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AGREEMENT FOR SALE  
**HEMU CLASSIC**

**M. M. CORPORATION**

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SMPP-1376-99-1,000 Rs of 100x2

MUNICIPAL CORPORATION  
OF GREATER MUMBAI

Assessment and Collection Department

CA (Rev)-8

ORIGINAL

Receipt for payment of taxes

No. 126433

PN-24

Received from Paid by Date 2-7/12-2007

on behalf of P. T. J. M. S. H. P. I. S. P. I. S.

The sum of Rs. 54,774

(Rupees Fifty Thousand four Hundred and Seventy four only)

In cash/by cheque subject to realisation in full payment of Bill

No. 24-0489-01-1-2001-10 for Municipal property and Urban

taxable Property taxes/Wheel tax. 6367 beel

arised from. Property. 5469-60-616

Vehicle No. 6471



Rs. 54,774

27/12/07

Receiver's Signature

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Cluster of small marks or characters in the top-left corner.

Cluster of small marks or characters in the top-center area.

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REGISTRATION

वस्तुपेवजाचा अर्जाचा अनुक्रमांक  
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दिनांक २९/३/१९९८  
वस्तुपेवजाचा प्रकार-  
आठरवज र काय ठाणी

सादर करणाराचे नाव-

खालीलप्रमाणे फी मिळाली-

नोदणी फी

नक्काची (फोटोची)

पुढाकाराची नक्काची

टपालखर्च

नक्का किंवा आपत्ते (कलम ६४ ते ९७)

शोध किंवा निरीक्षण

दंड-कलम २५ अन्वये

कलम ३६ अन्वये

प्रमाणित नक्का (कलम ५७) (फोटोची)

इतर फी (भागीस पानावरील) बाबत

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**DELIVERED**

दस्तऐवज नक्का

रोजी तयार होईल व  
या कार्यालयामात देण्यात येईल

सर्वेक्षण विभाग  
मुंबई उपनगर जिल्हा

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या

सादरकर्ता

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आपका पत्र दि. ३०.११.९९ दि. ३१-८-९९

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ओलखतिरु क्रमांक

आपका अनुक्रम सं.

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१६६ 12/3/98

लिपिक

रु. 12300 भिळाळे.

रोखपत्ती श्री. ए. डी. गोफणे

रोखपत्र मनांकित ०१/११/९८

आपकाची सही

Yash A. Patil

आपका-टी.पू-१००६-अप्रमाण-७-१२-१००००५/१०० याचे दोन प्रती-मी.पू.

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## AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Bombay this  
 19<sup>th</sup> day of March in the Christian Year One  
 Thousand Nine Hundred and Ninety Seven (1997)  
 BETWEEN : MESSRS M. M. CORPORATION, a firm registered under  
 the Indian partnership Act and having its registered office at Kamala  
 Niwas, F.P. No. 117, T.P.S. VI, Bajaj Road, Vile Parle (west), Bombay-  
 400 056, herein after referred to as "THE PROMOTERS/BUILDERS"  
 (which expression unless it be repugant to the context or meaning thereof,  
 shall mean and include the partners now and from time to time constituting  
 the firm, survivor or survivors of them and the heirs and the legal repre-  
 sentatives of the others or other of them and their respective heirs, ex-  
 ecutors, administrators and assigns)

*[Handwritten signatures]*

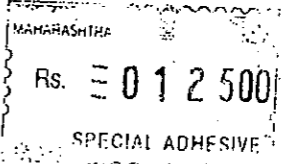
of the ONE PART AND Pethan C. Sybhan Shah

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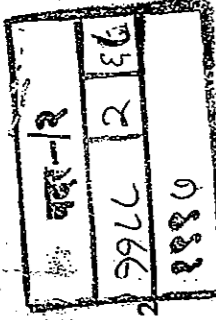
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hereinafter referred to as "THE PURCHASER" (which expression unless  
 it be repugant to the context or meaning thereof, shall mean and include  
 his/her/their heirs, successors, executors and administrators or legal repre-  
 sentative/s, as the case may be, of the OTHER PART :

WHEREAS by a conveyance dated 23rd February, 1942 registered at Serial  
 No. 1108 of Book No.I on 2nd March, 1942 in the Office of the Sub-  
 Registrar of Bombay Late Shri Hiralal Kikabhai Mehta and his brother  
 Chandulal Kikabhai Mehta had purchased all that piece and parcel of



*[Handwritten notes and signatures]*



Khoti land hereditaments and premises, admeasuring about 1507 square Yards together with message or tenanments and a bungalow with one well and stone compound wall bearing Notified Area Committee No.83 and new No.67/1 situated at old Ghodbunder Road, ( presently known as Swami Vivekand Road ), Malad (west), in Taluka Borivili of Bombay Suburban District and more particularly described in the first schedule hereunder written.

AND WHEREAS Late Shri Chandulal Kikabhai Mehta died at Bombay intestate on or about 15th January, 1950 and after his death his sons Shri Dinesh Chandulal Mehta, Shri Dilip Chandulal Mehta and Shri Bharat Chandulal Mehta inherited the estate of their deceased father Chandulal kikabhai Mehta including his 1/2 share and interest in the said property.

AND WHEREAS by a Gift Deed dated 1st June, 1955 registered at the office of the Sub-Registrar of Bombay under Serial No. 6021 of Book No. I and made between late Shri Hiralal Kikabhai Mehta as a 'Donor' and Shri Dinesh C. Mehta, Shri Dilip C. Mehta and Shri Bharat C. Mehta as the "Donees", late Shri Hiralal Kikabhai Mehta had gifted away absolutely and forever, his 1/2 (half) undivided share and interest in the said property in equal share and proportion to the said Donees. However, Late Shri Hiralal Kikabhai Mehta had reserved a right of residence for himself and him wife Smt. Saraswatidevi till their life time, in a residential premises consisting of one hall and two rooms inside the hall, on the first floor of the main bungalow bearing No.67/1 then existing on the said property.

AND WHEREAS Late Shri Hiralal Kikabhai Mehta and his wife Smt. Saraswatidevi had only one issue namely a daughter Miss. Minal Devi who after her marriage with Shri Ambashanker D. Shukla was allowed and permitted to reside with Smt. Saraswatidevi and Shri Hiralal in the said 'one hall and two room premises' in the main bungalow on the said property.

AND WHEREAS Late Shri Hiralal Kikabhai Mehta died intestate at Bombay on 23rd August, 1978 and had left his Will dated 11th February, 1967. Smt Minaldevi Ambashanker Shukla, the married daughter of late Shri Hiralal K. Mehta had obtained the Probate dated 21/12/1979 in High Court of Bombay T. & I.J. Petition No.112 of 1979. In the said Will and the Probate there was no reference of any claim to the said property.

AND WHEREAS after death of Shri Hiralal K. Mehta his widow Smt. Saraswatidevi who was then residing with her daughter and son-in-law in the said 'one hall and two room premises' on the first floor of the main bungalow on the said property, also died on 16th February, 1989 and Smt. Minaldevi was predeceased on 20th September, 1986.

AND WHEREAS the said property was duly mutated and transferred to and has been standing in the names of Shri Dinesh Chandulal Mehta, Shri Dilip C. Mehta and Shri Bharat C. Mehta on the property Registers and Records of the City Survey Bombay Suburban District and the Municipal Corporation of Greater Bombay. The Annexure, Nos. I to XVIII attached

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this agreement are Xerox true copies of the Property Register Cards the City Survey Plan and the B.M.C.'s property Tax Bills relating to the said property.

AND WHEREAS Smt. Saraswatidevi and Smt. Minaldevi had made a false claim of ownership of the said property against Shri Dinesh C. Mehta and his brothers and had filed a suit in the Bombay City Civil Court at Bombay being S.C. Suit No.1641 of 1981.

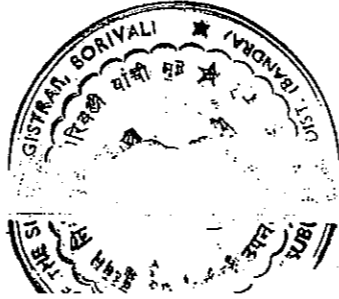
AND WHEREAS after deaths of Smt. Minaldevi and Smt. Saraswatidevi, Shri Dinesh C. Mehta and his two brothers had filed in the High Court of Judicature at Bombay the O.O.C.J. Suit No. 2923 of 1989 for recovery of possession of the said 'one hall and two room residential premises' on the first floor of the main old bungalow on the said property.

AND WHEREAS by an Agreement for Sale dated 28th April, 1990 Shri Dinesh Chandulal Mehta Shri Bharat C. Mehta and Shri Dilip C. Mehta agreed to sell the said property then fully occupied by tenants and occupants, to the Promotor/Builders abovenamed and further by another Agreement dated 28th April, 1990 the Owners of the said property, also granted to abovenamed Builders and Promotors rent-farming management and development rights in respect of the said property and the said co-owners. Shri Dilip and Bharat by and through their mother and attorney Smt. Kesarben Chandulal Mehta and Shri Dilip by himself, have given in favour of the Promotors/Builders their Irrevocable General Power of Attorney dated 28th April, 1990 and pursuant to the said documents the Builders and Promotors abovenamed are presently in full possession and management of the said property and now thereon are being carried out all necessary and required works for redevelopment of the said property.

AND WHEREAS by an Order dated 14th August, 1990 under No.AA/BOM/CERTS/5969/9091 the Appropriate Authority (I.T.Department) A-Wing Bombay has also granted the necessary sale permission/NOC under section 267 U.L.C. Rule 48-L in reference to the return submitted by the parties in form No.37-I.

AND WHEREAS the said property containing the structures of main bungalow the Road side shops one other chawl of residential premises and a mali shed at all material times was not a vacant land within the definition and meaning of the expression "surplus vacant land" under the provisions of Urban Lands (Ceiling and Regulation Act, 1976) and Rules made thereunder and therefore, no prior permission or NOC was required to be obtained from the Competent Authority under the Urban Lands (Ceiling & Regulation) Act, 1976. Still, however, the Additional Collector and Competent Authority under the U.L.C. Act has by his order under NO.C/ULC/DIII/22/4192 dated 26-6-1990 granted required NOC for redevelopment of the said property.

AND WHEREAS the Builders/Promoters have got compromised and disposed of the said Bombay City Civil Court Suit No.1641 of 1981 by Order dated 8th November, 1990 in terms of the Consent terms signed and filed



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in the suit between the parties thereto dated 24th November, 1990 and further as the plaintiffs in the said suit had handedover to the promoters builders vacant and peaceful possession of the said one hall two room premises on the first floor of the old main bungalow on the said property the High Court O.C.J. Suit No.2923 of 1989 was also disposed off by Defendants therein submitting to a decree on admission for possession of the said first floor premises and recording therein having already delivered possession of the suit premises to the owners by and through the Builders/Promoters.

