 1966 and vide Provision No. TPB 432001/2133/CR-230/01/UD-11, dated 10/03/2005, for all buildings greater than 300.00 Sq. m. following additional condition of Rain Water Harvesting shall apply.

a) All the layout open spaces/amenities spaces of Housing Society and new construction /reconstruction / additions on plots having area not less than 300.00 Sq. m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in schedule (enclosed).

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 the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.

c) The Authority may imposed a levy of not exceeding Rs. 100/- per annum for every 100 Sq. m. 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 byelaws.

ADDL. TOWN PLANNING OFFICER
Navi Mumbai & Krippla

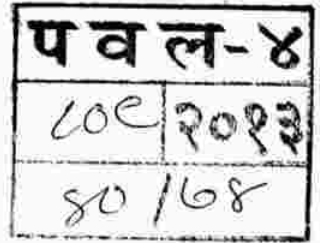


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C.C. TO : Separately to :

1. M(TS)
2. CUC
3. EE(KHR/PNL/KLM/DRON)
4. EE(WS)

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SCHEDULE
RAIN WATER HARVESTING

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

1 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 mt. in depth into which rain water may be channeled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. 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 metre 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 covers 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 shall be of 1.20 mt. width X 1.20 mt. length X 2.00 mt. to 2.50. mt. depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with media comprising the following materials.



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Shri G. P. B.

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- a) 40 mm stone aggregate as bottom layer upto 50% of the depth;
- b) 20 mm stone aggregate as lower middle layer upto 50% 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 top 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.
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.

- (v) 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 of rain water into ground.
2. The terrace shall be connected to the open well/borewell/storage tank/recharge pit/trench by means of HDPE/PVC pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchment, as they would contain undesirable dirt. The mouths of all pipes and 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.
3. Rain water harvesting structures shall be sited as not to 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
4. 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 disinfection and purification arrangements have been made.

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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE:

"NIRMAL", 2nd Floor, Nariman Point,
 Mumbai - 400 021.
 PHONE : (Reception) +91-22-6650 0900 / 6650 0928
 FAX : +91-22-2202 2509 / 6650 0933

HEAD OFFICE:

CIDCO Bhavan, CBD Belapur,
 Navi Mumbai - 400 614.
 PHONE : +91-22-6791 8100
 FAX : +91-22-6791 8166

CIDCO /ATPO(BP) / 1320--
 Ref. No. T6,

Date: 22 SEP 2010

M/s. Shree Labheshwar Developers,
 A-1201, President Park, Plot No.77 & 77A,
 Sector-29, Vashi, Navi Mumbai.

ASSESSMENT ORDER NO.471 /2010-11 REGISTER NO.02 PAGE NO. 471

SUB:- Payment of amended development charges for Residential Building on Plot No.117 & 118 Sector -14 at Taloja (12.5% scheme), Navi Mumbai.

- REF:- 1) Your architect's application dated 03/08/2010
 2) Earlier C.C. granted by this office vide assessment No.126, dtd.09/06/2010 by this office
 3) Revised Fire NOC issued by Fire Officer, CIDCO vide letter dtd.30/08/2010
 4) Approval of location & size of Electric sub station by EE(Panvel (U) vide letter dtd. 17/05/2010
 5) 50% IDC paid of Rs.20,49,750/- vide Challan No.122187, dtd.07/05/2010

**ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.
 (OFFICE ORDER NO. CIDCO./ADM/2449/DATED/18/11/92)**

- | | | |
|-----|--|---|
| 1. | Name of Assessee | -M/s. Shree Labheshwar Developers |
| 2. | Location | Plot No.117 & 118 Sector-14 at Taloja (12.5% scheme). |
| 3. | Land use | -Residential |
| 4. | Plot area | -4099.50 Sq. mtrs |
| 5. | Permissible FSI | -1.5 |
| 6. | AREA FOR ASSESSEMENT:- | |
| A) | FOR COMMERCIAL :- | |
| i) | Plot area | - 304.406 Sq.mtrs.. |
| ii) | Built up area | - 456.61 Sq.mtrs. |
| B) | FOR RESIDENTIAL :- | |
| i) | Plot area | -3795.094 Sq.mtrs. |
| ii) | Built up area | -5691.076 Sq.mtrs |
| 7. | DEVELOPMENT CHARGES:- | |
| A) | FOR COMMERCIAL :- | |
| i) | Plot area | - 304.406 Sq.mtrs. X Rs. 60/- = Rs.18264.36 |
| ii) | Built up area | - 456.61 Sq.mtrs. X Rs. 80/- = Rs.36528.80 |
| | | TOTAL = Rs. 54793.16 |
| B) | FOR RESIDENTIAL :- | |
| i) | Plot area | - 3795.094 Sq.mtrs. X Rs. 30/- = Rs.113852.82 |
| ii) | Built up area | - 5691.076 Sq.mtrs. X Rs. 40/- = Rs.227643.04 |
| | | TOTAL = Rs. 341495.86 |
| 8) | Total Assessed development Charges :-7(A)+7(B)=Rs. | 396289.02, Say Rs. 396289.02 |
| 9) | Date of Assessment | - 15/09/2010 |
| 10) | Due date of completion | - 20/06/2008 to 19/06/2012 |
| 11) | Development charges paid of Rs.3,96,300/- vide Challan No.122187, Dtd.07/05/2010 | |
- This assessment order supersedes earlier assessment order No.126/2010, dtd.09/06/2010 issued by this office.



Yours faithfully
(Signature)
 (R. B. Patil)
 Add. Town Planning Officer(BP)
 (Navi Mumbai & Khopta)

(Signature)
 Shree Labheshwar Developers

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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE:

"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.
PHONE : (Reception) +91-22-6650 0900 / 6650 0928
FAX : +91-22-2272 2509 / 6650 0933

HEAD OFFICE:

CIDCO Bhavan, CBD Belapur,
Navi Mumbai - 400 614.
PHONE : +91-22-6791 8100
FAX : +91-22-6791 8166

CIDCO/TATPO(BP) 1321 = -

Ref. No. To. M/s. Shree Labheshwar Developers
A-1201, President Park, Plot No.77 & 77A,
Sector-29 Vashi, Navi Mumbai

Date 22 SEP 2010

Sub:- Amended Development Permission for Residential Building on Plot No.117 & 118,
Sector-14 at Talaja (12.5% scheme), Navi Mumbai.

- REF:- 1) Your architect's application dated 03/08/2010
2) Earlier C.C. granted by this office vide assessment No.126, dtd.09/06/2010 by this office
3) Revised Fire NOC issued by Fire Officer, CIDCO vide letter dtd.30/08/2010
4) Approval of location & size of Electric sub station by EE(Panvel (U) vide letter
dtd. 17/05/2010
5) 50% IDC paid of Rs.20,49,750/- vide Challan No.122187, dtd.07/05/2010

Dear Sir,

Please refer to your application for amended development permission for Residential Building on Plot No.117 & 118, Sector-14 at Talaja (12.5% scheme), Navi Mumbai.

The amended development permission is hereby granted to construct Residential on the plot mentioned above.

The commencement certificate as required under section 45 of the Maharashtra Regional and Town Planning Act, 1965 is also enclosed herewith for the structures referred above.

The Developer / individual Plot Owner should obtain the proposed finished road edge level from the concerned Nodal Executive Engineer. The Developer/ Plot Owner to ensure that the finished plinth level of the proposed buildings / shops to be minimum 750 mm above the proposed finished road edge level. In case, the building is having still, the finished still level to be minimum 300 mm. above the road edge level.

The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the Executive Engineer, Kharghar, CIDCO prior to the commencement of the construction Work.

You will ensure that the building materials will not be stacked on the construction period.

You will ensure that for every 50 no. of flats, two wheeled bins of HDPE material and of capacity 240 liters each (1 no. for Dry and 1 No. for Wet Garbage) will be provided at site before seeking occupancy certificate.

The Developers / Builders shall take all precautionary major for prevention of Malaria breeding during the construction period of the project. If required, you can approach Health Department CIDCO, for orientation program and pest control at project site to avoid epidemic.

Since, you have paid 50% IDC paid of Rs.20,49,750/- vide Challan No.122187 dtd.07/05/2010, you may approach to the Office of Executive Engineer (Kharghar) to get the sewerage connection to your plot.

This set of approved plans supercedes all the plans approved earlier.

Thanking you,

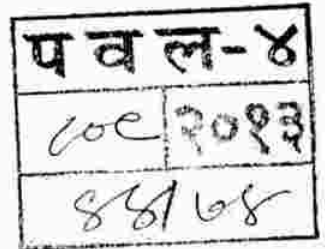
Yours faithfully,

(R. B. Patil)

Add. Town Planning Officer(BP)
(Navi Mumbai & Khopta)

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Shree Labheshwar Developers





REFERENCE NO. 1321-2

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. 22 SEP 2010

Amended COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-43 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXIV) of 1966 to M/s. Shree. Labheshwar Developers

Unit/Plot No. 112 & 118 Road No. — Sector 14 Node Taloja of Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential Building (G+13) Sts. Comm. BUA-456.61, Resi. BUA-5691.076 Total prop. BUA-6147.686m²

(Nos. of Residential Units 182 Nos. of Commercial units 24)

- This Certificate is liable to be revoked by the Corporation if :-
 - 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
 - Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened
 - The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section-43 or 45 of the Maharashtra Regional and Town Planning Act-1966.
- The applicant shall :-
 - Give a notice to the Corporation for completion of development work (at least 7 days before the commencement of the further work)
 - Give written notice to the Corporation regarding completion of the work
 - Obtain Occupancy Certificate from the Corporation
 - Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.
- The structural design, building materials, installations, electrical installations etc. Shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and / or GBCR - 1975 in force
- The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same shall be done in accordance with provision of Section-48 of MRTP Act- 1966 and as per regulation no.16.1(2) of the GBCR - 1975.



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5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.
6. A certified copy of the approved plan shall be exhibited on site.
7. The amount of Rs. 20,500/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.
8. "Every Building shall be provided with under ground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings under ground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the BE(Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fighting purpose".
9. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.
10. As per Govt. of Maharashtra memorandum vide No.TBP/4393/1504/C4-287/94, UD-11/RDP, Dated 19th July,1994 for all buildings following additional conditions shall apply:
 - i) As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-
 - a) Name and address of the owner/developer, Architect and Contractor.
 - b) Survey Number/City survey Number, Plot Number/Sector & No. under reference alongwith description of its boundaries.
 - c) Order Number and date of grant of development permission issued by the Planning Authority or any other authority.
 - d) Number of Residential flats/Commercial Units with areas.
 - e) Address where copies of detailed approved plans shall be available for inspection.
 - ii) A notice in the form of an advertisement, giving all the details mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.



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 Shri. S. C. Patil

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11. As per the notification dtd. 14th September 1999 and amendment on 27th August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Deptt., Govt. of Maharashtra, vide No. FAR/102004/160/P.No.27/UD-20, dtd. 27/02/2004, for all Buildings following additional condition shall apply :

The Owners /Developer shall use Fly Ash bricks or tiles or clay fly ash bricks or cement fly ash bricks or blocks or similar products or a combination of aggregate of them to the extent of 100% (by volume) of the total bricks, blocks & tiles as the case may be in their construction activity.

12. As directed by the Urban Development Deptt. Government of Maharashtra, under Section-154 of MR&TP Act-1966 and vide Provision No. TPB 432001/2133/CR-230/01/UD-11, dated 10/03/2005, for all buildings greater than 300.00 Sq.m. following additional condition of Rain Water Harvesting shall apply.

a) All the layout open spaces / amenities spaces of Housing Society and new construction / reconstruction / additions on plots having area not less than 300.00 Sq.m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in schedule (enclosed.)

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 the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.

c) The Authority may impose a levy, of not exceeding Rs. 100/- per annum for every 100 Sq.m. 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 byelaws.

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1. M(TS)
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3. EE(KHR/PNL/KLMDRON)
4. EE(WS)

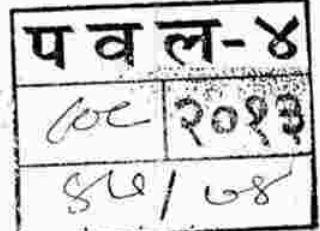
ADDL. TOWN PLANNING OFFICER
 Navi Mumbai & District



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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.

1. 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 mt. in depth into which rain water may be channeled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. 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 metre 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 covers 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. Trenches shall be back filled with filter media. The following materials.

- 40 mm stone aggregate as bottom layer upto 10% of the depth;
- 20 mm stone aggregate as lower middle layer upto 20% of the depth;
- Coarse sand as upper middle layer upto 20% of the depth;
- A thin layer of fine sand as top layer.



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Smets Corp

- c) 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 top 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.

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.