AND WHEREAS Shri Dilip Chandulal Mehta and Shri Bharat Chandulal Mehta being non-Resident Indians, presently settled in U.S.A. the required permission of the Reserve Bank for selling their respective 1/3rd share in the said property has been obtained vide order under No. C. O. FID (iii) 3113/M-1223/90/91 dated 26th April 1991.

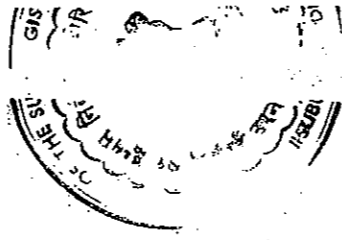
AND WHEREAS the said Vendors' as well as Promoters/Builders' title in the said property is certified as clear and marketable by Advocate Shri G.G. Bhatt by his title certificate dated 1st February, 1991. A true copy of this title certificate is attached hereto as annexure No. XIX.

AND WHEREAS the Promoters/Builders are intending to redevelop the said property and to sell Flats, Shops, Consulting Rooms etc. on ownership basis in the new building to be constructed on the said property and therefore, they have got submitted for sanction and approval by the B.M.C. the plans proposals and specifications in respect of renovated and extended building of ground and two upper floors tentatively named as HEMU CLASSIC proposed to be constructed on the said property.

AND WHEREAS the Promoters have got approved from the concerned Local Authorities the plans, the specifications elevations, sections and details of the said building:

AND WHEREAS while sanctioning the said Plans concerned local authority and/or Government has laid down certain terms conditions, stipulations and restriction which are to be observed and performed by the Promoters while developing the said property and constructing the said building and upon due observance and performance of which only, the occupation and completion certificates in respect of the said building shall be granted by the concerned Local Authority.

AND WHEREAS the Building Proposals and Plans of the proposed new building to be constructed on the said property by the Promoters, have been duly sanctioned by the Executive Engineer (Building Proposals (W-S) P Ward under No. CE/5895/BP (W-S)/AP dated 12th December, 1990 and the I.O.D. in respect of the said Plan has been issued by the said Executive Engineer (Building Proposals) W.S. "P" Ward, Municipal Corporation of Greater Bombay and the Promoters have been given Commencement Certificate under No. CHE/5895/BSii/A dated 20th March 91 for commencing work of the said new building. The true copies of the said sanctioned and approved plan and the I.O.D.



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Conditions and the work Commencement Certificate are the Annexures XX, XXI and XXII, hereto attached.

AND WHEREAS the Promoters being in possession of said land and the building and structures thereon have got demolished most of the old structures lying and being on the said land comprised in the said property;

AND WHEREAS Promoters have entered into a standard agreement with Mr. MOHAN N. KAMATH the Architects, Registered with the Council of the Architects and such agreement is as per the agreement prescribed by the Council of Architects and the Promoters have also appointed Shri S.A. Valiyani as the Structural Engineer for preparation of the Structural designs and drawing of the building and the Promoters do accept the Professional supervision of the said Architect and the Structural Engineer and or of any other Architect or Structural Engineer till the completion of the building or buildings proposed to be constructed on the said property;

AND WHEREAS in the premises aforesaid the Promoters/Builders alone have the sole and exclusive right to sell the Flats, Shops, Offices, Consulting Rooms, etc. in the said building to be got constructed by the Promoters/Builders on the said property and to enter into agreement/s with the purchaser/s of Flats, Offices, Consulting Rooms etc. and to receive the sale price in respect thereof;

AND WHEREAS the Promoters reserve all their Ownership rights and liberty to utilise at their option all further and/or future F.S.I. available in respect of the land described in the First Schedule hereunder written and to construct any adjoining annexed building to the building under construction or construct independent structure or building on the said property as the Promoters may desire;

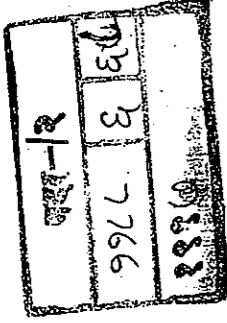
AND WHEREAS it is agreed between the Promoters and the Purchaser that the open space in the compound and on any floors of the said property shall belong to the Promoters alone and unless permitted specifically in writing, the Purchasers shall have no right to the said open space save and except a right to access and egress from the said property.

AND WHEREAS the Purchaser demanded from the Promoters and the Promoters have given inspection to Purchaser of all the documents of title relating to the said property; the Development agreement and plans, designs and specifications prepared by the promoters' Architects Mr. Mohan N. Kamath and of such other documents as are specified under the Maharashtra Ownership Flats (Regulations of the Promotion of Construction Sale Management and Transfer) Act, 1963 (hereinafter referred to as "The said Act" and the Rules made thereunder);

AND WHEREAS the copies of Property Card of Extract of Village Forms VI or VII and XII or any other relevant revenue Records showing the nature of title of Property on which the Flats, Shops, Offices, Consulting Rooms etc. are constructed or are to be constructed have been annexed to this Agreement. The copies of the Plans and



*[Handwritten signatures]*



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specifications of Flats, Shops, Offices, Consulting Rooms etc. agreed to be purchased by the purchaser, and approved by the concerned Local Authority have been marked Annexure 'XX'

AND WHEREAS the Promoters have accordingly commenced construction of the said building/s in accordance with the said plans;

AND WHEREAS the Purchaser applied to the Promoters for allotment to the Purchaser of Flat / Shop / Office / Consulting Room No. \_\_\_\_\_ on \_\_\_\_\_ Floor in Building HEMU CLASSIC under reconstruction on the said property";

AND WHEREAS prior to making application as aforesaid, as required by the Provisions of Maharashtra Co-operative Societies Act, 1960 (Maharashtra Act. No. XXIV of 1960) and the Urban Land (Ceiling and Regulation) Act 1976 the purchaser has made a declaration to the effect firstly, that neither the Purchaser nor the member of Purchaser's family as defined under the Urban Land (C & R) Act 1976, owns a tenement house or building within the limits of Greater Bombay in which the flat is being Purchased

AND WHEREAS relying upon the said application, declaration and the agreement, the Promoters have agreed to sell to the Purchaser a Flat / Shop / Office / Consulting Room at the price and on the terms and conditions hereinafter appearing;

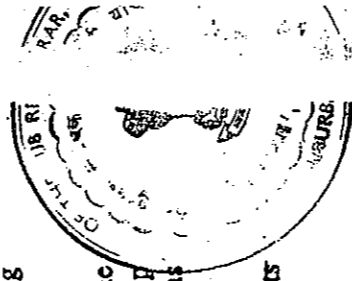
AND WHEREAS prior to or on the date of the execution of these presents the Purchaser has paid to the Promoters a sum of

Rs. 1,25,000 (Rupees One Lax  
twenty five thousand only)

being part payment of sale price of the Flat/Shops/Office/Consulting Room agreed to be sold by the Promoters to the Purchaser as advance payment or deposit (the payment and receipt whereof the Promoters do hereby admit and acknowledge) which in no event exceeds fifteen per cent of the sale price of the flat agreed to be sold to the Purchaser and the Purchaser has agreed to pay to the Promoters the balance of the sale price in the manner hereinafter appearing;

AND WHEREAS under Section 4 of the said Act the Promoters are required to execute a written agreement for sale of said flat to the Purchaser, being in fact these presents and also to register it under the Registration Act.;

AND WHEREAS the terms 'Property' or "the said Property" appearing in this agreement means the term 'Land' under the provisions of Maharashtra Ownership Flats (Regulations) of the Promotion of Construction, Sale Management and Transfer Act 1963 and the Rules made there under and hereinafter called The Maharashtra Ownership Flats Act and The Maharashtra Ownership Flats Act Rules or the said 'MOF Act' and 'MOF



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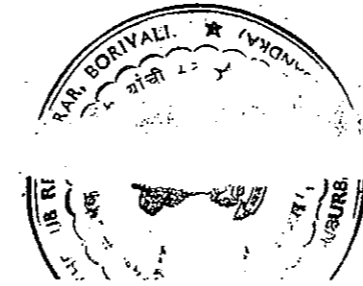
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Rules' as the case may be and the term "Flat" means and includes self contained residential flat/s or any Shop, Office, Premises, Consulting Room or Godown Garage/s, or place or premises as the case may be;

AND WHEREAS the Purchaser is fully aware that the Promoters shall be entering into similar agreements with several other person or persons who may be coming forward to acquire one or other Flats, Shops, Office, Consulting Room etc. in the said building named HEMU CLASSIC under construction on the said property;

AND WHEREAS the parties hereto are now desirous of recording in writing the mutual agreement arrived at and subsisting between them and as hereinafter contained in these presents;

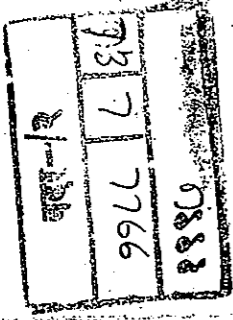
**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-**



The Promoter shall construct the said building HEMU CLASSIC on the said land in accordance with the Plans designs and specification approved by the concerned local authority and which have been seen and approved by the Purchaser.

2. The Purchaser hereby covenants agrees with and confirms to the Promoters that the Promoters shall have irrevocable rights for the purposes set out hereinbelow and the Promoters shall be entitled to exercise the same as if the Purchaser had given his/her/their written prior consent to the Promoters as required under the said Act and with a view to remove any doubts, the Purchaser hereby confers upon the Promoters the rights powers and authority for the purposes set out hereinbelow :-
  - (a) Without modifying the plan of the said Flat, the Promoters shall be entitled to amend, modify and/or vary the building plans and also the specifications in respect thereof.
  - (b) The Promoters are and shall be entitled to demolish the existing or new structure or any part or portion thereof.
  - (c) The Promoters shall be entitled to consume such F. S. I. as may be available in respect of the said property or any part thereof or otherwise available on the said property at present or in future and for the purpose of consuming such balance and/or additional F. S. I. to construct extension and/or additional floors and/or annexed buildings and structures as the Promoters may think fit and proper.
  - (d) The Purchaser and/or the Society or Association of the Purchasers of all the Flats/Shops/Offices/Consulting Rooms shall not raise any ob-

*[Handwritten signature]*



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jection on any ground as to the Promoters' rights reserved hereunder.

- (e) The Promoters shall be entitled after consuming such balance and/or additional F. S. I. by constructing tenements to sell such tenements for such permissible user as the Promoters may think fit and proper to any person or persons for such consideration as the Promoters may in their absolute discretion deem fit and proper.
- (f) The structure which may be put up for consuming the balance and/or additional F.S.I. or the F.S.I. available by demolition of the existing structure or otherwise shall always be deemed to be a part of the existing structure or as if the said plans were seen and approved by the Purchaser even though such plans may be sanctioned in future.
- (g) The Promoters shall also be entitled to consume additional and/or balance F.S.I. available under D. P. Rules or by any special concession being granted by Municipal Corporation of Greater Bombay or any other authorities including the F. S. I. available in lieu of the road-widening, set back, reservation etc.
- (h) The Purchaser of the Flat / Shop / Office / Consulting Room herein and all the other Purchasers of the Flat / Shop / Office / Consulting Room in the said Building shall not have any right title claim or interest in respect of the open spaces, parking spaces, open areas, inclusive of the garden area and that the right of the Purchaser is strictly confined only to the flat agreed to be sold.
- (i) The Purchaser hereby agrees and undertakes to execute and deliver a letter recording his / her / their consent under section 7 of the Maharashtra Ownership Flats Act, without raising any objections.
- (j) Irrespective of the possession of the Flat being given to the Purchaser and/or the Management being given to the ad-hoc committee of the Purchasers of all Flats / Shops / Offices / Consulting Rooms etc. in the said building, the rights under this clause and/or under this agreement reserved for the Promoters for exploiting the potentiality of the property described in the First Schedule hereunder written shall be subsisting and shall continue to vest in the Promoters till the conveyance is executed and the Promoters shall be entitled to execute the conveyance or procure the Deed of Conveyance reserving such rights in the said property in favour of the Promoters as may be subsisting at the time of execution of the Conveyance.
3. The Flat Purchaser has agreed and hereby gives his irrevocable consent that the Promoter/s shall have a right to amalgamate the said





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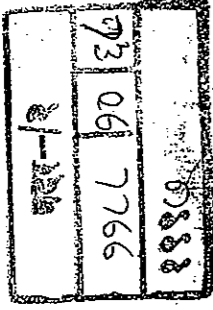
property with any other plot or plots on the eastern, northern or southern side adjacent to the said property and to make additions, amendments and alterations in the building plans and/or to the said buildings or any part thereof for any user or to change the user (excluding the said flat, to raise additional storeys or structures on the land or open part or parts of the said building including on the terrace at any time either before or after transfer of the property and such right shall include the right of use the F. S. I. or the increased or additional F. S. I. which may be available in respect of the said property or other lands at any time in future or to make such amendments/ alterations in the sanctioned plan as may be permitted by the Municipal Corporation of Greater Bombay or the other Authorities and such additional structures or storeys or flats shall be the sole property of the Promoters who shall be entitled to deal with and dispose off the same. The Purchaser shall not be allowed to make use of the terrace and parapet walls of the terrace which will be the exclusive property of the Promoters and the Promoters shall have the exclusive use of the said terrace and the parapet walls when the property is transferred to the Co-operative Society subject to access thereto to the Society to attend to any leakage from the terrace and/or to the water tanks on the said terrace or to carry out any repairs.

The Promoters shall be also entitled to display board and/or hoardings on the parapet walls of the said property or any part thereof even if the said property is conveyed in favour of Co-op. Society or the Flat Purchasers' Association of Persons or Body Corporate as the case may be.

4. The Purchaser hereby agrees to purchase from the Promoters and they the Promoters hereby agree to sell to the Purchaser one Flat / Office Consulting Room No. \_\_\_\_\_ of type \_\_\_\_\_ Shop No. \_\_\_\_\_ covered / open Garage No. \_\_\_\_\_ of carpet area admeasuring about 121.00 Square feet equivalent to 11.25 Sq. Metres (which is inclusive of the area of Balconies) on Ground floor as shown delineated by red colour boundary line on the floor plan thereof hereto annexed and marked Annexure 'XXIII' in the building HEMU CLASSIC (hereinafter referred to as "The Flat" for the price of Rs. \_\_\_\_\_ including the proportionate price of the common areas and facilities appurtenant to the premises. The



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nature, extent and description of the limited common areas and facilities are more particularly described in the Second Schedule hereunder written.

5. The Purchaser has paid Rs. full payment /- as earnest money on \_\_\_\_\_ and the Purchaser hereby agrees to pay to the Promoters Rs. 1,25,000/- (Rupees One lac twenty five thousand only) being the balance amount of purchase price in the following manner:-

- i) 10% of the agreed total price, that is Rs. \_\_\_\_\_ /- within 7 days after completion of the plinth.
- (ii) Rs. \_\_\_\_\_ /- on the completion of the first slab.
- (iii) Rs. \_\_\_\_\_ /- on completion of the second slab.
- (iv) Rs. \_\_\_\_\_ /- on the completion of the walling;
- (v) Rs. \_\_\_\_\_ /- on the completion of the plastering;
- (vi) Rs. \_\_\_\_\_ /- on the completion of the flooring;
- (vii) Rs. 1,25,000 /- on the completion of plumbing and electrification;
- (viii) 14% of the said agreed total price or the entire remaining balance price as may be due and payable by the Purchaser to the Promoters, within 7 days from the date on which the Promoters shall offer possession of the said flat.



6. The Promoters hereby agree to observe perform and comply with all the terms, conditions, stipulations and restrictions, if any which may have been imposed by the concerned Local Authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the flat to the Flat Purchaser, obtain from the concerned Local Authority occupation and/or completion certificates in respect of the flat PROVIDED THAT the Promoters are not prevented from observing and/or performing and/or complying with the aforesaid terms, conditions, stipulations and restrictions etc. by any act or omissions on the part of the Purchaser or by any order and injunctions of any Court or Courts.

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7. The Promoters confirm that they are developing the said property in accordance with the sanctioned plans and the Floor Space Index available on the said property is not utilised by the Promoters else where. In case while developing the said land the Promoters have utilised any floor space index, then the particulars of such floor space index shall be disclosed by the Promoters to the Purchaser. The residual F. A. R. (F. S. I.) in the plot or the layout not consumed will be available to the Promoters till the registration of the Society. Whereas after the registration of the Society the residual F. A. R. (F. S. I.) shall be available to the Society only if the society shall be paying to the Promoters ruling market price thereof. It is further agreed that the Promoters shall be entitled to keep the registration of the Society in abeyance till they have completed the entire building and consumed full F.S.I. available on the said property provided that the Society would come forward to purchase the said then available additional F.S.I. from the Promoters at the ruling market price.

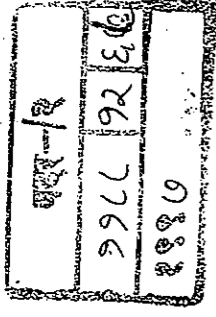


8. The Purchaser hereby agrees declares and confirms to the Promoters that the Promoters have made to him full disclosure of the nature of their title in the said property and the Purchaser is fully satisfied with regard to the position of the said title of the said property as it is today. The Purchaser therefore, hereby further agrees undertakes and covenants with the Promoters not to challenge and or to raise any future and or further queries with regard to the title of the said property.

9. The Promoters shall convey to the proposed Society or a Limited Company as the case may be the title which they hold in the said property as recited hereinabove and thereafter it will be the responsibility of the Purchaser as well as other Flat Purchasers in the said property and the concerned Society or Limited Company to ensure the clear and marketable title in respect of the said property as they may require.

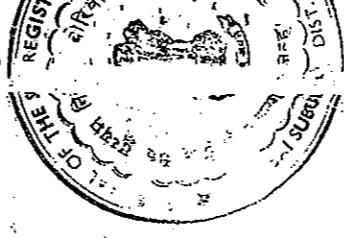
10. The Purchaser confirms that the instalments payable by the Purchaser shall be paid without fail on the due dates without any delay or default as the time in respect of the instalments payable by the Purchaser under these presents and in respect of all amounts payable by the Purchaser to the Promoters is of essence of the contract. If the Purchaser makes delay or default in making payment of any of

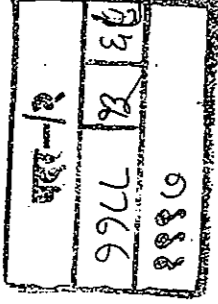
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the amounts and/or instalments or any amount payable under this Agreement, the Promoters shall be entitled to terminate and/or put an end to this Agreement and the amount of earnest money shall be forfeited as liquidated damages and the Promoters shall refund the balance amount without interest to the Purchaser and the Purchaser shall have no right, title interest claim or demand or dispute of any nature whatsoever either against the Promoters and/or the said property and/or the said Premises and the Promoters shall be entitled to deal with and dispose of the said flat to any other person/s as they may desire without any further or other consent of the Purchaser. The Purchaser agrees to pay to the Promoters interest at 18% percent per annum on all the amounts which become due and payable by the Purchaser to the Promoters under the terms of this Agreement from the date the said amount is payable by the Purchaser to the Promoters till the same shall be paid in full.

11. On the Purchaser committing default in payment on due dates of any amount due and payable by the Purchaser to the Promoters under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Purchaser committing breach of any of the terms and conditions herein contained, the Promoters shall be entitled at their own option to terminate this Agreement PROVIDED always that the power of termination herein before contained shall not be exercised by the Promoters unless and until the Promoters shall have given to the Purchaser fifteen days' prior notice in writing of their intention to terminate this agreement and to the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the agreement and default shall have been made by the Purchaser in remedying such breach or breaches within a reasonable time after the giving of such notice AND PROVIDED further that upon termination of this Agreement as aforesaid, the Promoters shall refund to the Purchaser the instalments of sale price of the Flat which may till then have been paid by the Purchaser to the Promoters but the Promoters shall not be liable to pay to the Purchaser any interest on the amount so refunded and upon termination of this Agreement and refund of aforesaid amount by the Promoters, the Promoters, shall be at liberty to sell and dispose of the said Flat to such person and at such price as the Promoters may in his/their absolute discretion think fit.





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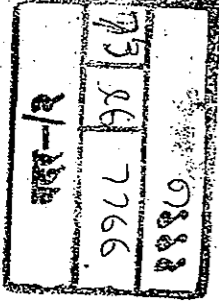
12. The fixtures, fittings and amenities to be provided by the Promoters in the said building and the Flat are those that are set out in statement annexed herewith and marked Annexure 'XXII'.

13. Subject to vis. majors and events beyond control the Promoters shall give possession of the said Flat Premises to the Purchaser on or before 19<sup>th</sup> day of March 1997

If the Promoters fail or neglect to give possession of the flat to the Purchaser on account of reasons beyond their control or beyond control of their agents, as per the provisions of Section 8 of Maharashtra Ownership Flats Act, by the aforesaid date or the date or dates prescribed in Section 8 of the said Act, then the Promoters shall be liable on demand to refund to the Purchaser the amounts already received by them in respect of the said Flat with simple interest at nine percent per annum from the date the Promoters received the sum till the date the amounts and interest thereon is repaid; Provided that, by mutual consent it is agreed that the dispute whether the stipulations specified in Section 8 have been satisfied or not will be referred to the Competent Authority who will act as an Arbitrator. Till the entire amount and interest thereon is refunded by the Promoters to the Purchaser they shall, subject to prior encumbrances, if any, be a proportionate charge on the said land as well as the construction of the building in which the Flats are situated or were to be situated AND PROVIDED FURTHER that the Promoters shall be entitled to reasonable extension of time for giving delivery of Flat on the aforesaid date, if the completion of building in which the flat is to be situated is delayed on account of (i) non-availability of steel, cement, other building material, water or electric supply; (ii) War, Civil commotion or Act of God; (iii) any notice, order rules/notification of the Government and/or other Public body or Competent Authority.