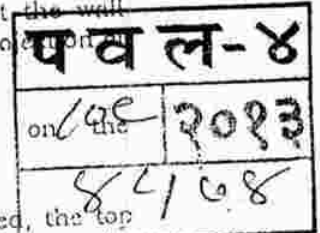
- g) Perforated concrete slabs shall be provided in pits/trenches.
- (v) If the open space surrounding the building is not paved, the top layer upto a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground.

2. The terrace shall be connected to the open well/borewell/storage tank/recharge pit/trench by means of HDPE/PVC pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchment, as they would contain undesirable 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.
3. Rain water harvesting structures shall be sited as not to 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.
4. 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.

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Shree K. Gupta





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(अधिनियम की धारा 32(1) दूबै)

SHREE LABHESHWAR DEVELOPERS

को

SHREE LABHESHWAR DEVELOPERS LLP

में

संपरिवर्तित करने संबधी रजिस्ट्रीकरण प्रमाण पत्र

एलएलपी पहचान संख्या : AAA-2806

2010

में प्रमाणित करता हूँ कि SHREE LABHESHWAR DEVELOPERS LLP को आज सीमित दायित्व भागीदारी अधिनियम 2008 की धारा 58(1) के अनुसरण में आज रजिस्ट्रीकृत किया गया है।

मेरे हस्ताक्षर से दिल्ली पर आज 16th day of November, Two Thousand Ten को दिया गया।

Form 19

[See Rule 32 (1)]

Certificate of Registration on Conversion

Of

SHREE LABHESHWAR DEVELOPERS

to

SHREE LABHESHWAR DEVELOPERS LLP

LLP Identity Number : AAA-2806

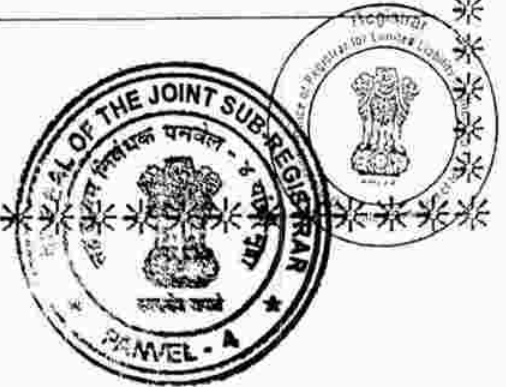
2010

I hereby certify that SHREE LABHESHWAR DEVELOPERS LLP is this day registered pursuant to section 58(1) of the Limited Liability Partnership Act, 2008.

Given under my hand at Delhi this 16th day of November, Two Thousand Ten.

(Santosh Kumar)
Registrar

Address:-
SHREE LABHESHWAR DEVELOPERS LLP
FLAT NO A 1202, 12 TH FLOOR, PRESIDENT PARK,
CHS PLOT NO 77 77A SECTOR 29, VASHI
NAVI MUMBAI
Maharashtra-400703



Santosh Kumar
Santosh Kumar

ANNEXURE - B

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Himanshu Bheda & Co.
Advocate High Court, Mumbai

B-607/608, 6TH FLOOR, GROMA HOUSE, PLOT No. 14-C, SECTOR - 19, VASHI, NAVI MUMBAI - 400 703.
TEL. : 2766 6120 / 2055 0038 • MOBILE : 93230 32144
Email himanshu bheda@rediffmail.com

REPORT ON TITLE
TO WHOMSOEVER IT MAY CONCERN

Sub:- Report on Title in respect of Plot No 117+118, Sector 14, Village Taloje-Pachnand, of 12.5% (erstwhile Gaothan Expansion Scheme) containing by admeasurement 4099.50 sq mtrs, or thereabout.

THIS IS TO CERTIFY that we have perused the documents of M/S SHREE LABHESHWAR DEVELOPERS, a Partnership Firm, having its office at A-1201, President Park, Plot No 77 & 77 A, Sector-29, Vashi, Navi Mumbai - 400 703 (hereinafter referred to as the "PROMOTER") in respect of Plot No 117+118, Sector 14, Village Taloje-Pachnand of 12.5% (erstwhile Gaothan Expansion Scheme) containing by admeasurement 4099.50 sq mtrs, or thereabout (hereinafter referred to as the said Plot).

We have inspected the photocopies of following Documents -

- i. Copy of Agreement to Lease dated 20th June, 2008 executed by CIDCO Ltd in favour Shri Balkrushna Shankar Patil
- ii. Copy of Tripartite Agreement dated 4th July, 2008 2005 executed between Shri Balkrushna Shankar Patil and M/s. Mahesh Developers, the New Licensees
- iii. Copy of Tripartite Agreement dated 29th April, 2010, executed between Mahesh Developers, the New Licensees and the Promoters herein.



The manner in which the Promoters have acquired Leasehold Title in respect of the above plot is narrated as under:-

- a) The City and Industrial Development Corporation of Maharashtra Ltd., is a Government Company within the meaning of the Companies Act, 1956, (hereinafter referred to as "The Corporation/CIDCO") having its registered office at "Nirmal", 2nd floor, Nariman Point, Mumbai - 400 021. The Corporation has been declared as a

Himanshu Bheda
Himanshu Bheda & Co.

E A

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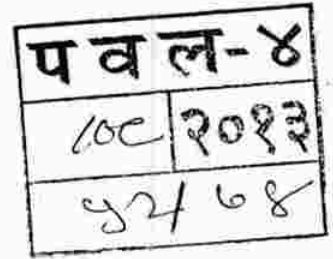
New Town Development Authority, under the provisions of sub sec. (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No.XXXVIII of 1966 hereinafter referred to as 'the said Act') for the New Town of Navi Mumbai by Government of Maharashtra in the exercise of its powers of the area designated as Site for New Town under sub-section (1) of Section 113 of the said Act.

- b) The State Government has acquired lands within the designated area of Navi Mumbai and vested the same in the Corporation by an order duly made on that behalf as per the provisions of Sec.113 of the said Act.
- c) By virtue of being the Development Authority the Corporation has been empowered under Section 118 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said Act.
- d) By an Agreement to Lease dated 20th June, 2008 (said Original Agreement) executed by and between CIDCO (therein referred to as "the Corporation") and Shri Balkrushna Shankar Patil, (hereinafter referred to as the said "Original Licensee") registered with the Office of Sub-Registrar of Assurances at Uran under serial No.4853/2008 on 23/06/2008, the said Corporation agreed to grant to the said Original Licensee, a lease in respect of all that piece or parcel of land No. 117+118, Sector 14, Village Taloje-Pachnand, Navi Mumbai (said land is part of Gaothan Expansion Scheme) containing by admeasurement 4000.00 sq.mts. or thereabout (hereinafter referred to as "the said Property/Plot" and which is more particularly described in the Schedule hereunder written) for the lease rent and on the terms and conditions as set out therein.
- e) By Tripartite Agreement dated 4th July, 2008 executed between CIDCO Ltd. Original Licensee and one M/s. Mahesh Developers, a Proprietary Firm of Shri. Mahesh N.



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 Mahesh Developers
 2

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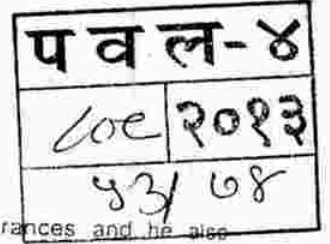
Gothi, having address at NL-5, Building -9, Room No. 9, Sector 11, Nerul, Navi Mumbai (hereinafter referred to as the New Licensee), the CIDCO Ltd. has transferred the said plot in favour the New Licensee for such consideration and upon such terms and conditions as are contained therein. The said Tripartite Agreement is registered with the Office of Sub-Registrar of Assurances under serial No. PAVAL 3/ 06405/2008 dated 04/07/2008.

- f) Further, by another Tripartite Agreement dated 29th April, 2010 executed between CIDCO Ltd., New Licensee and the Promoter herein, the CIDCO Ltd has transferred the said plot in favour of the Promoter for such considerations and on such terms and conditions as are contained therein. The said Tripartite Agreement is registered with the Office of Sub-Registrar of Assurances under serial No. PAVAL 3/ 04398/2010 dated 29/4/2010.
- g) CIDCO Ltd. by its Transfer Order dated 03/05/2010 bearing No. CIDCO/ VASAHAT/SATYO/TALOJE/221/2010/5757 transfer the said plot in favour of the Promoters herein.
- h) In the above circumstances, the Promoters herein are fully seized and possessed of and otherwise well and sufficiently entitled to the said plot along with the right to develop the said plot by constructing a building as per the building plans duly sanctioned by the concerned Authority.
- i) The Property in question falls within the limits of New Township Area of CIDCO and therefore the question of converting property to N.A. use does not arise.
- j) At the request of the New Licensee, we have inserted a Public Notice in the "Twin City Times" News paper, inter alia inviting claims, of general public in respect of the said plot. We have also taken search through the Search Clerk Mr. V. M. Mankame, in respect of he said plot. The Search Clerk has submitted his Report vide his letter dated 08-10-2010 wherein he has recorded the transaction



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S. M. S. C. P. S.

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registered in the offices of various Sub Registrar of Assurances and he also mentioned that records for the year 2010 were not ready.

- k) In the Circumstances, subject to the compliance of the terms & conditions of the said Agreement to Lease dated 20th June, 2008, Tripartite Agreement dated 4th July, 2008, Tripartite Agreement dated 29th April, 2010, and Search Report of Mr. Vinay Mankame dated 08-10-2010 in respect of the said plot, the title of M/S SHREE LABHESHWAR DEVELOPERS to the above plot is clear & marketable & free from registered encumbrances.

THE SCHEDULE ABOVE REFERRED TO

All that piece and Parcel of land known as Plot No.117+118, Sector 14, Village Taloje-Pachnand, of 12.5% (erstwhile Gaothan Expansion Scheme) containing by admeasurement 4099.50 square meters, or thereabout and bounded as follows:

ON OR TOWARDS THE NORTH BY :- 20 METERS WIDE ROAD
ON OR TOWARDS THE SOUTH BY :- TALOJA RIVER
ON OR TOWARDS THE EAST BY :- PUMP HOUSE
ON OR TOWARDS THE WEST BY :- PLOT NO 116.

DATED THIS 12th DAY OF OCTOBER, 2010

For HIMANSHU BHEDA & Co.

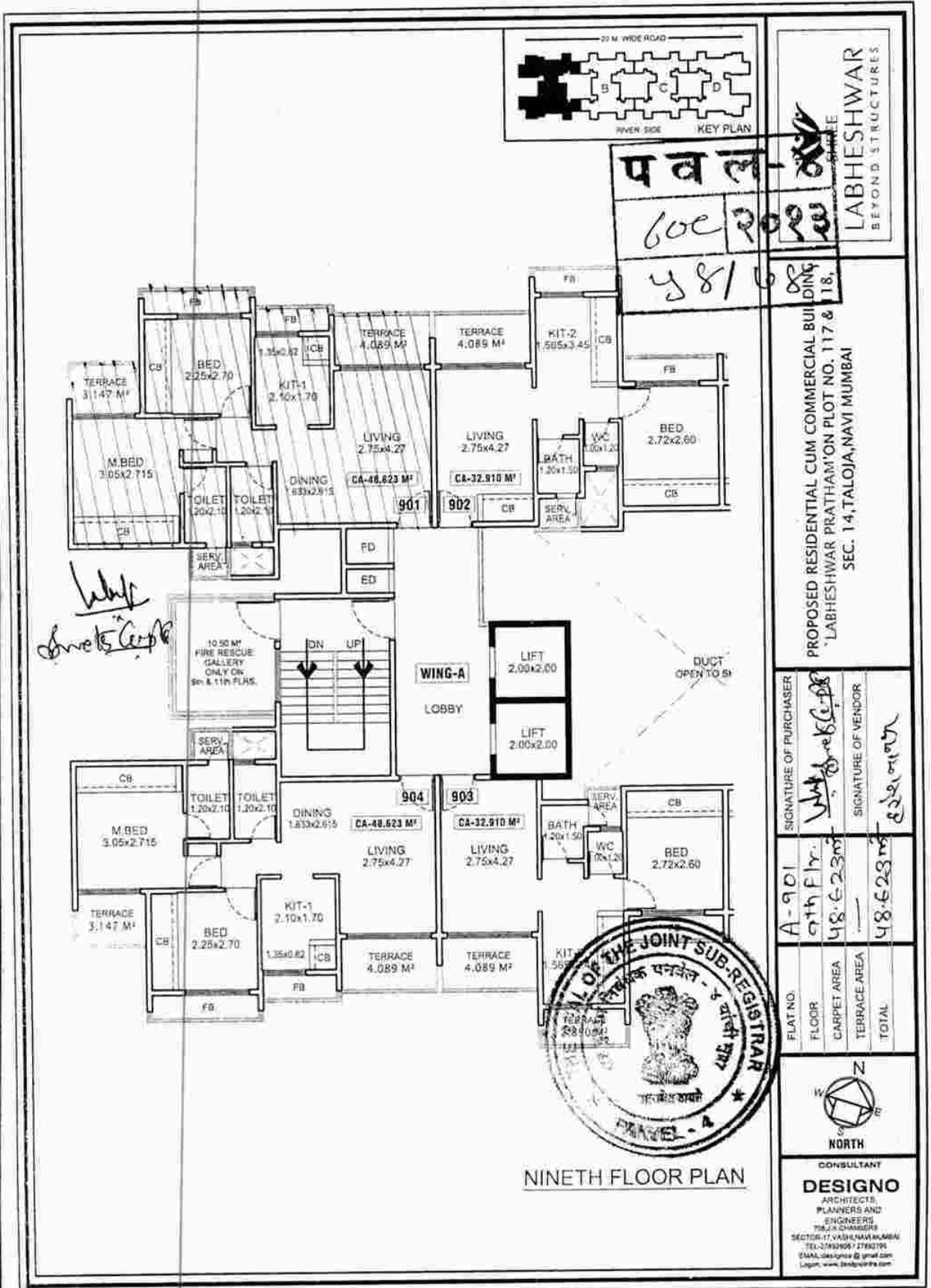
[Handwritten Signature]

Proprietor

[Handwritten Signature]
Smets Capital



ANNEXURE "C"



SIGNATURE OF PURCHASER	<i>[Signature]</i>
SIGNATURE OF VENDOR	<i>[Signature]</i>
FLAT NO.	A-901
FLOOR	9th Flr.
CARPET AREA	48.623 m ²
TERRACE AREA	48.623 m ²
TOTAL	48.623 m ²



CONSULTANT
DESIGNO
ARCHITECTS,
PLANNERS AND
ENGINEERS
78, 2/A CHANDLER
SECTION-17, VASHI, NAVI MUMBAI
TEL:-27692067, 27692195
EMAIL: designo@gmail.com
Login: www.designo.com

ANNEXURE - D

Payment Schdule.

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10/2023
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1	On Booking	20%
2	On Commencement of Work	10%
3	On Completion of plinth work	10%
4	On Completion of 1st Slab	10%
5	On Completion of 2nd Slab	6%
6	On Completion of 4th Slab	6%
7	On Completion of 6th Slab	6%
8	On Completion of 8th Slab	6%
9	On Completion of 10th Slab	6%
10	On Completion of 12th Slab	6%
11	On Completion of 14th Slab	3%
12	On Completion of Brick Work	2%
13	On Completion of Plaster work.	2%
14	On Completion of Plumbing and Tiling	2%
15	On Possession	5%
	Total	100%

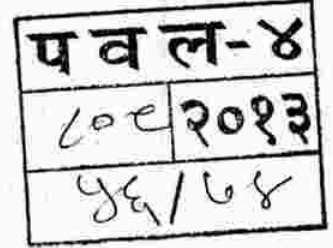
[Signature]
Shri. G. P. S.

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ANNEXURE - E

Amenities List.



Apartments:

- Vitrified Flooring for Living & Bedrooms.
- Powder Coated Window in all Rooms with tinted glass.
- Concealed wiring with ample electrical points and modular switches.
- Concealed Electrical wiring with T.V./Telephone Point.
- Branded MCB & ELCB's for Electrical Points.
- AC point in all bed rooms.
- Internet Point in living & Master Bedroom.

Kitchen and Bathrooms:

- In Kitchen Granite Platform with S.S.Sink.
- Color Glazed tiles up to beam level in kitchen.
- Anti Skid flooring in all the bathrooms and terraces.
- Designer Bathrooms with door height premium quality tiles.
- Concealed plumbing with hot & cold mixer arrangements.
- Decorative laminated main door with standard fittings.
- All water proof FRP doors in Bathrooms.
- Granite doors frames.

Common Areas and Faculties

- Society office
- Podium
- Entrance foyer at ground level
- Security cabin
- Lifts
- Staircases
- Meter Room
- Earthquake resistant RCC structure
- Power back-up for elevators and common area
- Fitness Center



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Shri S. C. P. S.

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23/92/90

(कि. नि. नमुना क्र. १) (Fin. R. Form No. 1)

मूल प्रत
ORIGINAL COPY

कुमु. ४५९ [अहस्तांतरणीय] [NON TRANSFERABLE] सर्वसा. ११३ मं. Gen 113 mc. 23/92/90

शासनास केलेल्या प्रदानाची पावती
RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place

म. सी. नागपूर हावेल पस लागी

Received from

भागीदार डी. हरबा नामजी

र./Rs.

(रुपये/Rupies)

सनावालीया

on account of

१००/- १००० रुपाय भाग साकरिता मिळाले.

रोखपाल व/सेखापाल
Cashier or Accountant.

सह दुय्यम निबंधक (पदनाम/Designation) ३



8
2023
468

CUSTOMER CODE
DEPARTMENT OF POST, INDIA
(MAHARASHTRA CIRCLE)

NAME OF POST OFFICE VASHI HEAD POST OFFICE DATE 23/12/10

NAME OF DOCUMENT POWER of Attorney

FRANKING VALUE Rs. 500/-

NAME ADDRESS OF STAMP DUTY PAYING PARTY M/S Shree Labheshwar Developers LLP

PAN NO. _____

TEL NO. MOBILE NO. _____

NAME & ADDRESS OF COUNTER PARTY. NIMN Pawan Vashi

TEL NO. MOBILE NO. 9921833333

SIGNATURE Dejuwal

PAY ORDER NO IF ANY _____

DRAWN ON BANK _____

DD/CHEQUE/ CASH AMOUNT Rs. 500/-

Rs. (IN WORDS) Five hundred only.

FOR POST OFFICE USE ONLY

TRANSACTION ID 5876-115090-5902.

FRANKING NO. _____

POST OFFICE STAMP IMPRESSION (HSG I)

मुख्य डाक घर वशी
SUB. POSTMASTER

HSG I
VASHI M.D.G. 400 703

AUTHORISED SIGNATORY PM/APM/SPM



SUB. POSTMASTER
HSG I
VASHI M.D.G. 400 703

SPECIFIC POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, M/S SHREE LABHESHWAR DEVELOPERS LLP, a partnership firm registered under the provisions of Indian Partnership Act, 1932 and having its office at Flat No. A/1202, 12th President Park, Plot No. 77/77A, Sector - 29, Vashi, Navi Mumbai - 400 703 the present partner Mr. HARESH NANJI ANAWADIA SEND GREETINGS

FOR SHREE LABHESHWAR DEVELOPERS LLP

Haresh Nanji Anawadia

PARTNER

STAMP DUTY MAHARASHTRA

Rs. 0000500/- PB677

115090

SPECIAL ADHESIVE DEC 23 201



05902

WHEREAS:

a) By a Tripartite Agreement dated 29th April, 2010 executed by and between CIDCO Ltd. and one M/S Mahesh Developers, a proprietary Firm having address at NL-5, Building -9, Room No. 9, Sector 11, Nerul, Navi Mumbai, Tal. & Dist. Thane and ourselves the said CIDCO agreed to transfer the lease hold right in respect of all that piece or parcel of land bearing Plot No. 117+118, Sector 14, Village Taloje-Pachnand, Navi Mumbai of 12.5% (erstwhile ~~the~~ Expansion Scheme) containing by admeasurements 4099-50 sqmtrs. or thereabout (hereinafter referred to as "the said Property/Plot") and more particularly described in the Schedule hereunder written for the lease rent and on the terms and conditions set out therein. The said Tripartite Agreement dated 29th April, 2010, is registered with the Office of Sub-Registrar of Assurances under serial No.04396/2010 dated 29/4/2010.

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b) In the above circumstances, we are entitled to develop the said plot by constructing a building for residential and commercial purposes in accordance with the present sanctioned plans or in accordance with such revised plans that shall be sanctioned by CIDCO LTD We are further entitled to sell, transfer, and assign the said constructed area to such third parties as we may deem fit, necessary and proper.

c) We have to execute various Agreements to Sale in respect of the Flats/Shops which is to be constructed on the said plot.

d) We are unable to attend the office of the concerned Sub Registrar of Assurances, for the purpose of admitting the execution of the said Agreements to Sale. We are therefore desirous to appoint MR. MADAN NAMDEO THAKARE ~~anyone~~ anyone having address at 321, Arenja Corner, Sector No.17, Vashi, Navi Mumbai as our lawful & true attorney to do all necessary acts, deeds, matters & things for us & on our behalf as appearing hereinafter.



NOW KNOW YE AND THESE PRESENTS WITNESSETH THAT We, M/S SHREE LABHESHWAR DEVELOPERS LLP a partnership firm registered under the provisions of Indian Partnership Act, 1932 and having its office at Flat No. A/1202, 12th Floor, President Park, Plot No. 77/77A, Sector - 29, Vashi, Navi Mumbai - 400 703, through the present partner Mr. HARESH NANJI ANAWADIA do hereby appoint nominate and constitute MR. MADAN NAMDEO THAKARE ~~anyone~~ anyone having address at 321, Arenja Corner, Sector No.17, Vashi, Navi Mumbai to be our true and lawful attorney to do all or any of the following acts, deeds, matters and things for one in our name and on our behalf as appearing hereinafter

1. To lodge the Agreements for Sale in respect of the Residential flats, shops, offices, premises to be constructed on the said plot & to admit the execution

R SHREE LABHESHWAR DEVELOPERS LLP
PARTNER
22/08/2013



2. To apply for Certified copies & to correspond with the Sub Registrar of Assurances, Panvel in respect of said Agreements from time to time & to accept the original agreements after its registrations for us & on our behalf from time to time.

AND WE HEREBY for ourselves, executors and administrators ratify, confirm, and agree to ratify and confirm whatsoever our said Attorney or any substitute or substitutes acting under him/them has done or shall lawfully or purport to do in respect of the said property by virtue of these presents.

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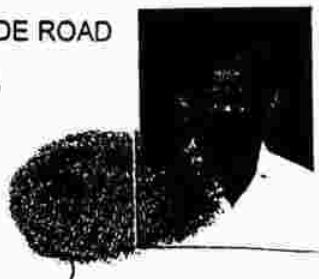
AND WE HEREBY declare that whatsoever our said Attorney or substitute/s appointed by him shall do or purport to do under or by virtue of these presents shall be at their entire risk and cost and that he/they shall keep us indemnified against any loss or damage occasioned to us or our successors and assigns by virtue of their said acts. The attorney has signed at the foot of this Power of Attorney.

IN WITNESS WHEREOF WE, have hereunto set and subscribed our hands at Navi Mumbai this २३rd DAY OF December, 2010.

THE SCHEDULE ABOVE REFERRED TO

Plot No.117+118, Sector 14, Village Taloje-Pachnand, of 12.5% (erstwhile Gaothan Expansion Scheme) containing by admeasurement 4099.50 sq.mtrs, or thereabout AND BOUND BY

- ON OR TOWARDS THE NORTH BY :- 20 METRES WIDE ROAD
- ON OR TOWARDS THE SOUTH BY :- TALOJA RIVER,
- ON OR TOWARDS THE EAST BY :- PUMP HOUSE
- ON OR TOWARDS THE WEST BY :- PLOT NO 116



SIGNED SEALED AND DELIVERED BY THE WITHIN NAMED M/S SHREE LABHESHWAR DEVELOPERS LLP Through its Partners Mr. HARESH NANJI ANAWADIA FOR SHREE LABHESHWAR DEVELOPERS LLP



IN THE PRESENCE OF

I CONFIRM HAVING ACCEPTED THE ABOVE POWER OF ATTORNEY,

MR. MADAN NAMDEO THAKARE





सत्यमेव जयते

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10E	2013
E9/68	

प्ररूप 19

(अधिनियम की धारा 32(1) देखें)

SHREE LABHESHWAR DEVELOPERS

को

SHREE LABHESHWAR DEVELOPERS LLP

में

संपरिवर्तित करने संबंधी रजिस्ट्रीकरण प्रमाण पत्र

एलएलपी पहचान संख्या : AAA-2806

2010

प्रमाणित करता हूँ कि SHREE LABHESHWAR DEVELOPERS LLP को आज सीमित दायित्व भागीदारी अधिनियम

2008 की धारा 58(1) के अनुसरण में आज रजिस्ट्रीकृत किया गया है।

दिल्ली में आज 16th day of November, Two Thousand Ten को दिया गया।

Form 19

[See Rule 32 (1)]

Certificate of Registration on Conversion

Of

SHREE LABHESHWAR DEVELOPERS

to

SHREE LABHESHWAR DEVELOPERS LLP

LLP Identity Number : AAA-2806

2010

I hereby certify that SHREE LABHESHWAR DEVELOPERS LLP is this day registered pursuant to section 58(1) of the Limited Liability Partnership Act, 2008.

Given under my hand at Delhi this 16th day of November, Two Thousand Ten.