14. Upon the Purchaser taking possession of the said premises and thereafter he shall have no claim against the Promoters as regard the quality of the building material used for construction of the premises or the nature of the construction of the said Premises or otherwise howsoever provided that if within a period of three years from the date of the handing over the said premises to the Purchaser, the Purchaser brings to the notice of the Promoters any defect in the said Premises or the building in which the said Premises are situated or





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the material used therein or any unauthorised change in the construction of the said building then wherever possible, such defects or unauthorised changes shall be rectified by the Promoters at their own cost and in case it is not possible to rectify such defects or unauthorised changes then the Purchaser shall be entitled to receive from the Promoters reasonable compensation for such defect or change. PROVIDED THAT, if the Purchaser shall have failed and neglected to make payment of the last installment of price as stipulated hereinbefore and or shall fail to take possession of the said flat as per the notice duly served upon him, the Promoters shall always be entitled to deal with and dispose of the said flat to any other party Purchaser at the risk and cost of the Purchaser and thereafter, the Promoters shall be liable to the Purchaser only to refund him/her/them the total amount till then paid by Purchaser to the Promoters without any cost and interest whatsoever.

15. The Purchaser along with other Purchasers of flats in the building shall join in forming and registering the Society or a Limited Company to be known by such name as the Promoters may decide and for this purpose also from time to time to sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and the registration of the Society or Limited Company and for becoming a member, including the Bye-Laws of the proposed Society and duly fill in, sign and return to the Promoters within 7 days of the same being forwarded by the Promoters to the Purchaser so as to enable the Promoters to register the organisation of the Flat Purchasers under Section 10 of the said Act within the time limit prescribed by Rule 8 of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Rules, 1964. No objection shall be taken by the Purchaser if any changes or modifications are made in the draft Bye-laws or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies or any other Competent Authority as the case may be;



16. It is agreed and expressly understood that after the building and other structures on the said property are duly completed and the Promoters shall have utilised all the F.S.I. available on the said property for construction Purposes and the work completion certifi-

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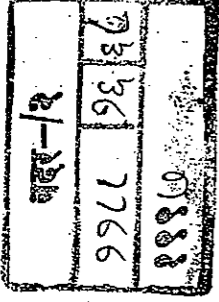
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cate has been granted by the Municipal Corporation of Greater Bombay, the Society or the Company, which may have been registered on the said property shall have accepted the buildings and the work thereof duly-completed in all respect to their satisfaction and without any responsibility for any future defect liability period upon the Promoters and when all the Flat Purchasers in the said building have paid in full all the dues of the Promoters, the Promoters shall within 4 months thereafter, cause to be transferred to the Society or Company, the said property together with all the owners' and the Promoters' right title and interest in the said property by executing the necessary conveyance of the said property and the said building/s thereon in favour of the Society or the Limited Company, as the case may be and the said conveyance shall be in keeping with the terms conditions and provisions of this Agreement. The Promoters' liability will be over by the Promoters intimating the Society or Company to take conveyance within the above stipulated period and if the Society or Company delays or fails to take the conveyance after receiving such intimation from the Promoters, the Promoters will not be liable for any consequences thereof. Stamp Duty and Registration charges on the conveyance and other documents and assurances at the time of completion of sale of the said property will be paid and borne by the Society or Limited Company as the case may be.



17. Commencing a Week after notice in writing is given by the Promoters to the Purchaser that the Flat is ready for use and occupation, the Purchaser shall be liable to bear and pay the proportionate share (i.e. the amount of his share in proportion to the floor area of the flat) of the outgoing in respect of the said land and building namely local taxes, betterment charges or such other levies by the concern Local Authority and/or Government, water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and of all other expenses necessary and incidental to the management and maintenance of the said land and building/s until the Society / Limited Company is formed and the said property is transferred to it. The Purchaser shall pay to the Promoters such proportionate share of outgoing as may be determined from time to time by the Promoters. The Purchaser further agrees that till the Purchaser's share is so determined the Purchaser shall pay to the Promoters provisional monthly contribution of Rs.

*[Handwritten signature]*



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2000/- per month towards the aforesaid outgoings. The amounts so paid by the Purchaser to the Promoters shall not carry any interest and remain with the Promoters until a conveyance/assignment of the said property is executed and registered in favour of the Society or a Limited Company as aforesaid. Subject to the Provisions of Section 6 of the said Act on such conveyance assignment or a lease being executed, the aforesaid deposit (less deduction provided under this Agreement) shall be paid over by the Promoters to the Society or the Limited Company, as the case may be. The Purchaser undertakes to pay such provisional monthly contribution and such proportionate share of outgoings regularly on or before the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever.

18. The Flat Purchaser shall on or before delivery of possession of the said premises keep deposited with the Promoters the following amounts:-

- (i) Rs. 750 /- For Legal charges.  
(ii) Rs. 5000 /- For share money and for entrance fee for acquiring the membership of the Society or Limited Company.  
(iii) Rs. 3200 /- For formation and registration of the Society or Limited Company.  
(iv) Rs. 750 /- For proportionate share of B. M. C. &  
Rs. 1700 /- B.S.E.S deposits and other taxes.  
Rs. 6900 /- Total

19. The Promoters shall utilise the sum of Rs. Six thousand nine hundred paid by the Purchaser to the Promoters for meeting all legal costs charges and expenses including professional costs of the Attorney at Law/Advocates of the Promoters in connection with formation of the said Society or Limited Company, as the case may be; preparing its Rules, Regulations and Bye-laws and for the cost of preparing and engrossing this Agreement and the conveyance or assignment or Lease.

20. Before the time for execution of the conveyance the Purchaser shall pay to the Promoters the Purchaser's share of Stamp Duty and registration charges payable, if any, by the said Society or Limited Company on the conveyance or assignment or lease or any docu-





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ment or instrument of transfer in respect of the said property to be executed in favour of the Society or Limited Company.

21. The Flat Purchaser/s or himself/himself/himself with intention to bring all person into whosever hands the flat may come, both hereby covenant with the Promoters as follows:-

(a) Not to store in the flat any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction of the building in which the flat is situated or storing of which goods is objected to by the concerned Local or other Authority and shall not carry or cause to be carried heavy packages to upper floors which may damage or likely to damage the staircases, common passages or any other structure of the building, including entrance of the buildings and in case any damage is caused to the building in which the flat is situated or to the flat on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of the breach.

(b) To carry out at his own cost all internal repairs to the said flat and maintain the flat in the same condition, state and order in which it was delivered by the Promoters to the Purchaser and shall not do or cause or suffer to be done anything in or to the building in which the flat is situated or the flat which may be given in the contravention of the Rules and Regulations and Bye-laws of the concerned Local Authority or other public authority and in the event of the Purchaser committing any act in contravention of the above provisions, the purchaser shall be responsible and liable for the consequences thereof to the concerned Local Authority and/or other Public Authority.

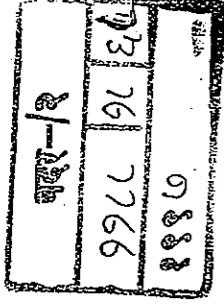
(c) Not to demolish or cause to be demolished the flat or any part thereof, nor at any time make or cause to be made any additions alterations of whatever nature in or to the flat or any part thereof, nor any alterations in the elevation and outside colour scheme of the building in which the flat is situated and shall keep the portion, sewers, drains pipes in the flat and appurtenances thereto in good tenable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the flat is situated and shall not chisel or in any other manner damage the columns beams walls, slabs or RCC, Partis, or other structural members in the flat without prior written Permission of Promoters and/or the Society or the Limited Company.

(d) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said Property in which the flat is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

(e) Not to throw dirt, rubbish, rags, garbage or other refuses or permit the same to be thrown from the said flat in the com-



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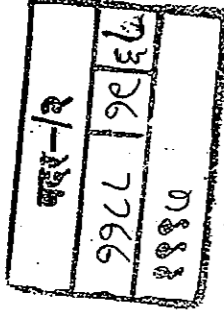


pond or any portion of the said property in which the flat is situated.

- (f) Pay to the Promoters within \_\_\_ days of demand by the Promoters his share of security deposit demanded by concerned Local Authority or Government for giving water, electricity or any other service connection to the building in which the flat is situated.
- (g) To bear and pay all future increases in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned Local Authority and/or Government and/or other Public Authority on account of change of user of the said flat by the flat Purchaser viz. user for any purpose other than for residential purpose.
- (h) That Purchaser shall not let, sub-let, transfer assign or part with flat Purchaser's interest or benefit of this Agreement or part with the possession of the flat until all the dues payable by the Purchaser to the Promoters under this agreement are fully paid up and only if the Purchaser had not been guilty of breach or non-observance of any of the terms and conditions of this Agreement and until the Purchaser has intimated in writing to the Promoters and have obtained in advance the written permission, consent and no objection of the Promoters. The Purchaser shall observe and perform all the Rules and Regulations which the Society or the Limited Company may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the flats therein and for the observance and performance of the building Rules, Regulations and Bye-laws for the time being of the concerned Local Authority and/or Government and other Public Bodies. The Purchaser shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company regarding the occupation and use of the flat in the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the Terms of this Agreement.
- (i) Till a conveyance of building in which flat is situated is executed the Purchaser shall permit the Promoters and their servants and agents, with or without workmen and others, at all reasonable time to enter into and to remain upon the said flat or any part thereof to view and examine the state and condition thereof.



22. The Purchaser hereby covenants and agrees that any breach or violation and or non-performance on his part of the foregoing conditions and other obligations under this Agreement to be observed and performed on his part, shall cause this Agreement ipso facto to come to an end and the earnest monies and all other amounts paid by the Purchaser to the Promoter/s shall stand forfeited and the Promoters



shall be entitled to deduct from the balance payments made by the Purchaser such amounts as they may find proper to compensate for the damage so caused and if such payments are inadequate, they shall be entitled to recover further amounts from the Purchaser to compensate for the damage so caused and the Purchaser hereby consents to the same. The decision of the Promoter/s in that regard shall be final and binding upon the Purchaser who shall not dispute the decision of the Promoter/s in this regard.

23. The Promoters shall maintain a separate account in respect of sums received by the Promoters from the Purchaser as advance or deposit, sums received on account for the share capital for the Promotion of the Co-operative Society or a Company or towards the outgoings, legal charges and shall utilise the amounts only for the purpose for which they have been received.

24. Nothing contained in this Agreement is intended to be or shall be construed as a grant, demise or assignment in law of the said flats or of the said Plot and Building or any part thereof. The flat Purchaser shall have no claim save and except in respect of the flat hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircase, terraces, recreation spaces etc. will remain the property of the Promoters until the said property is transferred to the Society /Limited Company as hereinbefore mentioned.