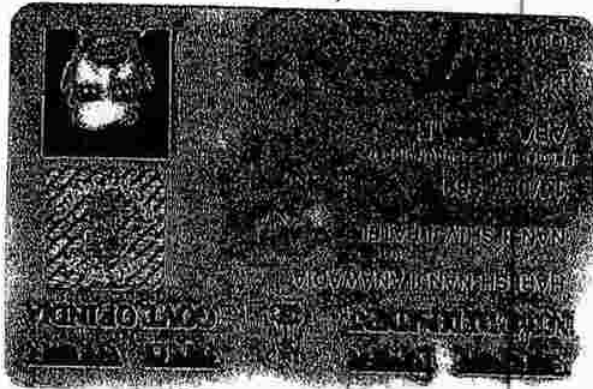
(Santosh Kumar)
Registrar

Address:-
SHREE LABHESHWAR DEVELOPERS LLP
FLAT NO A 1202, 12 TH FLOOR, PRESIDENT PARK,
CHS PLOT NO 77 77A SECTOR 29, VASHI
NAVI MUMBAI
Maharashtra-400703





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१०१३	१०१३
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प व ल-४	
१०८	२०२३
६३/७४	

LAXMIKANT SAWANT
 B.T. SAWANT
 24101934
 Permanent Account Number
 BCKPS4057C
 Signature



This block contains a document with a portrait of a man in a uniform, a circular seal, and a dense grid of text. The text is a repeating pattern of the words "STATE" and "TRASTATEMAHARASHTRASTATEMAHARASHTRASTATEMAHARASHTR" used for document security.

लिखित दस्तावेज सं. १ ६२२१५५७५

पवल-४	
१०८	२०१३
६४/७४	

लिखित दस्तावेज :- श्री लक्ष्मीबाई कुण्डलपर्स एल एन पी हाऊस
भागीदार :- श्री. लक्ष्मीबाई मनावडीया



अपर मुख्यालय अंक ६७७७
२३/१२/१९९० श्री. लक्ष्मीबाई मनावडीया
व्य. सं. १२०२, १२ वासाका सिविल पार्क
प्लॉट नं. ७७, ७७.३. २९ वासी नवी मुंबई.

कठन दिने व त्यांच्या मोठ्ठोपिढची
१) लक्ष्मीबाई मनावडीया २५ वा. व. २५ कोलना
२) पं. रीनाथ कुण्डलपर्स २५ वा. परल १३-१२
३) अरुण कानर १७ वा. वा. लो. मुंबई



मुख्यालयमा कठन देणाऱ्या
व्यक्तीची मोठ्ठल देणाऱ्या
व्यक्तीची स्वाक्षरी
व्यक्रमांक :- ४५९ २३/१२/१९०
१९९०
१०००/-

टिप :- प्रमाणित करणात येते की अर्ध मुख्यालयगत
एकूण आत पाने असून त्यात कोणत्याही प्रकारची
चूक अथवा अवांशवाड नाही.



अह दुय्यम निबंधक वर्ग २ ठाणे क्र ३

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६५/७४ याद्वारे	

घोषणापत्र

मी अहम नाभदेव हाकरे

घोषित करतो की दुय्यम निबंधक पनवेल यांचे कार्यालयात

कराशनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात

आला आहे. श्री/श्रीमती/मेसर्स श्री. भागेश्वर उद्दलपदी

एस एल पी व्ही हरेश अनावडिया व इ. यांनी दिनांक

_____ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी

सादर दस्त नोंदणीस सादर केला आहे. निष्पादीत करून कबूली

जबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी

कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून

देणार व्यक्तीपैकी कोणीही मयत झालेला नाही किंवा अन्य कोणत्याही

कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेला नाही. सादरचा

कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी

सक्षम आहे. सादरचे कथन चुकीचे आढळून

अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी

मला जाणीव आहे.



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कुलमुखत्यारपत्र धारकाचे नाव व सही

मी/ आम्ही मूळ अखत्यारपत्र ताचलेले आहे आणि त्याची सत्यता

पडताळून पाहिलेली आहे.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHREE LABHESHWAR DEVELOPERS
LLP



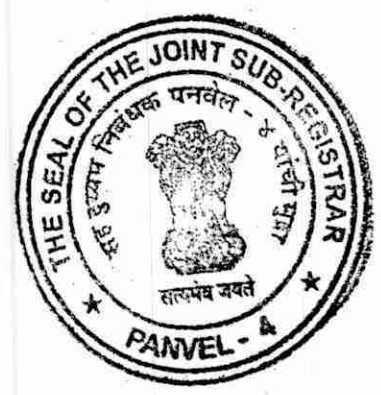
14/01/2010
Permanent Account Number
ABRFS2913C

07122010

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इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाने
आयकर सैन सेवा इकाई, एन एन डी एल
तीसरी मंजिल, सफायर चेंबर,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुना - 411 045.

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL,
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045.
Tel: 91-20-2721 8080; Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in



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8-4-2023
89

CUSTOMER CODE
DEPARTMENT OF POST, INDIA
(MAHARASHTRA CIRCLE)

NAME OF POST OFFICE: VASHI HEAD POST OFFICE, DATE: 23/12/10
NAME OF DOCUMENT: POWER of Attorney
FRANKING VALUE RS.: 500/-

NAME & ADDRESS OF STAMP DUTY PAYING PARTY: M/s Shree Labheshwar Developers LLP

TEL NO. MOBILE NO.: 9821836388
NAME & ADDRESS OF COUNTER PARTY: N/IN Vasari

SIGNATURE: [Signature]
PAY ORDER NO. IF ANY: _____
DRAWN ON BANK: _____

DO/PO/CHEQUE/ CASH AMOUNT RS.: 500/-
Rs. (IN WORDS): Five hundred only.

FOR POST OFFICE USE ONLY

TRANSACTION ID: 5876-11R90-5902

POST OFFICE STAMP IMPRESSION
उपसंचालक, (HSG I)

SUB. POSTMASTER
VASHI M.D.G. 400 703
AUTHORISED SIGNATORY PM/APM/SPM



SPECIFIC POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, M/S SHREE LABHESHWAR DEVELOPERS LLP, a partnership firm registered under the provisions of Indian Partnership Act, 1932 and having its office at Flat No. A/1202, 12th President Park, Plot No. 77/77A, Sector - 29, Vashi, Navi Mumbai - 400 703, do hereby authorize the present partner Mr. HARESH NANJI ANAWADIA SEND GREETINGS

FOR SHREE LABHESHWAR DEVELOPERS LLP

[Signature]

PARTNER
MAHARASHTRA

STAMP DUTY
R. 00005500/- PB677
SPECIAL ADHESIVE
DEC 23 2013

WHEREAS:

a) By a Tripartite Agreement dated 29th April, 2010 executed by and between CIDCO Ltd. and one M/S Mahesh Developers, a proprietary Firm having address at NL-5, Building -9, Room No. 9, Sector 11, Nerul, Navi Mumbai, Tal. & Dist. Thane and ourselves the said CIDCO agreed to transfer the lease hold right in respect of all that piece or parcel of land bearing Plot No. 117+118, Sector 14, Village Taloje-Pachnand, Navi Mumbai of 12.5% (erstwhile ~~Leather~~ Expansion Scheme) containing by admeasurements 4099-50 sq.mtrs. or thereabout (hereinafter referred to as "the said Property/Plot") and more particularly described in the Schedule hereunder written for the lease rent and on the terms and conditions set out therein. The said Tripartite Agreement dated 29th April, 2010, is registered with the Office of Sub-Registrar of Assurances under serial No. 04396/2010 dated 29/4/2010.

पत्र ल-४
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b) In the above circumstances, we are entitled to develop the said plot by constructing a building for residential and commercial purposes in accordance with the present sanctioned plans or in accordance with such revised plans that shall be sanctioned by CIDCO LTD We are further entitled to sell, transfer, and assign the said constructed area to such third parties as we may deem fit, necessary and proper.

We have to execute various Agreements to Sale in respect of the Flats/Shops which is to be constructed on the said plot.

d) We are unable to attend the office of the concerned Sub Registrar of Assurances, for the purpose of admitting the execution of the said Agreements to Sale. We are therefore desirous to appoint MR. MADAN NAMDEO THAKARE ~~XXXXXXXXXXXX~~, anyone having address at 321, Arenja Corner, Sector No.17, Vashi, Navi Mumbai as our lawful & true attorney to do all necessary acts, deeds, matters & things for us & on our behalf as appearing hereinafter.



NOW KNOW YE AND THESE PRESENTS WITNESSETH THAT We, M/S SHREE LABHESHWAR DEVELOPERS LLP a partnership firm registered under the provisions of Indian Partnership Act, 1932 and having its office at Flat No. A/1202, 12th Floor, President Park, Plot No. 77/77A, Sector - 29, Vashi, Navi Mumbai - 400 703, through the present partner Mr. HARESH NANJI ANAWADIA do hereby appoint nominate and constitute MR. MADAN NAMDEO THAKARE ~~XXXXXXXXXXXX~~ anyone having address at 321, Arenja Corner, Sector No.17, Vashi, Navi Mumbai to be our true and lawful attorney to do all or any of the following acts, deeds, matters and things for one in our name and on our behalf as appearing hereinafter

1. To lodge the Agreements for Sale in respect of the Residential flats, shops, offices, premises to be constructed on the said plot & to admit the execution

SHREE LABHESHWAR DEVELOPERS LLP
PARTNER
22/04/13



2. To apply for Certified copies & to correspond with the Sub Registrar of Assurances, Panvel in respect of said Agreements from time to time & to accept the original agreements after its registrations for us & on our behalf from time to time.

AND WE HEREBY for ourselves, executors and administrators ratify, confirm, and agree to ratify and confirm whatsoever our said Attorney or any substitute or substitutes acting under him/them has done or shall lawfully or purport to do in respect of the said property by virtue of these presents.

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AND WE HEREBY declare that whatsoever our said Attorney or substitute/s appointed by him shall do or purport to do under or by virtue of these presents shall be at their entire risk and cost and that he/they shall keep us indemnified against any loss or damage occasioned to us or our successors and assigns by virtue of their said acts. The attorney has signed at the foot of this Power of Attorney.

IN WITNESS WHEREOF WE, have hereunto set and subscribed our hands at Navi Mumbai this 23rd DAY OF December, 2010.

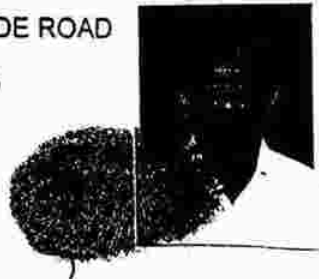
THE SCHEDULE ABOVE REFERRED TO

Plot No.117+118, Sector 14, Village Taloje-Pachnand, of 12.5% (erstwhile Gaothan Expansion Scheme) containing by admeasurement 4099.50 sq.mtrs, or thereabout AND

BOUNDED BY

- ON OR TOWARDS THE NORTH BY :- 20 METRES WIDE ROAD
- ON OR TOWARDS THE SOUTH BY :- TALOJA RIVER,
- ON OR TOWARDS THE EAST BY :- PUMP HOUSE
- ON OR TOWARDS THE WEST BY :- PLOT NO 116

SIGNED SEALED AND DELIVERED BY THE
WITHIN NAMED M/S SHREE LABHESHWAR DEVELOPERS LLP
Through its Partners Mr. HARESH NANJI ANAWADIA FOR SHREE LABHESHWAR DEVELOPERS LLP



IN THE PRESENCE OF



I CONFIRM HAVING ACCEPTED THE ABOVE POWER OF ATTORNEY,

MR. MADAN NAMDEO THAKARE



~~MR. MADAN NAMDEO THAKARE~~



सत्यमेव जयते

प व ल-४	
10E	2013
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(अधिनियम की धारा 32(1) देखें)

SHREE LABHESHWAR DEVELOPERS

को

SHREE LABHESHWAR DEVELOPERS LLP

में

संपरिवर्तित करने संबंधी रजिस्ट्रीकरण प्रमाण पत्र

एलएलपी पहचान संख्या : AAA-2806

2010

प्रमाणित करता हूँ कि SHREE LABHESHWAR DEVELOPERS LLP को आज सीमित दायित्व भागीदारी अधिनियम, 2008 की धारा 58(1) के अनुसरण में आज रजिस्ट्रीकृत किया गया है।

दिल्ली में आज 16th day of November, Two Thousand Ten को दिया गया।

Form 19

[See Rule 32 (1)]

Certificate of Registration on Conversion

Of

SHREE LABHESHWAR DEVELOPERS

to

SHREE LABHESHWAR DEVELOPERS LLP

LLP Identity Number : AAA-2806

2010

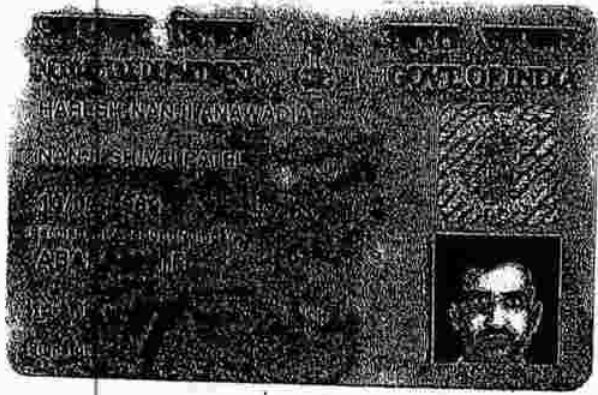
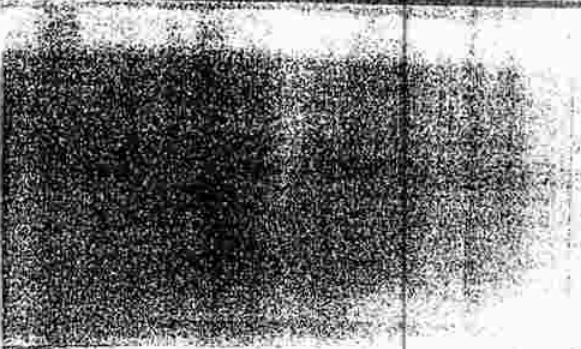
I hereby certify that SHREE LABHESHWAR DEVELOPERS LLP is this day registered pursuant to section 58(1) of the Limited Liability Partnership Act, 2008.