25. Provided it does not in any way affect or prejudice the rights of the Purchaser in respect of the said premises, the Promoters/ shall be at liberty to sell assign, transfer or otherwise deal with their right, title and interest in the said property more particularly described in the First Schedule hereunder written.

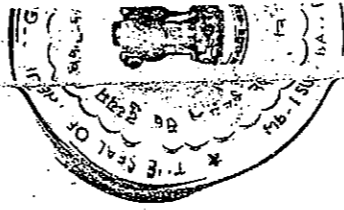
26. The Promoters/s alone who will be entitled to use the terrace including the parapet wall for any purpose including display of advertisements and sign boards and the Purchaser shall not be entitled to raise any objection or claim or any reduction or rebate in the price of the premises agreed to be acquired by him/her/them and/or claim any compensation or damage on the ground of inconveniences or any other ground whatsoever form the Promoter/s.



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27. Any delay tolerance or indulgence shown by the Promoters in enforcing the terms of this Agreement or any forbearance for giving time to the Purchaser by the Promoter shall not be construed as an acquiescence or waiver on the part of the Promoters of any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser nor shall the same in any manner prejudice the rights of the Promoters.
28. The Flat Purchaser shall present this Agreement as well as the Conveyance/Assignment or Lease at the proper registration office for its registration within the time limit prescribed by the Registration Act and the Promoters will attend such office and admit execution thereof. The Stamp Duty and registration charges incidental to this Agreement shall be borne and paid by the Purchaser alone.
29. All notices to be served on the Purchaser as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser, by Registered post A D/ Under Certificate of Posting at his/her address specified below:-
- Rathan C. Subhan Shah  
139/6 Kantharia Building, S.V. Road  
Jogeshwari (W) Mumbai-400022
30. It is also understood and agreed by and between the parties hereto that all the terrace space, open space at the floor level in front or adjacent to any flat and the terrace over the building shall be property of the Promoters or the Society or Limited Company, as the case may be, provided that the Purchaser has agreed to purchase from the Promoters or the Society or the Limited Company such terrace portion in front of or adjacent to his or her flat for his/her exclusive use and occupation and provided further that in case of the Purchaser having Purchased such terrace space she or he shall not be entitled to enclose the same till the permissions for such work is obtained by the Purchaser from the Promoters or the Society or the Limited Company, as the case may be and also from the concerned Local Authority.



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31. It is further expressly agreed and declared that the promoters are and shall always in perpetuity be entitled to take, draw and sell the water from the well existing on the said property, after allowing the well-water consumption requirements of the occupants of the HEMU CLASSIC building to be satisfied and to utilise the net income, from sale and supply of such water from the said well to any third person or parties, for any charitable purposes as may be decided and directed by the promoters from time to time. These provisions shall be binding upon the Society, Association, or Company in whose favour the said property shall be ultimately conveyed and transferred.

32. The Promoter/s shall in respect of any amount remaining unpaid by the Purchaser under the terms and conditions of this Agreement shall have a first lien and charge on the said flat agreed to be Purchased by the Purchaser.

33. This agreement shall always be Subject to the Provision of the Maharashtra Apartment Ownership Act. (Mah. Act No.XV of 1971) and the Rules made thereunder and/or the said Act and the said Rules made thereunder.

34. The annexures Marked I to XVIII here to before referred to in this Agreement have been separately delivered to the Purchaser on the date of execution of this Agreement. The Purchaser hereby admits, acknowledges and confirms the delivery of the said annexures to him by the Promoters and the receipt thereof by him.



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day and year first hereinabove written.

**THE FIRST SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:**

All THAT piece or parcel of land hereditaments and premises together with the Bungalow bearing Municipal No.P-5460 and Street No. 57, the out-house bearing Municipal No. P-5461 and Street No. 57/2, the Shops Structure bearing Municipal No.P-5462 and Street No.57/3, a large well, stone compound wall and other structures standing thereon totally admeasuring about 1511.13 Sq.Yds or 1263.50 Sq.Mtrs according to present City Survey Property Register or thereabout situated lying and being at Malad



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SIGNED SEALED AND DELIVERED  
 by the withinamed "the  
 Promoters/Builders  
 MESSRS. M. M. CORPORATION,  
 a firm in the  
 presence \_\_\_\_\_

*Witness*

For M/s. M.M. CORPORATION,

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

Partner/s-

SIGNED SEALED AND DELIVERED  
 by the withinamed "THE PURCHASER"  
Fathah C. Sybhan Shah

in the presence \_\_\_\_\_  
 of \_\_\_\_\_



RECEIVED the day and year first  
 above written in cash/by cheque /  
 Pay order

dated 19.3.97 being the  
 withinmentioned sum of Rs. 1,25,000

(Rupees One lac twenty  
 five thousand only)  
 as the first installment, as earnest money,  
 to be paid by the withinamed Purchaser/s  
 to us the Promoters/Builders.

WITNESSES:

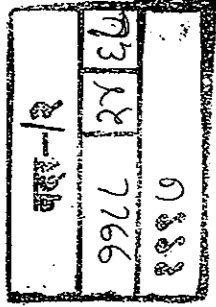
*Witness*  
*[Signature]*

Rs. 1,25,000/-

WE SAY RECEIVED

For MESSRS.  
 M.M. CORPORATION

*[Signature]*  
 PARTNER / S



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ANNEXTURE XIX

Off: Mehta Bldg., 1sr Fl.,  
Room No.1,  
N. Master Road,  
Fort, Bombay-23.

Tel: Off: 274381 Res : 6142940

*Gaurishankar G. Bhatt*  
M. A., LL. B.  
Advocate High Court

4th February, 1991.

CERTIFICATE OF TITLE

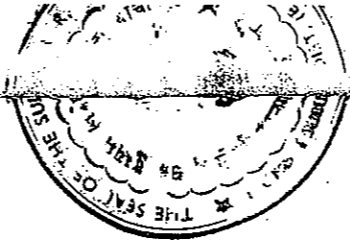
Re: N.A.Urban Plot of Land with Old Bungalow and other structures bearing Municipal Ward Nos. p-5460 Street No. 57, p-5461 and Street No.57/2,p-5459 and Street No. 57/1 and P-5462 and Street No.57/3 existing thereon, admeasuring about 1511.14 Sq.Yds, equivalent to 1263.50 Sq.Mtrs bearing Old Notified Area Committee No. 83 and New No. 67/1 and City Survey Nos.640,640/1 to 640/12 situated at S.V.Road(Old Ghodbunder Road), Opp. New Era Cinema, Malad(West), Taluka Borivli, Bombay Suburban District.

TO WHOMSOEVER IT MAY CONCERN :

I have read and scrutinized all the previous documents and title deeds relating to the above referred property as recited in this agreement beginning from the Conveyance dated 23rd February, 1942, the Municipal Property Tax Bills and Records, the Property Register Card and the Village Revenue Records relating to the above property. I have gathered required information from Shri Dilip C.Mehta and Smt.Kesarben C.Mehta and Messrs.M.M.Corporation and on that basis I hereby certify that the Vendor's as well as the Builders' title in the above property before completion of sale is clear, marketable and free from reasonable doubts.

:THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :

All THAT piece or parcel of land hereditaments and premises together with the Bungalow bearing Municipal No.P-5460 and Street No. 57, the out-house bearing Municipal No. P-5461 and Street No. 57/2, the Shops Structure bearing Municipal No.P-5462 and Street No.57/3, a large well, stone compound wall and other structures standing thereon totally admeasuring about 1511.13 Sq.Yds or 1263.50 Sq.Mtrs according to present City Survey Property Register or thereabout situated lying and being at Swami Vivekanand Road (Old Ghodbunder Road) Opp. New Era Cinema Malad (west) in Taluka Borivli

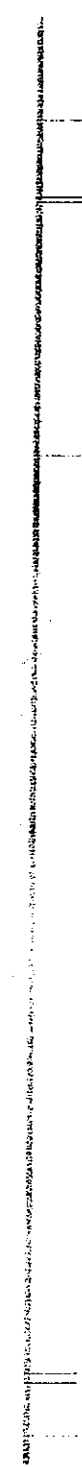




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of Bombay Suburban District and in the Registration District and Sub-District of Bombay City and Bombay Suburban and bearing old Notified Area Committee No. 83 and New No. 67/1 and City Survey Nos. 640 and 640/1 to 640/12 and bounded on or towards EAST by land in City Survey Nos. 635 and 638, On or towards the WEST by Swami Vivekanand Road, On or towards the NORTH by land in City Survey No. 639 and, On or towards SOUTH by lands in City Survey Nos. 647, 648 and 649.

Dated this 4th day February, 1991.

Sd/- G. G. Bhatt  
Advocate, High Court.



ANNEXTURE I TO XIII

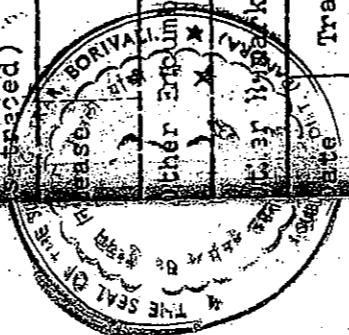
PROPERTY REGISTRATION CARD

पदसं-२
११८८ २६ ६७
१११७ APP. NO.

EXTRACT FROM THE PROPERTY REGISTERED CARD

Survey No. 1134 Taluka: BORIVALI Dist. Bombay Suburban Dist.

Survey Number	Area Sq. Mts.	Tenure	Particulars of assessment for rent paid to Government and when due for revision
६४०	८८१-४	C	र.रु. २२५-६० दि. १-८-७०-पावडा
Assessments			
Older in 1914	१. दिनेश मंगलाल मेरता		रु.रु. १५०००/-
Order of the Registrar	२. दिलीप "		"
as far as possible so far as ascertained	३. भरत "		"
Other Encumbrances			
Transaction	Vol. No.	New holder (H) Lessee (L) or Encumbrances (E)	Attestation
<p>१. श्री. म. मेरता मांचे वर्फे अंतुबोकेट मुक्ता मांचा विकास १५८० मा अंतुबोकेट मा. नं. ३२ भरत ३.५ कोठेवती मांचा दि. १८/११/६० मा अंतुबोकेट दि. १५/११/६० ची नोंद र.रु. कस्तु श्री-रु. कि. मेरता मांचे पुरवण प्रमाण दि. १५. मेरता वॉर ३ मांचे मांचे संपूर्ण मिळकत केली साप्रीथ नं. ३२. ६०० १/११/६०</p> <p>२. म. अ. उपजि गुंबाची उप, अंतुबोकेट मांचे अंतुबोकेट ए.डी.सी. / सुलभ सुलभ डी.सी. ३३५५ दि. १५/१२/६१ अंतुबोकेट र.रु. ३२५५-६० अंतुबोकेट वॉर ३ साप्रीथ नोंद र.रु. ६०० १/११/६०</p>		<p>(H) दिनेश मंगलाल मेरता दिलीप मंगलाल मेरता भरत मंगलाल मेरता</p>	<p>२०/११/६० २०/११/६०</p> <p>२५/११/६१</p>



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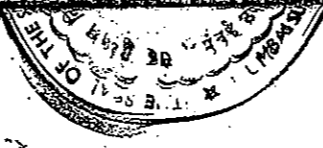
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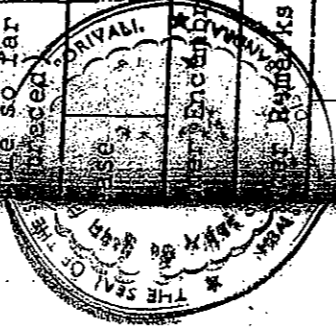
पत्र-१२
११८३२६६
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APP. NO. १०६

**EXTRACT FROM THE PROPERTY REGISTERED CARD**

Survey No. १११० Taluka: BORIVALI Dist. Bombay Suburban Dist.