Given under my hand at Delhi this 16th day of November, Two Thousand Ten.

(Santosh Kumar)
Registrar

Address:-
SHREE LABHESHWAR DEVELOPERS LLP
FLAT NO A 1202, 12 TH FLOOR, PRESIDENT PARK,
CHS PLOT NO 77 77A SECTOR 29, VASHI
NAVI MUMBAI
Maharashtra-400703





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लिहूण देणार ०-५ ए२२१५५७५

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६४/७४	

लिहूण देणार :- मी श्री लक्ष्मण वडू कुण्डल परस एल एल पी चार्ज
भाळीदार :- श्री. लक्ष्मण लालजी मनावडीया



जवर मुक्यावार्क वर घेणार
२३/१२/१० रोजी मी. लक्ष्मण लालजी मनावडीया
व. नं. ३२. रा. नं. १२०२. १२ वा माळा पेपिडिल्ल पाठ
फ्लोर्टिन ७७, ७७.अ.स. २० वाशी नवी मुंबई.

कडन दिव्हे व त्यांच्या घोळणीविषयी
१) लक्ष्मणकांत. ब्राह्मण वयः २५ रा. वेरुटकोलनी
२) पंडरीनाथ. कुलकर्णी वयः २५ रा. परेल ४३-१२
३) अश्विनीकांत वयः १७ रा. वाशी नवी मुंबई



मुक्यावार्कनामा कडन देणाऱ्या
वडूकनांक :- ४५९ स्वकीची घोळल देणाऱ्या
२३/१२/१० इसमाची स्वाक्षरी

चार्ज १००/-

अश्विनीकांत
मुक्यावार्क निबंधक वर्ग-३ ठाणे

टिप :- प्रमाणित करणात येते की अदर मुक्यावार्कपत्रात
एकूण आत पाने असून त्यात कोणाच्याही प्रकारची
चूक अथवा खासखास असून आलेली नाही



अश्विनीकांत
मुक्यावार्क निबंधक वर्ग २ ठाणे क्र ३

घोषणापत्र

प व ल - ४

६०८ २०१३

६५/७४ याद्वारे

मी अहम नामदेव हाकरे

घोषित करतो की दुर्यम निबंधक पनवेल यांचे कार्यालयात

क.श.र.ता.मा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात

आला आहे. श्री/श्रीमती/मेसर्स श्री.मा.शे.शे.व.र. उद्देखनपदी

ए.ए.ए.पी.सी. हरेश.अ.ना.व.डिया व इ. यांनी दिनांक.

_____ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी
सदर दस्त नोंदणीस सादर केला आहे. निष्पादीत करून कबूली
जबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी
कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून
देणार व्यक्तीपैकी कोणीही मयत झालेला नाही किंवा अन्य कोणत्याही
कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेला नाही. सदरचा
कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी
सक्षम आहे. सदरचे कथन चुकीचे आढळून
अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी
मला जाणीव आहे.



कुलमुखत्यारपत्र धारकाचे नाव व सही

मी/ आम्ही मूळ अखत्यारपत्र ताचलेले आहे आणि त्याची सत्यता
पडताळून पाहिलेली आहे.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHREE LABHESHWAR DEVELOPERS
LLP



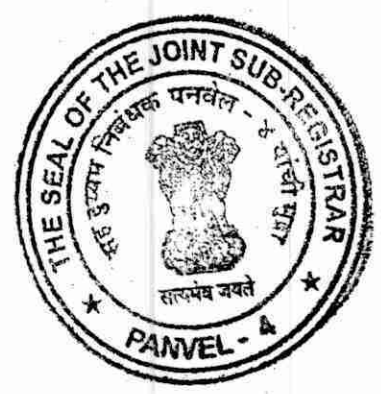
14/01/2010
Permanent Account Number
ABRFS2913C

07122010

प व ल - ४	
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इस कार्ड के खोने / पाने पर कृपया सूचित करें / लॉटिंग
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरे मंजिल, सफायर चेंबर,
बानेर टेलिफोन एक्चेंज के नजदीक,
बानेर पुना - 411 045.

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045.
Tel: 91-20-2721 8080; Fax: 91-20-2721 8081
e-mail: unitinfo@nsdl.co.in



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PERMANENT ACCOUNT NUMBER
AEDPG7100C

1981



NAME
SAURABH KUMAR GUPTA

NAME OF THE REGISTER NAME
LOK PAL GUPTA

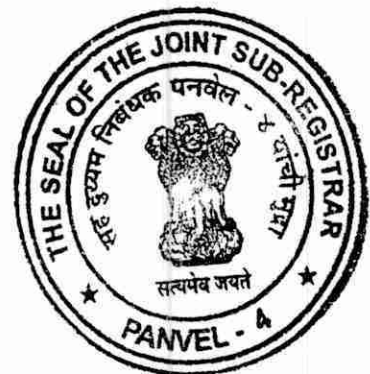
DATE OF BIRTH
03-03-1969

OFFICE

आयकर आयुक्त (कंप्यूटर केंद्र)
Commissioner of Income Tax (Computer Center)

Handwritten signature

प व ल - ४	
10e	2013
६७/७४	



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आयकर विभाग
INCOME TAX DEPARTMENT
S. A. GUPTA



भारत सरकार
GOVT. OF INDIA



PRAKASH GUPTA

9/1975

Permanent Account Number
PG8491N

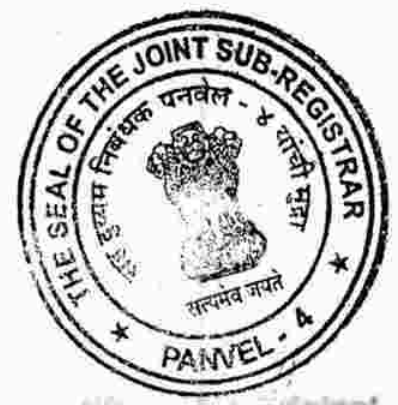


25052006

S. A. Gupta
Signature

S. A. Gupta

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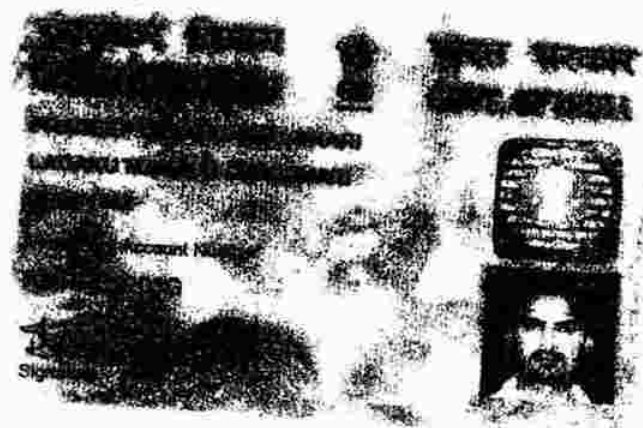
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INDIA
TAX DEPARTMENT
YASHWANT LAXMAN SHOR
LAXMAN NARAYAN SHOR

GOVERNMENT OF INDIA

Permanent Account Number
ARFPE7250F

[Signature]



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गुरुवार, 24 जानेवारी 2013 5:02 म.नं.

दस्त गोशवारा भाग-1

पवेल 4

62/68

दस्त क्रमांक: 809/2013

दस्त क्रमांक: पवेल 4 /809/2013

बाजार मूल्य: रु. 25,12,000/- मोबदला: रु. 28,72,000/-

भरलेले मुद्रांक शुल्क: रु. 1,44,100/-

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

पावती: 816

पावती दिनांक: 24/01/2013

अ. क्र. 809 वर दि. 24-01-2013

सादरकरणाराचे नाव: सौरभ कुमार गुप्ता

रोजी 4.59 म.नं. वा. हजर केला.

नोंदणी फी

रु. 29250.00

दस्त हाताळणी फी

रु. 1480.00

पृष्ठांची संख्या: 74

दस्त हजर करणाऱ्याची सही:

एकुण: 30730.00

Joint Sub Registrar Paveel 4

Joint Sub Registrar Paveel 4

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्र. 1 24 / 01 / 2013 04 : 54 : 03 PM ची वेळ: (सादरीकरण)

दस्त ऐवशासोबत जोडलेले कागदपत्रे, मुल्यपत्र पत्र व्यक्ती इत्यादि बनावट आढळून आल्यास याची संपूर्ण जबाबदारी निष्पादकांची राहिल.

शिक्षा क्र. 2 24 / 01 / 2013 05 : 02 : 04 PM ची वेळ: (फी)

लिहून देणार

लिहून घेणार



STATI
लिहून घेणार

24/01/2013 5 08:56 PM




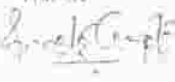


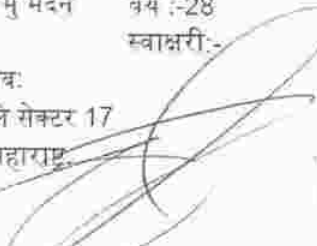


दस्त गोपवारा भाग-2

पत्रक 4 03/05

दस्त क्रमांक:809/2013

दस्त क्रमांक:पत्रक4/809/2013






दस्ताचा प्रकार:-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:सौरभ कुमार गुप्ता पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 08 पि अॅण्ड ओ टेरेस माझगाव डॉक रेसिडेंटियल कॉम्प्लेक्स डॉकयार्ड रोड मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन नंबर:AEDPG7100C	लिहून घेणार वय :-44 स्वाक्षरी:- 		
2	नाव:श्वेता मौरभ गुप्ता पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 08 पि अॅण्ड ओ टेरेस माझगाव डॉक रेसिडेंटियल कॉम्प्लेक्स डॉकयार्ड रोड मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन नंबर:AJYPG8491N	लिहून घेणार वय :-38 स्वाक्षरी:- 		
3	नाव:मै श्री लाभेश्वर डेव्हलपर्स एल एल पी तर्फे भागीदार हरेश नानजी अनावडीया तर्फे कु मु मदन नामदेव ठाकरे पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 301/302 देवव्रता प्रिभायसेम सोमायटी लि सेक्टर 17 वाशी नवी मुंबई ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन नंबर:ABRFS2913C	लिहून घेणार वय :-28 स्वाक्षरी:- 		

वरील दस्ताएवज करून देणार तयाकथीत करारनामा चा दस्त एवज करून दिल्याने कबुल करतात.
शिक्षा क्र.3 ची वेळ:24 / 01 / 2013 05 : 06 : 42 PM

ओळख:-

खालील इमम असे निवेदीत करतात की ते दस्तएवज करून देणा-याना व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:प्रदीप लडकु चौधरी - - वय:29 पत्ता:305 शिव सेंटर सेक्टर 17 वाशी नवी मुंबई पिन कोड:400703	स्वाक्षरी 		
2	नाव:प्रशवंत भोईर - - वय:28 पत्ता:आपटा पनवेल पिन कोड:410206	स्वाक्षरी 		



शिक्षा क्र.4 ची वेळ:24 / 01 / 2013 05 : 07 : 28 PM

Summary-2(दस्त गोपवारा भाग - २)

शिका क्र.5 ची वेळ:24 / 01 / 2013 05 : 07 : 33 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Panvel 4

प व ल-४	
७०८	२०१३
७४/७४	

809 / 2013



प्रमाणित करण्यात येते की सदर दस्त
क्र. ७०८ मध्ये ...७४...पाने आहेत
पुस्तक क्रमांक.....वर नोंदला
दिनांक....२४/०१/१३

सह. दुय्यम निबंधक पानवेल-४.

NEEL RESIDENCY CO-OP. HSG SOCIETY LTD.