Survey Number	Area Sq. Mts.	Tenure	Particulars of assessment for rent paid to Government and when due for revision
६०० ३	१०००	८	न.भ.स. ६०० प्रमाण
<p>Comments</p> <p>Order in 1984 Origin of the Title so far traced</p> <p>1, दिनेश चंडुलाल मेहता 2, दिलीप 3, भरत</p> <p>रवरीने ६०० प्रमाण</p>			
<p>Encumbrances</p> <p>1. न.भ.स. मेहता यांचे लॉफ अंशकेत मुळा. मांचे दिनांक १५/०८/५१ अज क सा. न.भ.स. अधिन. ३५ जेणेकरून मांचे दि. १६/११/८० च्या अधिनियम नं. ४६ २५/११/८० ची मोद रद्द करून श्री. व.कि. मेहता मांचे मुळाकाय प्रमाण दि. १५ मेहता कोर ३ मांचे मोद काय सिद्ध करून केले.</p>			
Transaction		Vol. No.	New holder (H) Lessee (L) or Encumbrances (E)
६०		श्री. भ.स. मेहता यांचे लॉफ अंशकेत मुळा. मांचे दिनांक १५/०८/५१ अज क सा. न.भ.स. अधिन. ३५ जेणेकरून मांचे दि. १६/११/८० च्या अधिनियम नं. ४६ २५/११/८० ची मोद रद्द करून श्री. व.कि. मेहता मांचे मुळाकाय प्रमाण दि. १५ मेहता कोर ३ मांचे मोद काय सिद्ध करून केले.	(H) दिनेश चंडुलाल मेहता दिलीप चंडुलाल मेहता भरत चंडुलाल मेहता
६३		मुधारित सि. शे. सारा न.भ.स. ६०० प्रमाण	Attestation रशि २०१३ क. व. रशि २०१३ २५/१०/१३ ... ५



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ॐ नमो भगवते वासुदेवाय ॥  
 श्री गुरुभ्यो नमः ॥  
 श्री गणेशाय नमः ॥  
 श्री कृष्णाय नमः ॥  
 श्री बलदेवाय नमः ॥  
 श्री राधाय नमः ॥  
 श्री यमुने नमः ॥  
 श्री मथुराय नमः ॥  
 श्री द्वारकाय नमः ॥  
 श्री दशरथाय नमः ॥  
 श्री रामाय नमः ॥  
 श्री लक्ष्मणाय नमः ॥  
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 श्री हनुमान् चालीसा श्लोकानां  
 प्रथमः श्लोकः ॥



PROF. DR. J. K. SHUKLA

श्री गणेशाय नमः ॥  
 श्री कृष्णाय नमः ॥  
 श्री बलदेवाय नमः ॥  
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 श्री सीतलाय नमः ॥  
 श्री हनुमताय नमः ॥

"श्रीगुरुभ्यो नमः" इति श्लोकानां प्रथमः श्लोकः।  
 श्री गणेशाय नमः ॥ श्री कृष्णाय नमः ॥  
 श्री बलदेवाय नमः ॥ श्री राधाय नमः ॥  
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श्री गणेशाय नमः ॥  
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 श्री हनुमताय नमः ॥

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APP. NO.

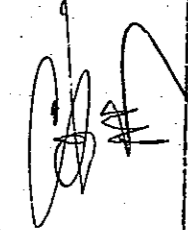
**EXTRACT FROM THE PROPERTY REGISTERED CARD**

City Survey **११११११** Taluka: **BORIVALI** Dist. **Bombay Suburban**  
**Dist.**

Property Survey Number	Area Sq. Mts.	Tenure	Particulars of assessment for rent paid to Government and when due for revision
६१० ४	१०.५	C	न.प्र.क. ६०० प्रमाण
<b>Assessments</b> Holder in 1914 Origin of the title 'sp' far १. रि. ११११-६० मं. ३ २. रि. ११११-६० मं. ३ ३. मं. ३			
<b>Encumbrances</b> नवरीने ६०० प्रमाण			
<b>Remarks</b>			



Date	Transaction	Vol. No.	New holder (H) Lessee (L) or Encumbrances (E)	Attestation
११/१०/६०	श्री. अ. चं. मेहता मांचे संपत्ती अंतरविक्री प्रमाण मांचे रि. ११११-६० मं. ३ मा. ३ व मा. न. प्र. अ. ३. ५ जोखेवारी मांचा रि. ११११-६० मं. ३ मा. ३ जोखेवारी रि. २५११६० मं. ३ नोंद रद्द करून श्री. ड. वि. मेहता मांचे मृत्यूपत्रा प्रमाण रि. ११११-६० नोंद ३ मांचे संपत्ती विक्री करून घेतली.		(H) रि. ११११-६० मं. ३ रि. ११११-६० मं. ३ मं. ३	मं. ३ २०११
११/१०/६३	सुधारित रि. ११११-६० मं. ३			मं. ३ २०१३

  
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१. नाम: श्री. राज. २२१११००  
 २. पता: २५५/१००  
 ३. शहर: पुणे  
 ४. तालुका: पुणे  
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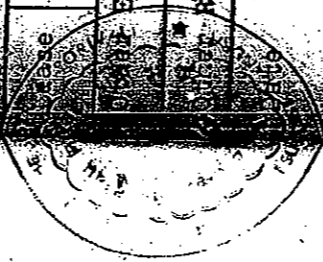
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APP. NO.

EXTRACT FROM THE PROPERTY REGISTERED CARD

Survey Taluka: BORIVALI Dist. Bombay Suburban  
 Taluka: BORIVALI Dist. Bombay Suburban

Survey Number	Area Sq. Mts.	Tenure	Particulars of assessment for rent paid to Government and when due for revision
६१० ६	१५०-०	८	म. भ. क. ६०० प्रमाण
<p>Assessments</p> <p>Holder in 1982          Origin of the title so far as traced)</p> <p>१. दिनेश चंद्रकांत मेहता          २. दिनेश चंद्रकांत मेहता          ३. अरत चंद्रकांत मेहता</p>			
<p>Encumbrances</p>			
<p>Remarks</p>			
Transaction	Vol. No.	New holder (H) Lessee (L) or Encumbrances (E)	Attestation
<p>श्री. अ. चं. मेहता यांचे मार्फत अंतिम कोट          मुद्रा यांचे दिनांक १५/६० चा अर्थ व          म. भ. क. अधि. क्र. ५ जोरफारी यांच्या          दि. १६/११-६० च्या अधिसूचने दि.          २५/६० ची नोंद रद्द करून श्री. द. की.          मेहता यांचे मुद्रा यांच्या मार्फत दि. ११/६०          कोट ३ यांचे मार्फत संपूर्ण विकल्प केली</p> <p>श्री. अ. चं. मेहता यांचे तर्फे अंतिम कोट          मुद्रा यांच्या अर्थ व म. भ. क. अधि. क्र. ५ जोरफारी          दि. २५/६० च्या अधिसूचने          इतर ठिकाण वास्तव्य केली संपूर्ण विकल्प          टाकी. मेहता यांचे मुद्रा यांच्या मार्फत          दि. ११/६० च्या कोट ३ यांचे मार्फत केली</p>		<p>(H)          दिनेश चंद्रकांत मेहता          दिलीप चंद्रकांत मेहता          अरत चंद्रकांत मेहता</p> <p>उत्तर दफ्तार          श्रीमती: सरस्वती दिराभाळ          मेहता          दिनेशचंदी अवाडाकर          मुद्रा</p>	<p>श्री. अ. चं.          २५/११/६०          म. भ. क.          १</p> <p>श्री. अ. चं.          २५/११/६०          म. भ. क.          १</p>
१११/६०		शुधारीत बि. डो. सारा म. भ. क. ६०० प्रमाण	<p>श्री. अ. चं.          २५/११/६०          म. भ. क.          १</p>



Handwritten signature and date: १०/११/६०

१. नाम: श्री. राजेश कुमार  
 २. पता: १२३, मध्यम मार्ग, दिल्ली-११०००१  
 ३. पेशा: शिक्षक  
 ४. आय: १०,०००/-  
 ५. बैंक खाता नंबर: १२३४५६७८९०  
 ६. मोबाइल नंबर: ९८७६५४३२१०

७. कृपया ध्यान दें  
 ८. सर्व अधिकार सुरक्षित  
 ९. ३-१५



१०. कम नसिदिया  
 ११. ११/११/२०  
 १२. श्री. राजेश कुमार, एम. ए. एडिटेड  
 १३. एवा. नगर, नूतन नगर, दिल्ली-११०००१  
 १४. सुपरी बंगला, सुक.

"श्री. राजेश कुमार" नाम के निम्नलिखित विवरणों के आधार पर  
 एम. ए. एडिटेड का पता १२३, मध्यम मार्ग, दिल्ली-११०००१  
 है। इन विवरणों के आधार पर एम. ए. एडिटेड का पता  
 १२३, मध्यम मार्ग, दिल्ली-११०००१ है।

श्री. राजेश कुमार, एम. ए. एडिटेड का पता  
 १२३, मध्यम मार्ग, दिल्ली-११०००१ है।  
 इन विवरणों के आधार पर एम. ए. एडिटेड का पता  
 १२३, मध्यम मार्ग, दिल्ली-११०००१ है।

श्री. राजेश कुमार, एम. ए. एडिटेड का पता  
 १२३, मध्यम मार्ग, दिल्ली-११०००१ है।  
 इन विवरणों के आधार पर एम. ए. एडिटेड का पता  
 १२३, मध्यम मार्ग, दिल्ली-११०००१ है।

पृष्ठ-२	३९६८
११८८	३९६८
११८९	

1008

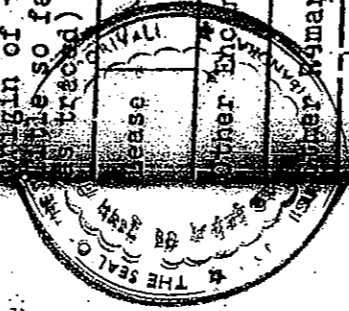
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APP. NO.