(Regd. No.-NBOM / CIDCO / HSG(OH)/1157 /JTR/JTR - 2000-2001)
PHASE - 1, PLOT NO. 39, 45, 46, 47, SEC - 3, NEW PANVEL - 410 206

BILL No. **6252**

Date: **01/01/2013**

Name: **S.K. Gupta**

Building No. **B** Flat No. **202**

Sr. No.	PARTICULARS	Amount	
		Rs.	Ps.
1)	Sinking Fund	60	= 00
2)	Repairs & Maintenance Fund	635	= 00
3)	Municipal Taxes	-	
4)	Water Charges	150	= 00
5)	Parking Charges	100	= 00
6)	Insurance Charges	45	= 00
7)	Services Charges (Postage etc)	-	
8)	Interest on arrears	-	
9)	Penalty	-	
10)	Non Occupancy Charges	100	= 00
11)	Electricity Charges	-	
12)	Others (Painting / Festival etc)	-	
<p>Note : 1) If Payment is not made within 15 days from the date of this Bill interest will be charged on the entire amount of Bill till payment 2) Please issue crossed cheque in the name of the society</p>		Total ...	1090 = 00
		Add Previous Dues... (Arrears)	-
		Less Adjustment ...	5861 = 00
		Grand Total ...	-4771 = 00

Receiver's Signature

Hon. Secretary / Treasurer

Verified with Original
Stamp
Signature
Manager



पावती

Original/Duplicate

Thursday, January 24, 2013

नोंदणी क्र. : 39म

5:02 PM

Regn.: 39M

पावती क्र.: 816 दिनांक: 24/01/2013

पावाचे नाव: तळोजा पाचनंद

दस्तऐवजाचा अनुक्रमांक: पवल4-809-2013

दस्तऐवजाचा प्रकार : करारनामा

मादर करणाऱ्याचे नाव: सौरभ कुमार गुप्ता

नोंदणी फी

रु. 29250.00

दस्त हाताळणी फी

रु. 1480.00

पृष्ठांची संख्या: 74

एकूण:

रु. 30730.00

पापणास हा दस्तऐवज अंदाजे 5:22 PM ह्या वेळेस मिळेल आणि सोबत थंबनेल प्रत व CD यावी.

Joint Sub Registrar Panvel 4

जार मूल्य: रु. 2512000/-

रलेले मुद्रांक शुल्क : रु. 144100/-

सह दुय्यम निबंधक पनवेल क्र. ४
माहिदला: रु. 2872000/-

देयकाचा प्रकार: By Demand Draft रक्कम: रु. 29250/-

डी/धनादेश/पे ऑर्डर क्रमांक: 549143 दिनांक: 18/01/2013

केचे नाव व पत्ता: State Bank Of India

देयकाचा प्रकार: By Cash रक्कम: रु 1480/-

CH- 657159

SBI/
Rs. 1000/-

TIEUP
for Bhuta
PA/
8/1/13

मुळ दस्तऐवज परत मिळाला.

पक्षकाराची सहो

लिपीक

सह. दुय्यम निबंधक पनवेल-४.

Bhuta
SBI- 657159
9/2

Verified & Certified
State Bank of India
Panvel 4
8/1/13

Date: 29th Jan 2013

To,
The Assistant General Manager,
State Bank of India,
BARC(Trombay), Mumbai.

Dear Sir / Madam,

We, Shree Labheshwar Developers LLP, hereby certify that:-

- 1) we have transferable rights to the property described below, which has been allotted by me/us to Mr. Saurabh Kumar Gupta & Mrs. Sweta Saurabh Gupta herein after referred to as "the purchasers", subject to the due & proper performance & compliances of all the terms & conditions of the Sale agreement dated 21st Jan 2013.

Description of the Property:


Flat No.	:	A - 901
Building Name	:	"Labheshwar Pratham"
Plot No.	:	117 & 118
Sector No.	:	14
Locality Name	✓ :	Taloja, Panchanand
City Name	:	Taloja

- 2) That the total consideration for this transaction is Rs.28,72,000/- (Rs. Twenty Eight Lac Seventy Two Thousand only) towards sale agreement.
- 3) The title of the property described above is clear, marketable & free from all encumbrances & doubts.
- 4) We confirm that we have no objection whatsoever to the said purchasers, at their own costs, charges, risks & consequences mortgaging the said property to STATE BANK OF INDIA as security for the amount advanced by the bank of them subject to the due & proper performance & compliances of all the terms & conditions of the sale document by the said purchasers.

- 5) We have not borrowed from any financial institution for the purchase / development of the property & will not create any encumbrances on the property allotted to the said purchasers during the currency of the loan sanctioned / to be sanctioned by the Bank to them subject to the due & proper performance & compliances of all the terms & conditions of the sale document by the said purchasers.
- 6) After creation of proper charge / mortgage & after receipt of the copies thereof & after receipt of proper nomination in favor of the bank, from the said purchaser, we are agreeable to accept State Bank of India as a nominee of the above named purchaser for the property described above & once the nomination favoring the Bank has been registered & advice sent to the Bank of having done so we note not to change the same without the written NOC of the Bank.
- 7) After creation of charge / mortgage & after receipt of the-copies thereof & after receipt of the proper nomination in favor of the Bank, from the above named purchaser, we undertake to inform the society about the Bank's charge on the said flat as when the society is formed.
- 8) Please note that the payment for this transaction should be made by crossed cheque / transfer of funds favoring "**Shree Labheshwar Developers LLP**". **The COSMOS Co-operative Bank LTD., Vashi, Account No.029100108778**
- 9) In case of cancellation of the sale-agreement for any reason, we shall refund the amount by crossed cheque favoring the Bank account "**Mr. Saurabh Kumar Gupta & Mrs. Sweta Saurabh Gupta**" & forward the same to you directly.
- 10) The signatory of this letter draws authority to sign this undertaking on behalf of the firm vide **Partnership Deed Dated.14/01/2010**

Yours faithfully,

For Shree Labheshwar Developers LLP



Partner

Name : Mr. Haresh N. Anawadia
Designation : Partner
Place : Navi Mumbai

Date:- 18th Feb 2013

To,
Mr. Saurabh Kumar Gupta
Mrs. Sweta Saurabh Gupta
8, P & O Terrace,
Mazagaon Dock Residential complex,
Dockyard Rd., Mumbai - 400010

Ref: - Flat No. A-901 in "Labheshwar Pratham", located at Plot No.117 & 118,
Sector - 14, at Taloja, Panchnand, Tal- Panvel, Dist- Raigad, Navi Mumbai..

Sub: - Call For Installments

Dear Sir / Madam,

This is with your booking of Flat No. A-901, in our project "Labheshwar Pratham" located at Plot No.117 & 118, Sector - 14, at Taloja, Panchnand, Tal- Panvel, Dist- Raigad, Navi Mumbai., we request you to release the following amounts:

Flat Cost :- Rs.2872000/-

Stage Work : - On Completion of Plumbing & Tiling (95%)

Amount due	Rs.	2728400/-
Less:- Received Amount	Rs.	1072000/-
Total Amount Payable	Rs.	1656400/-

You are requested to complete the payment within 7 days of this letter to enable us to carry out the work in progress at vigorous speed. Any delay in payment attracts delayed payment charges as per our allotment letter terms & Conditions, which gets accumulated in your account.

Thanking you,

For: M/s. Shree Labheshwar Developers LLP

Signature

Partner / Auth. Sign

NOTE:

- 1) Please issue a **Pay Order OR RTGS** in the name and style as "M/s.Shree Labheshwar Developers LLP", Current A/c. No. **029100108778, The Cosmos Co. Op. Bank Ltd., Vashi Branch."**
- 2) You are requested to inform us immediately if there is any change in your address.
- 3) Outstation payment will be accepted by demand Drafts Only.
- 4) Please specify following details on backside of cheque, Flat No. & Name to avoid any unnecessary delay for credit to your account.
- 5) If payment not received in within 7 days, liable to pay interest @24% p.a.

SHREE LABHESHWAR DEVELOPERS LLP

Corporate Office : 301 / 302, Devayrata, Plot No. 83, Sector-17, Vashi, Navi Mumbai-400 705.
T: 022-2780 0005 | F: 2780.0006 | E: info.shreelabheshwar@gmail.com | W: www.shreelabheshwar.com

Date:- 30-Sept-2013

To,
Mr. Saurabh Kumar Gupta
Mrs. Sweta Saurabh Gupta
8, P & O Terrace,
Mazagaon Dock Residential complex,
Dockyard Rd., Mumbai - 400010

Ref: - Flat No. A-901 in "Labheshwar Pratham", located at **Plot No.117 & 118, Sector - 14, at Taloja, Panchnand, Tal- Panvel, Dist- Raigad, Navi Mumbai..**

Sub: - Call For Installments

Dear Sir / Madam,

This is with your booking of **Flat No. A-901**, in our project "**Labheshwar Pratham**" located at **Plot No.117 & 118, Sector - 14, at Taloja, Panchnand, Tal- Panvel, Dist- Raigad, Navi Mumbai.**, we request you to release the following amounts:

Flat Cost :- Rs.2872000/-

Stage Work

: - Ready For Possession (100%)

Amount due	Rs.	2872000/-
Less:- Received Amount	Rs.	2728400/-
Total Amount Payable	Rs.	143600/-

You are requested to complete the payment within 7 days of this letter to enable us to carry out the work in progress at vigorous speed. Any delay in payment attracts delayed payment charges as per our allotment letter terms & Conditions, which gets accumulated in your account.

Thanking you,

For: M/s. Shree Labheshwar Developers LLP



Partner / Auth. Sign

NOTE:

- 1) Please issue a **Pay Order OR RTGS** in the name and style as "**M/s.Shree Labheshwar Developers LLP**", **Current A/c. No. 029100108778, The Cosmos Co. Op. Bank Ltd., IFSC Code- COSB0000029, MICR 400164008 Vashi Branch.**"
- 2) You are requested to inform us immediately if there is any change in your address.
- 3) Outstation payment will be accepted by demand Drafts Only.
- 4) Please specify following details on backside of cheque, Flat No. & Name to avoid any unnecessary delay for credit to your account.
- 5) If payment not received in within 7 days, liable to pay interest @24% p.a.

SHREE LABHESHWAR DEVELOPERS LLP

Corporate Office : 301 / 302, Devavrata, Plot No. 83, Sector-17, Vashi, Navi Mumbai-400 705.
T: 022-2780 0005 | F: 2780 0006 | E: info.shreelabheshwar@gmail.com | W: www.shreelabheshwar.com



SHREE
LABHESHWAR
BEYOND STRUCTURES

2074

Receipt No. -----

SHREE LABHESHWAR DEVELOPERS LLP

Corp. Off.: 301/ 302, Devavrata-Premises

Co.op. Soc. Ltd., Plot-83, Sector-17,

Vashi Navi Mumbai 400 705.

Date 07/03/2013

Received with thanks from Mr. / ~~Mrs.~~ / ~~Ms.~~ Baunabh Kumar Gupta

& Mrs. Sweeta Baunabh Gupta

The sum of Rupees Sixteen Lakh Fifty Six thousand
four hundred Only

by Cash / ~~D.D.~~ / ~~Cheque~~ No. UTR 7449 COSBMR10047 Date 06/03/13 Drawn on SBI

Branch Mumbai towards part / ~~full~~ payment Paint

For ~~Shop~~ / Flat No. A-901 at Labheshwar Pratham, Plot No. 117/118, Sector 14, Talaja

For SHREE LABHESHWAR DEVELOPERS LLP

Rs. 1656400/-

Valid Subject to realisation of cheque
Subject to Navi Mumbai Jurisdiction

[Signature]
Partner / [Name] tory



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**REGD. OFFICE:**"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.

PHONE : (Reception) +91-22-6650 0900 / 6650 0928

FAX : +91-22-2202 2509 / 6650 0935

HEAD OFFICE:CIDCO Bhavan, CBD Belapur,
Navi Mumbai - 400 614

PHONE : +91-22-6791 8100

FAX : +91-22-6791 8166

Ref. No.

Date :

CIDCO/BP-8810/ATPO/(NM & K)/2013/

511 ---

26 MAR 2013

Unique Code No. 2 0 1 2 0 3 0 2 1 0 2 1 5 3 2 0 1

OCCUPANCY CERTIFICATE

I hereby certify that the Development of Residential Building ('A', 'B', 'C' & 'D' Wing of Gr. + 13 floors, [(Resi. BUA = 5690.964 Sq. mtrs., Comm. BUA = 457.513 Sq. mtrs. Total BUA = 6148.477 Sq.mtrs.) (No. of Units Resi.-182, Comm.-24) (free of F.S.I.- fitness centre of BUA- 113.462 Sq.mtrs. & Society office of Built-up area 25.712 Sq.mtrs.)) on Plot No. 117 & 118, Sector-14 at Taloja (12.5% scheme) of Navi Mumbai completed under the supervision of M/s. Designo Architects has been inspected on 22/02/2013 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Amended Commencement Certificate dated 12/04/2012 and that the development is fit for the use for which it has been carried out.


(R. B. Patil)Add. Town Planning Officer(BP)
(Navi Mumbai & Khopta)

10



क्रि 249912090

(वि. नि. नमुना क्र. १) (Fin. R. F. No. 1)

सर्वसा. ११३ मं. Gen 113 me.

क म ४२३ २४९९१२०९०

शुद्ध प्रत ORIGINAL COPY [NON TRANSFERABLE]

शासनास केलेल्या प्रदानाची भरवती पृळ मुख्याल पत्र RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place. श्रीम. केजळ डेका अनप्राप्ति

Received from. पो. वर

रु./Rs. (रुपये/Rupess.) याकरिता मिळाले.

on account of. 900.00

रोखपाल वा लेखापाल सह दुय्यम दि. १९/०९/१९९० क्र. ३ Cashier or Accountant. (सह/Signature) (दिनांक/Date) (क्र. क्र. ३)

Handwritten signature

Verified with Original STATE BANK OF INDIA

Handwritten signature and stamp

823
 28/9/2090

NILESH BHOJANE STAMP VENDOR
 LICENCE NO. 3/2001 (THANE)
 C-2/50/1, Sec. 2, Vashi, Navi Mumbai - 400 703.
 Tel.: 27823616 / 27820089

Sr. No. _____ Date: 26/11/10
 Name: Kejal Harek
 4528 Angwadya
 Dahisar

Through _____

Sr. No.	Amt.	Nos.	Total Amt.
22836	500	1	500
TOTAL			500

Five hundred only

Kejal



Verified With Original
 STATE BANK OF INDIA

[Signature]
 Manager
 Mazgaon Branch, Mumbai-400 010.



महाराष्ट्र MAHARASHTRA

निविदा ई-बिड सेंटर

D 017895



11 NOV 2010

मुद्रिक मन्तुष लिपिक
खेवागार कार्यालय, ठाणे

22836
नाम: Kejal Hareesh Anawadia,
पत्नी: Dashrath

26 NOV 2010

[Signature]
ए.पी. शर्मा

[Signature]

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME :

MRS. KEJAL HAREESH ANAWADIA, Adult, Indian Inhabitant, having address at A-1201, President Park, Plot No.77 & 77A, Sector-29, Vashi, Navi Mumbai-400 703, SEND GREETINGS:

AND WHEREAS owing to my busy schedule, it has become necessary for me to appoint some fit and proper person on my behalf as my true and lawful attorney and confer upon him the powers hereinafter stated.

केजल हरीश परीत

Verified with Original
STATE BANK OF INDIA

[Signature]
Muzgubh Bank, Mumbai-400 810.

केजल हरीश परीत

NOW THESE PRESENTS WITNESSETH THAT :

I, **MRS. KEJAL HARESH ANAWADIA** do hereby nominate, constitute and appoint my Husband **MR. HARESH NANJI ANAWADIA**, Adult, Indian Inhabitant, having address at A-1201, President Park, Plot No.77 & 77A, Sector-29, Vashi, Navi Mumbai-400 703, to be my true and lawful Attorney to do or cause to be done all or any of the following acts, deeds, matters, and things that I would have done personally for my individual capacity or in respect of Firm namely **M/S. SHREE LABHESHWAR DEVELOPERS LLP** of which I alongwith said attorney are the partners or in respect of any new Company/Firm to be formed by me/us and any partners in future, herein below mentioned.

THAT IS TO SAY :

1. To open, manage, look after and operate the Bank Accounts, Locker and recurring deposits accounts and any other accounts in my/our name or in the name of myself/ourselves and any other person or persons on my/our behalf in any Nationalised/Co-operative/International Banks. AND to sign all the Paper Vouchers, Documents, which may be required to be signed in my/our name for my individual capacity or in respect of said Firm or in respect of any new Company/Firm to be formed by me/us and any partners in future.

2. TO DEPOSIT Cash, Cheques, Drafts and other negotiable instruments in the account of our Partnership firm/new company in any Nationalised/Co-operative/International Banks, to withdraw cash, to sign and endorse cheques in favour of the concerned parties, to keep moneys in the Fixed Deposits, to withdraw the same on the maturity or earlier as my said Attorney may deem fit and



Kejal

गणेश हरी नंजी

Verified with Original
S. N. B. BANK REGISTRAR
[Signature]

proper and to do all such acts, things and matters for the purpose of the operating the said Account of the said Firm or in respect of any new Company/Firm to be formed by me/us and any partners in future.

3. To operate the existing account or open new account in the name of and on behalf of the said firm and/or said new company/firm to be formed. To use the said account for business purposes of the said firm and/or said new company/firm to be formed and use only available fund in the account.

4. TO ACT, APPEAR AND REPRESENT the said Partnership firm namely M/S. SHREE LABHESHWAR DEVELOPERS LLP and / or said new Company/Firm to be formed by me/us and any partners in future, before Sales Tax, Income tax authorities and any competent authority under any law in connection with the affairs and matters of the said firm and / or said new Company/Firm.

Labheshwar



PURCHASE, SELL, assign, transfer plots, flats, shops, units, Row houses and such other immovable properties on behalf of the said firm and/or said new company/firm to be formed, for such price as the said attorney may deem fit as per the convenience of the said attorney and upon such sale/purchase/transfer/assignment execute the document/documents and receive all moneys on my behalf and sign, execute all receipts and discharges for the same.

6. And to make the documents, sign, execute and lodge the Agreement/Deeds with the Sub-Registrar of Assurances for Registration & Proper transfer/conveyance of the any immovable property in the name of said firm and/or said new company/firm to be formed in future.

गोम सैल वरु

Verified With Original
STATE BANK OF INDIA
Mazgaon Branch, Mumbai-400 010
[Signature]

7. ON MY BEHALF and in my name to appear and represent me before the concerned authorities viz : Sub-Registrar of Assurance, CIDCO, NMMC, Society/Association of Apartment Owners, MSEB, Society/builders, any Competent Authority under any law for any purpose for and on my behalf and in my name.

8. To mortgage, sale/transfer the immovable properties owned by me/us with/to any financial Institution/bank and to sign and execute all necessary papers in that respect on my behalf.

9. To mortgage above property on my behalf with any financial Institution or Bank by deposit of Title Deeds as security for the repayment of the loan granted by any financial Institution or Bank to me.

10. He is also authorised to execute any loan agreement promissory notes, letters of the declaration and indemnity or such other documents as may be required by any financial Institution or Bank in respect of the said loan.

Subst



11. He is also authorised in favour of any financial Institution or Bank an irrevocable Power of Attorney authorising any financial Institution or Bank to execute in its own favour or in favour of any other person, as any financial Institution or Bank in its sole discretion may decide, legal mortgage in any form including in the English form of the property/ies.

12. I also hereby authorise the said attorney to present for registration admit and execute on my behalf documents executed or to be executed by me hereafter in respect of any properties.

श्रीमती सुशीला कान्हा

Checked with Original
2024-08-10 / 10:00
STATE BANK OF INDIA
Shri. S. S. Kanha
Mumbai, Maharashtra

13. To develop the plot owned by the said firm M/S. SHREE LABHESHWAR DEVELOPERS LLP and/or said new company/firm to be formed and prepare plans for the construction of the same, submit the said plans to CIDCO/Town Planning authorities for the approval, commence, the construction of the building, and to appoint "ARCHITECT" for all such purpose, apply for water and electricity connection to the concerned authorities, completion certificate from CIDCO/Town Planning authorities and Municipal Corporation as the case may be, to obtain Occupancy Certificate in respect of the said buildings and execute Lease Deed in respect of the said Plot/s and building/s constructed thereon and generally, to do each and everything required to be done in respect of the said Plot/s and building/s to be constructed thereupon and for the transfer, sale or conveyance of the said premises in the name of the Attorney or any other persons as the said Attorney may deem fit and proper.

Labheshwar



14. In my/our name and on my/our behalf to appoint Architect/s, Engineer/s, Associate/s, Solicitor/s Contractor/s, and other technical persons and to fix and pay their remuneration and charges in connection with the development work.

15. To construct dwelling units/flats/shops and to sell dwelling units/flats/shops to those who are willing and agreeing to form themselves into a Co-operative Housing Society or Association or already organized Co-operative Housing Society or Association or purchasers of such dwelling units, such portion or parts of the said property as our said Attorney may direct or nominate.

गोविंद सूर्य वीर

Verified with Original
STATE BANK OF INDIA

[Signature]
Branch Manager
Mumbai Branch, Mumbai-400 010.

16. To invest any of my money in such manner at such rate of interest and upon such securities as my attorney shall in his/her absolute discretion think fit and from time to time to vary the said investments or any of them and in the meantime and pending any such investment as aforesaid to deposit the said money or any part thereof with any banker or bankers to whom my attorney shall think fit to entrust the same.

17. To deal with, to negotiate the terms and conditions of the contracts between any other company, to sign tender forms, to give quotations, to accept work orders, and to make, sign, execute applications, forms and proceedings and to submit the same to any other company.

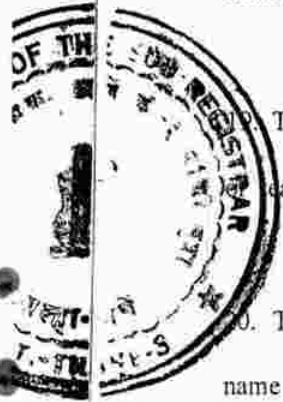
18. TO RECEIVE the payments from any other company from time to time and to give proper receipts thereof as may be necessary on behalf of the said firm / new company.

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To give the immoveable property owned by firm / new company on lease lease & licence basis to any prospective lessee/licensee.

19. To Purchase and/or Sell Shares, Debentures, Units of any Company in my name and on my behalf. To accept the transfer of any stocks, funds, shares, annuities and other securities which shall or may at any time hereafter be transferred to me by sale, gift or otherwise.

21. ON MY BEHALF and in my name to commence, prosecute, file and defend such suits or proceedings in such Courts of law as the said attorney may



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[Faint text and signature]

deem fit and for the purpose to appoint advocate, solicitors, attorney or vakil and to sign all necessary pleadings as the said attorney may deem fit.

22. TO APPEAR and represent me before various authorities such as Income Tax, Sales Tax and Wealth Tax authorities, Municipal Corporation, Electricity board authorities, Judicial or Quasi-judicial authorities, local bodies, Central or State Government authorities, Society/Association or any Competent authority under any law, for effecting proper transfer/sell/assignment of the properties in my single or joint names and also to purchase property on my/our behalf.

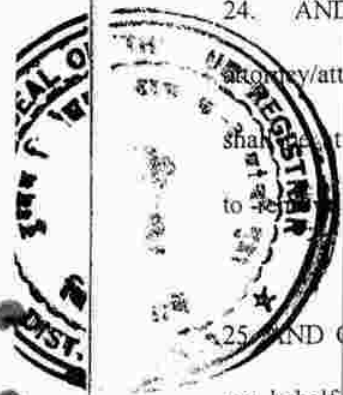
23. To vote at the meetings of any Society/Association/Company of any property owned by me, or otherwise to act as my attorney or proxy in respect of my property at any Society/Association.

24. AND TO APPOINT/Substitute from time to time one or more attorney/attorneys under him with some or limited powers and such substitute shall be at the pleasure of the attorney and my attorney shall have the powers to ~~do~~ him/her/them and/or to appoint another.

25. AND GENERALLY to do all acts, Deeds, Matters, and things whatsoever on my behalf and in my name as may be necessary, which I myself could do in my own proper person.

26. I, hereby agree that all acts, deeds, matters and things lawfully done or cause to be done by my Attorney shall be construed to be as acts, deeds, matters and things

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Handwritten text in Hindi: श्रीमान् श्री...

Verify with Original
STATE BANK OF INDIA
Handwritten signature

done by me. And I hereby ratify and confirm and agree to ratify all and whatsoever my said Attorney shall do or caused to be done for me by virtue of these presents.

27. AND I/WE, DO HEREBY further declare that this Power of Attorney shall be irrevocable and absolute.

IN WITNESS WHEREOF I, MRS. KEJAL HARESH ANAWADIA hereto have hereunto set and subscribed my hands this ^{26th} day of NOVEMBER, 2010 at Navi Mumbai.