EXTRACT FROM THE PROPERTY REGISTERED CARD

Property Survey मालविका Taluka: BORIVALI Dist. Bombay Suburban  
Dist.

Property Survey Number	Area Sq. Mts.	Tenure	Particulars of assessment for rent paid to Government and when due for revision	
500 y	20-9	c	न.अ.क. ६०० प्रमाण	
<p>Assessments</p> <p>holder in 1964</p> <p>Origin of the title so far as traced</p> <p>1, दिनेश चंडुलाल मेहता 2, दिनेश चंडुलाल मेहता 3, भरत चंडुलाल मेहता</p>				
<p>Super Encumbrances</p> <p>Super Encumbrances</p>				
<p>Remarks</p>				
Date	Transaction	Vol. No.	New holder (H) Lessee (L) or Encumbrances (E)	Attestation
19/10	श्री. अ.चं. मेहता यांचे संपूर्ण अडवळीकर गुलामा यांचे दिनांक ०१/१०/५० या अडी व सा. न.अ. अधि.क. ५ जोडधारी सांग दि. १०-११-६० च्या अधिनियमादि. २५/६१० ची नोंद रद्द करून श्री. व.कि. मेहता यांचे मुखपत्रा प्रमाण दि.चं. मेहता कोरे यांचे नाते संपूर्ण विक्रय केले		(H) दिनेश चंडुलाल मेहता दिनेश चंडुलाल मेहता भरत चंडुलाल मेहता	सहीत 20/10/63 व. र. कोरे
6-63	सुधारीत वि.शे. सारा न.अ.क. ६०० प्रमाण			सहीत 24/10/63 व. र. कोरे



SP-70

*(Signature)*

पुस्तक संख्या २५५५५५ पुस्तक नाम  
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सूचना संख्या  
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पुस्तक संख्या	२
पुस्तक संख्या	३०३७
पुस्तक संख्या	७७६
पुस्तक संख्या	१११७



EXTRACT FROM THE PROPERTY REGISTERED CARD

Survey मालविका Taluka: BORIVALI Dist. Bombay Suburban  
Dist.

Survey Number	Area Sq. Mts.	Tenure	Particulars of assessment for rent paid to Government and when due for revision
<u>६००</u> <u>७</u>	<u>२६०२</u>	<u>C</u>	<u>न.श.रु. ६०० प्रमाण</u>
<p><u>Comments</u></p> <p><u>Registered in 1944</u>  <u>Revision of the</u>  <u>valuation of the</u>  <u>land also far</u>  <u>revised</u></p> <p>१. दिनेश चंडुलाल मेहता }                  २. दिलीप } स्वकीय ६०० प्रमाण                  ३. भरत }</p>			
<p><u>Incumbrances</u></p>			
<p><u>Remarks</u></p>			
Transaction	Vol. No.	New holder (H) Lessee (L) or Encumbrances (E)	Attestation
<p>श्री. अ. चं. मेहता मांचे मधील अॅडवोकेट गुलाम मांचा. दिनांक ११/१२/६० चा अर्थ व सा. न. श. रु. ३५५ जोडवणी मांचा दि. १६/११-६० चंवा ओरिगिनल २५/१२/६० ची नोंद रद्द करत श्री. ड. कि. मेहता मांचे गृहपत्राप्रमाण दि. नू. मेहता वीरेंद्र ३ मांचे मांचे वरुणें मिककात कोठी</p>		<p>(H)                  दिनेश चंडुलाल मेहता                  दिलीप चंडुलाल मेहता                  भरत चंडुलाल मेहता</p>	<p>मदी २०११                  २५/१२/६०                  व.                  २५/१२/६०</p>
<p>२०१३ सुधारीत वि. के. सारा न.श.रु. ६००</p>			<p>२५/१२/६०                  १११७                  १११७</p>



२५/१२/६०



APP. NO. 19024-

EXTRACT FROM THE PROPERTY REGISTERED CARD

Survey Taluka: BORIVALI

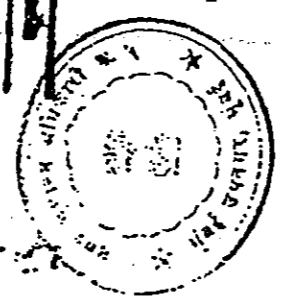
Dist. Bombay Suburban Dist.

Survey Number	Area Sq. Mts.	Tenure	Particulars of assessment for rent paid to Government and when due for revision
9E-6	C		न.श.क. एम प्रमाणे
<p>1. दिनेश चंडुलाल मेहता                  2. दिलीप                  3. भरत</p>			
<p>1. दिनेश चंडुलाल मेहता }                  2. दिलीप } चक्रीने एम प्रमाणे                  3. भरत }</p>			
Encumbrances			
Remarks			
Transaction	Vol. No.	New holder (H) Lessee (L) or Encumbrances (E)	Attestation
<p>श्री. अ. च. मेहता वांचेनेले अडवोकेट                  तुळका सांच्या दिनांक १९६० च्या मजी व                  गा. न. श. अ. दि. ३५ जोडप्रती सांच्या                  दि. १९६१-६० च्या आवेशात्मक २५/६०                  ची नोंद न व करण श्री. द. कि. मेहता                  सांचे मुलमूला प्रमाणे दि. नं. मेहता                  वांचे ३ वांचे वाच सांपूर्ण मिळकत करी</p>		<p>(H)                  दिनेश चंडुलाल मेहता                  दिलीप चंडुलाल मेहता                  भरत चंडुलाल मेहता</p>	<p>सदीय                  २५/११/६३                  व. व. न. श. क.</p>
<p>सुधशीत वि. गे. सारा न. श. क. एम प्रमाणे</p>			<p>सदीय                  २५/११/६३                  व. व. न. श. क.</p>

बदल-१३  
 ११६६ ०२/६०  
 १११०

P. 7. 9

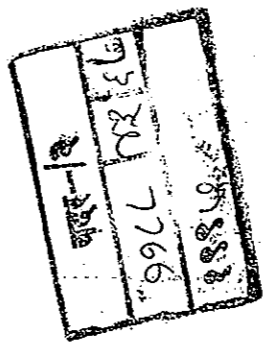
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"दीर्घ-टी या लंबी आयु" का अर्थ है कि व्यक्ति का जीवन अधिक समय तक चलने में सक्षम होना है। यह अर्थ है कि व्यक्ति का जीवन अधिक समय तक चलने में सक्षम होना है। यह अर्थ है कि व्यक्ति का जीवन अधिक समय तक चलने में सक्षम होना है।

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बहर-१२
११८८ १४६६

१०६८

APP. NO.

**EXTRACT FROM THE PROPERTY REGISTERED CARD**

Survey Taluqa: BORIVALI Dist. Bombay Suburban

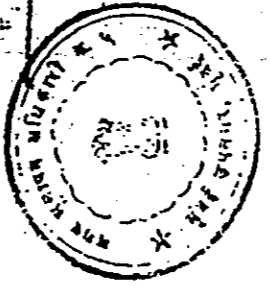
Survey Number	Area Sq. Mts.	Tenure	Particulars of assessment for rent paid to Government and when due for revision
१०६८	१०६३	८	न.अ.क. ६०० प्रमाण
१९६४	१. दिनेश चंडुलाल मेरता २. दिलीप " " ३. भारत " "		खरीदी ६०० प्रमाण



Transaction	Vol. No.	New holder (H) Lessee (L) or Encumbrances (E)	Attestation
<p>श्री. अ.चं. मेरता यांचे नांव अंतर्बोधकर नुसता मॉच्या दि. १०/६/६० च्या अर्जावर मा. न.अ. अधिनियम क्र. ५ जोरलेली मॉच्या दि. १६-११-६० च्या अर्थे अंमलबजावणी दि. १०/६/६० ची नोंद यदु करून श्री. दि. मेरता यांचे मुखपत्रा प्रमाण दि. १०/६/६० च्या नोंद ३ यांचे नांव सर्व निकालन केले.</p> <p>दुधारीत वि. ३/१ सारा न.अ.क. ६०० प्रमाण</p>		<p>(H) दिनेश चंडुलाल मेरता दिलीप चंडुलाल मेरता भारत चंडुलाल मेरता</p>	<p>सहीत २०/११/६० ६. प्र. म. अ. ३</p> <p>सहीत २०/११/६० ६. प्र. म. अ. ३</p>

१०६८

1. 2-27  
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 3. 2-70



ॐ श्री गणेशाय नमः  
 शिक्षा विभाग, मुंबई महानगर  
 मुंबई ४०० ००१

"दीर्घ-दीर्घा" नामक एक ऐतिहासिक लेखक  
 विक्रम चंद्रा द्वारा लिखित एक किताब है। यह किताब  
 शिक्षा विभाग, मुंबई महानगर द्वारा प्रकाशित की गई है।  
 इस किताब में शिक्षा के विकास और शिक्षकों की भूमिका  
 के बारे में विस्तृत जानकारी दी गई है। यह किताब शिक्षकों  
 के लिए बहुत ही उपयोगी है।

शिक्षा विभाग, मुंबई महानगर  
 मुंबई ४०० ००१

बंद-२	७३५६
७७६	२२९७

APP. NO. 702

**EXTRACT FROM THE PROPERTY REGISTERED CARD**

Survey Taluqa: BORIVALI Dist. Bombay Suburban Dist.