SIGNED AND SEALED by the withinnamed)

केजल हारेश अनवदिया

(Left Hand Thump Impression & Signature)



MRS. KEJAL HARESH ANAWADIA

Specimen signature of the attorney

केजल हारेश अनवदिया

(Left Hand Thump Impression & Signature)



MR. HARESH NANJI ANAWADIA

Identified by me,

Laxmikant B. Sawant

Laxmikant B. Sawant

Before me

केजल हारेश अनवदिया

Verified with Original
Stamp of the / 600
STATE BANK OF INDIA
[Signature]
[Stamp]



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

HARESH NANJI ANAWADIA

NANJI SHIVJI PATEL

13/07/1969

Permanent Account Number

ABAPP6691F

Signature



0492203

Handwritten signature

यदि यह कार्ड किसी अन्य व्यक्ति के पास पाया जाता है, तो उसे वापस करने के लिए सूचित करें।
If this card is found in the possession of any other person, please inform / return to:

If this card is lost / someone's lost card is found, please inform / return to:

Income Tax PAN Services Unit, NSDI
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Bandra, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdi.co.in



Verified With Original
STATE BANK OF INDIA

Handwritten signature
Branch Manager
Mumbai Branch, Mumbai-400 010.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KEJAL HARESH ANAWADIA

MURJI RAMJI PATEL

15/02/1972

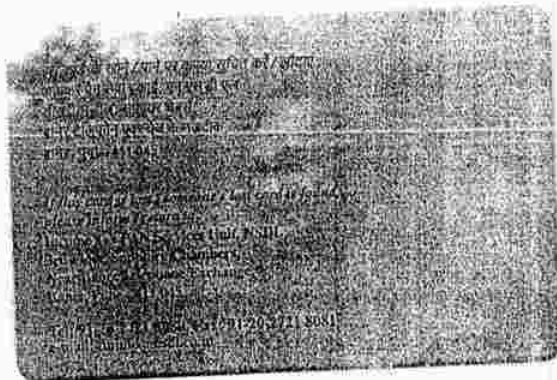
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ABAPP696C

Signature



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आयकर विभाग
भारत सरकार
GOVT. OF INDIA
Handwritten signature

महाराष्ट्र स्टेट इलेक्ट्रिसिटी डिस्ट्रीब्यूशन कंपनी लि.
बीज आकार देयक

ऑन लाईन बिल पैसे देण्यासाठी वॉलटपास वापरण्यास सक्षम आहे. (20/09/10)
ऑनलाइन बिलिंगसाठी www.mahadiscom.in या संकेत स्थळावर संपर्क घ्यावा



म. व. नं. 2549

आकार देयक सादरित्वा ऑक्टोबर-२०१०

For any additional information please contact e-mail: SDO4127@HO.MAHADISCOM.IN / Contact No. 2782624

30/10/10

1548

4127/WASHI SUB DIV / Ph No. 27826248

20/09/10

21/10/10

000486188481

श्रीमती केजल एच पटेल & एच एन पटेल
प्लॉट नं ए-1201 प्लॉट 77/77A सेक्टर 29 / वाशी - 400705

SMT KEJAL H PATEL & H N PATEL
FLAT NO A-1201 PLOT 77/77A SECTOR 29 / WASHI - 400705

5702904/5854

01/LT I Res 3-Phase

4127019
Plot no 5 opp president park sec 29
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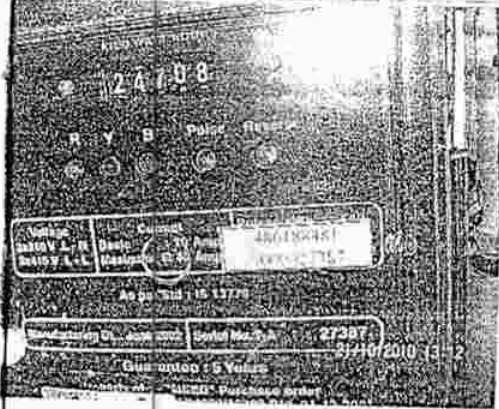
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26/04/04

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मागील बीज बापर

महिना युनिट

SEP-10	166
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MAR-10	354
FEB-10	146
JAN-10	129
DEC-09	154
NOV-09	121

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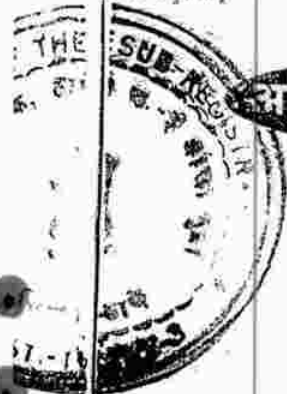
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19/11/10	990.00	

25/10/10

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देयकाची निव्वळ रक्कम	969.94	
पूर्णांक देयक	970.00	
	830.00	
	11/10/10	
	830.00	

27826248/e-mail: sdo4127@ho.mahadiscom.in / Phone No. 25664315

श्रीमती शुक्लाशिवाय ऑनलाईन बिल पैसे देण्यासाठी वॉलटपास वापरण्यास सक्षम आहे. (20/09/10)
ऑनलाइन बिलिंगसाठी www.mahadiscom.in या संकेत स्थळावर संपर्क घ्यावा



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Adinath Print Service

मिहणदेणार

① हेरबा हरेबा पतेल



मिहणदेणार

① हरेबा पतेल



मिहणदेणार - श्रीमंत केतव हरेबा अगावाडीमा

मिहणदेणार - श्री हरेबा नावजी अगावाडीमा

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सदर मुख्यालय नं. २४१११२०१०

दोषी श्रीमंत केतव हरेबा अगावाडीमा
स.स.प्रा.स. नं. १२०१ अतिरिक्त पार्क पॉस्ट नं. ७७ आणि ७७ से
श्री २२ वासुदेव गुरुवंद बने पत्नी अश्वथ वडी

① साक्षीदार



द्वितीय साक्षीदार



करून दिले व त्यांच्या जोडसोपिवडी
श्री म.स.प्रा.स. सावंत @ प्रभुका पार्लिंग
प. नो. ११४ वासुदेव हे साक्षीपदावेनास
गुरुवंद

मुख्यालयनामा करून देणान्या
स्वकतीची ओळख देणाऱ्या
सहायक नं. ४२३ इसमाफी न्यायरी

२४१११२०१०

संख्या १००४ हुषन निबंधक राबडे वारी

स्पष्ट - प्रमाणित करतमाल त्रिले की सदर मुख्यालय
पत्राल दख्खण वृष्टपाणे साहेब

सह दृष्यम निबंधक वारी नं. क्र. ३



Handwritten notes and signatures at the bottom right

Date: 29th Jan 2013

To,
The Assistant General Manager,
State Bank of India,
BARC(Trombay), Mumbai.

Dear Sir / Madam,

We, Shree Labheshwar Developers LLP, hereby certify that:

- 1) we have transferable rights to the property described below, which has been allotted by me/us to Mr. Saurabh Kumar Gupta & Mrs. Sweta Saurabh Gupta herein after referred to as "the purchasers", subject to the due & proper performance & compliances of all the terms & conditions of the **Sale agreement** dated 21st Jan 2013.

Description of the Property:

Flat No. : A - 901
Building Name : "Labheshwar Pratham"
Plot No. : 117 & 118
Sector No. : 14
Locality Name : Taloja, Panchanand
City Name : Taloja 210205

- 2) That the total consideration for this transaction is Rs.28,72,000/- (Rs. **Twenty Eight Lac Seventy Two Thousand only**) towards sale agreement.
- 3) The title of the property described above is clear, marketable & free from all encumbrances & doubts.
- 4) We confirm that we have no objection whatsoever to the said purchasers, at their own costs, charges, risks & consequences mortgaging the said property to STATE BANK OF INDIA as security for the amount advanced by the bank of them subject to the due & proper performance & compliances of all the terms & conditions of the sale document by the said purchasers.

- 5) We have not borrowed from any financial institution for the purchase / development of the property & will not create any encumbrances on the property allotted to the said purchasers during the currency of the loan sanctioned / to be sanctioned by the Bank to them subject to the due & proper performance & compliances of all the terms & conditions of the sale document by the said purchasers.
- 6) After creation of proper charge / mortgage & after receipt of the copies thereof & after receipt of proper nomination in favor of the bank, from the said purchaser, we are agreeable to accept State Bank of India as a nominee of the above named purchaser for the property described above & once the nomination favoring the Bank has been registered & advice sent to the Bank of having done so we note not to change the same without the written NOC of the Bank.
- 7) After creation of charge / mortgage & after receipt of the copies thereof & after receipt of the proper nomination in favor of the Bank, from the above named purchaser, we undertake to inform the society about the Bank's charge on the said flat as when the society is formed.
- 8) Please note that the payment for this transaction should be made by crossed cheque / transfer of funds favoring "Shree Labheshwar Developers LLP", The COSMOS Co-operative Bank LTD., Vashi, Account No. 029100108778
- 9) In case of cancellation of the sale-agreement for any reason, we shall refund the amount by crossed cheque favoring the Bank account "Mr. Saurabh Kumar Gupta & Mrs. Sweta Saurabh Gupta" & forward the same to you directly.
- 10) The signatory of this letter draws authority to sign this undertaking on behalf of the firm vide **Partnership Deed Dated. 14/01/2010**

Yours faithfully,

For Shree Labheshwar Developers LLP



Partner

Name : Mr. Haresh N. Anawadia
Designation : Partner
Place : Navi Mumbai

Date:-26th Jan 2013

To,
Mr. Saurabh Kumar Gupta
Mrs. Sweta Saurabh Gupta
8, P & O Terrace,
Mazagaon Dock Residential complex,
Dockyard Rd., Mumbai - 400010

Sub: - Payment of VAT for your Flat No-A-901, in our project "Labheshwar Pratham" situate at Plot No.117 & 118, Sector - 14, at Taloja, Panchand, Tal- Panvel, Dist- Raigad, Navi Mumbai.

Dear Sir,

By virtue of Allotment letter Flat No- A-901 has been allotted to you for the consideration and on the terms and conditions mentioned therein. _

As per the terms of the said Allotment letter and as a part of compliance of statutory requirements, you are required to pay the VAT charges in respect of the above flat.

Accordingly we have to request you to kindly forward to us as per details given below towards your proportionate liability for VAT. VAT Rs.28720/- cheques are to be drawn favoring of **SHREE LABHESHWAR DEVELOPERS LLP.**

Kindly pay the above amounts within a period of 15 days from the date of this letter failing which your non-payment of the above amounts shall be construed as violation of the terms of the said Allotment letter and the consequences shall be the interest @ 21% p.a. on the total balance due amount.

Thanking You

Yours truly,

For M/S. Shree Labheshwar Developers LLP


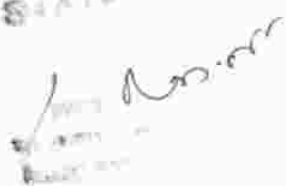


Partner

Service Tax No- ABRFS2913CSD0001

VAT TIN: 27180856844 V w.e.f.29/09/2011

CST TIN: 27180856844 C w.e.f.29/09/2011



Vertical stamp: STATE
Horizontal stamp: 27180856844
Other stamps: 0.010, 0.010

SHREE LABHESHWAR DEVELOPERS LLP

Corporate Office : 301 / 302, Devavrata, Plot No. 83, Sector-17, Vashi, Navi Mumbai-400 705.
T: 022-2780 0005 | F: 2780 0006 | E: info.shreelabheshwar@gmail.com | W: www.shreelabheshwar.com

Date:-21st Jan 2013

To,
Mr. Saurabh Kumar Gupta
Mrs. Sweta Saurabh Gupta
8, P & O Terrace,
Mazagaon Dock Residential complex,
Dockyard Rd., Mumbai - 400010

Sub: - Payment of Service Tax for your Flat No-A-901, in our project "Labheshwar Pratham" situate at Plot No.117 & 118, Sector - 14, at Talaja, Panchnand, Tal-Panvel, Dist- Raigad, Navi Mumbai.

Dear Sir,

By virtue of Allotment letter Flat No- A-901 has been allotted to you for the consideration and on the terms and conditions mentioned therein.

As per the terms of the said Allotment letter and as a part of compliance of statutory requirements, you are required to pay the Service tax and VAT charges in respect of the above flat.

Accordingly we have to request you to kindly forward to us as per details given below towards your proportionate liability for Service tax. **Service Tax Rs.84308/-** cheques are to be drawn favoring of **SHREE LABHESHWAR DEVELOPERS LLP.**

Kindly pay the above amounts within a period of 15 days from the date of this letter failing which your non-payment of the above amounts shall be construed as violation of the terms of the said Allotment letter and the consequences shall be the interest @ 21% p.a. on the total balance due amount.

Thanking You

Yours truly,

For M/S. Shree Labheshwar Developers LLP

१२११११११



Partner

Service Tax No- ABRFS2913CSD0001

VAT TIN: 27180856844 V w.e.f.29/09/2011

CST TIN: 27180856844 C w.e.f.29/09/2011

VAT
STATE



SHREE LABHESHWAR DEVELOPERS LLP

Corporate Office : 301 / 302, Devavrata, Plot No. 83, Sector-17, Vashi, Navi Mumbai-400 705.
T: 022-2780 0005 | F: 2780 0006 | E: info.shreeabheshwar@gmail.com | W: www.shreeabheshwar.com