Survey Number	Area Sq. Mts.	Tenure	Particulars of assessment for rent paid to Government and when due for revision
500 510	96-4	C	न.श.क. एम प्रमाण
<p>Assessments</p> <p>In 1944, 1, निवेश चंडुलाल मेहता }  of the 2, सिद्धी च - } खरीदारी एम प्रमाण  year 3, अरत " " }</p>			
<p>Encumbrances</p>			
<p>Remarks</p>			
Transaction	Vol. No.	New holder (H) Lessee (L) or Encumbrances (E)	Attestation
<p>श्री. अ. च. मेहता मांचे तर्फे अडवोकेट  मुलगा मांचा विकाक 1-6-60 या अर्जा  वा मा. न.श. अधि. 3.5 जोरधारी मांचा  दि. 16-9-60 च्या आदेशान्वये 241/60  ची मोद रद्द करून श्री. इ. वि. मेहता  मांचे मुख्य पत्रा प्रमाण दि. च. मेहता  कोरी 3 मांचे तांचे मांचेय सिक्का  कोरी</p>	<p>पत्रा न. श. क. एम प्रमाण</p>	<p>(H)  दिनेडा चंडुलाल मेहता  विकीप चंडुलाल मेहता  अरत चंडुलाल मेहता</p>	<p>श्री. क. क. 24/10/63  २०११  २०११</p>
<p>बदर-12</p> <p>7976 7766</p> <p>1999</p>			

20.11.63







बदर-1/2
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APP. NO. 9966

EXTRACT FROM THE PROPERTY REGISTERED CARD

Survey Taluqa: BORIVALI Dist. Bombay Suburban

Survey No.	Area Sq. Mts.	Tenure	Particulars of assessment for rent paid to Government and when due for revision
9966	20-0	C	नं. भं. रू. ए० प्रमाण

1947  
 1. दिनेश चंडुलाल मेरता } खरीदने ए० प्रमाण  
 2. दिलीप " " }  
 3. भरत " " }

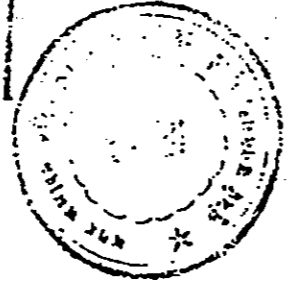
Encumbrances  
 Remarks

Transaction	Vol. No.	New holder (H) Lessee (L) or Encumbrances (E)	Attestation
श्री. गं. चं. मेरत मान्यतेपे अंडबोकेई दुसऱ्या मोच्या दिनांक २४/१०-४१ अंज व. मा. नं. भं. आधिपत्य जोडोवरी यांचा दि. १०-११-६० चा अधिपत्यसो २५/१०/६० ची शेर रद्द करून श्री. इ. कि. मेरता मान्ये मुखपत्ता प्रमाण दि. नं. मेरता कोरे ३ मान्ये मोके संपूर्ण मिळकत करीत दुसऱ्यारीत वि. जो. सारा नं. भं. रू. ए० प्रमाणे		(H) दिनेश चंडुलाल मेरता दिलीप चंडुलाल मेरता भरत चंडुलाल मेरता	श्री. चं. चं. २०/११ व. १ खरीदने २५/१०/६० व. १. १०. ११. ११

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सर्व प्रतिलिपि

शिक्षा विभाग, श्री अरिंदर  
 कक्षा क्रमांक २०००० अरिंदर का.  
 कुर्ना २०-२१, मुंबई

"श्रीक- ही या वही" गाने सुनिश्चानीक सिद्धकत  
 बहिष्कारा रतावाकत कला प्रसिद्धि वी भारि सु-धी  
 सिद्धकतों (कलाके कलाके सिद्धि रोम... २०००...  
 बीरत मिरर (नाक... २०००) इगने ... सुनिश्चि. प्रतिलिपि फक्का

[मराठी] ... .. श्रीरम श्रीर  
 केरिळि आत के ... ..  
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 मत ईक्य मय ... ..  
 उरवाकपुवत का... ..  
 पाटी."

शिक्षण विभाग श्री अरिंदर  
 ... .. अणु ... ..  
 मु. - २९, मुंबई.

कक्ष-२	२३
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बदर-१३  
 १९८८१०६७  
 १११७

APP. NO. १००८

EXTRACT FROM THE PROPERTY REGISTERED CARD

Survey No. १११७ Taluka: BORIVALI Dist. Bombay Suburban  
 Dist.

Survey Number	Area Sq. Mts.	Tenure	Particulars of assessment for rent paid to Government and when due for revision
६०० १२	३०-९	C	नं. ११३.६०० प्रमाण

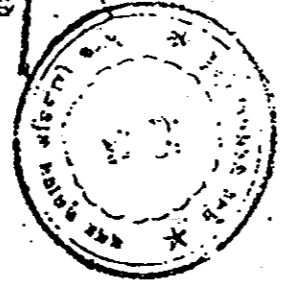
**Assessments**  
 Holder in 1944  
 1. दिनेश चंडुलाल मेहता }  
 2. दिलीप " " } रकदरीने ६०० प्रमाण  
 3. भरत " " }



Date	Transaction	Vol. No.	New holder (H) Lessee (L) or Encumbrances (E)	Attestation
१०-८०	श्री. अ. चं. मेहता यांचेकडे अंदाजे १६८०-चा अर्ज गुळ्या सोप्या दिकांक नं. १६८०-चा अर्ज व मा. अ. नं. अश्वि. क्र. ५ अंतर्गत श्री. अ. चं. मेहता यांच्या १६८०-च्या अर्जाबाबतचे २५/१८/८० ची नोंद रद्द करून श्री. ड. कि. मेहता यांच्या गुळ्या पत्रा प्रमाण दि. २०-८० वगैरे ३ सोप्या नोंदी संपूर्ण विकसन केली		(H) दिनेश चंडुलाल मेहता दिलीप चंडुलाल मेहता भरत चंडुलाल मेहता	श्री. अ. चं. मेहता २०/१२ नं. ११३.६०० दि. १०-८०
८-८३	मुधरलाल वि. शे. सारा नं. ११३.६०० प्रमाण			श्री. अ. चं. मेहता २५/१०/८३ नं. ११३.६०० दि. १०-८३

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 क्या मसिदा

'दीक' ही का नाम है। यह एक शिक्षण संस्थान है।  
 यह संस्थान शिक्षण के लिए है।  
 यह संस्थान शिक्षण के लिए है।  
 यह संस्थान शिक्षण के लिए है।

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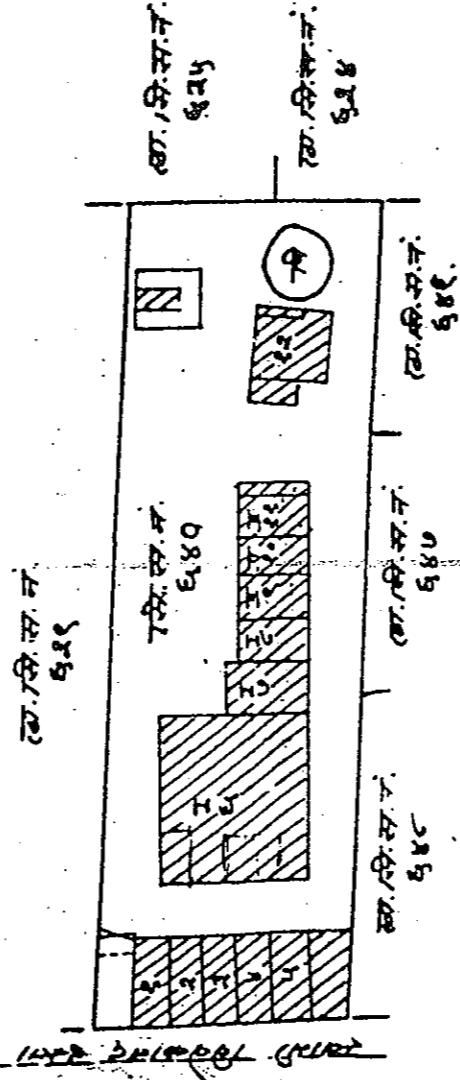
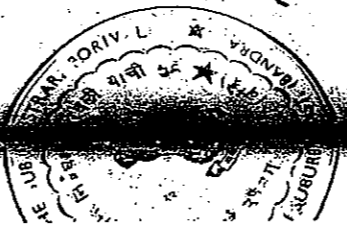


ANNEXTURE XIV  
CITY SURVEY PLAN

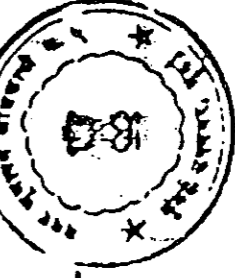
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 नगर प्रकल्प (बस) आधीले प्रकल्पित अतिरिक्त अ. 15  
 कक्षा नं. 28. 680, 680/3 नं. 22 च कारवाइया विधि, मानच. -  
 प्रकल्पित.

राजस्थान आर्किटेक्चरल कॉलेज,  
 प्रकल्पित अ. 15



सर्व भागवाला मालिक. 2/28/15/15. एकूण भाग मालिका. 97,700.00  
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 बाकी मालिकी भाग. 2/28/15/15 बाकी भाग. 00,000.00  
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 अ. 16  
 अ. 17

Public Works Department  
 Jaipur

**ANNEXTURE XV TO XVIII**  
**B.M.C. PROPERTY TAX BILLS**

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996C 1336  
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 996C 1336  
 9980

PN-24-0491-00-8	1990-91	9020	01/10/90
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P-5461 67/2, 3 VIVEKANAND ROAD  
 HOUSE  
 MEHTA 3 BHARAT CHANDULAL MEHTA  
 GR.W.NO. P-5459 DINESH C  
 THE LAST  
 & N 6 DINESH CHANDULAL MEHTA  
 TWO MINORS BY THEIR BROTHER

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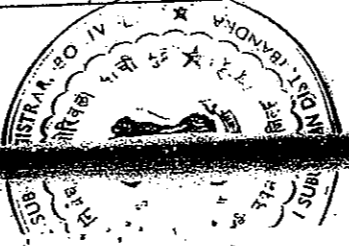
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पुस्तकें, चित्रादि वगैरे  
 का प्रयोग केवल  
 केवल के लिए ही  
 किया जा सकता है।



पुस्तकें	चित्रादि	वगैरे	अन्य



PN-24-0490-00-1	1990-91	9020	01/10/90
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GR.M.NO. P-5459 DINESH C  
 BUNGLOW RD  
 HANDELA MEHTA 2 DILIP C  
 MEHTA 3 BHARAT CHANDULAL MEHTA  
 TWO MINORS BY THEIR BROTHER  
 & N G DINESH CHANDULAL MEHTA  
 THE LAST

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01.10.90-31.03.91	1260	1260	214936
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P-5459 67/1, SWAMI VIVEKANANDA RD  
SHODINESH CHANDULAL MEHTA 2 DILIP C  
MEHTA 3 BHARAT CHANDULAL MEHTA  
THE LAST TWO MINORS BY THEIR BRO  
THEY & N G DINESH CHANDULAL MEHTA

PN-24-0489-00-3	1990-91	9020	01/10/90
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1 DEC 1990  
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*Vertical text on the right side of the page, possibly a reference or note.*

*Large handwritten signature or initials on the right side of the page.*

Office of the  
Ex Eng. Bldg. Prop. (W.S.) P & R Ward-4  
Ur. District 5 Ambecker Market Bldg.  
PP-7043-82-27,000(Bombay) Bombay-400067

XTURE XXI

In replying please quote No.  
and date of this letter.

I.O.D.

Intimation of Disapproval under Section 346 of the Bombay  
Municipal Corporation Act, as amended up to date.

No. ~~31/5396/EP(BS)/A~~

of 198

-198

MORANDUM

MUNICIPAL OFFICER,

Bombay

Shri M. A. Qheewala C. A. to Shri Dilip Mehta & Others. 2044 1980

With reference to your Notice, letter No. 22 dated 15.6.1980 and delivered on

22.6.1980 on C. E. S. Nos. 640, 640/1 to 12 of Village Malad (South),  
and details of your building at S. V. Road, Malad (W).

With reference to your letter, dated 22.6.1980, I have to inform you that I cannot approve of the  
building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section  
346 of the Bombay Municipal Corporation Act, as amended up-to-date, my disapproval thereof by reasons:-

- That the C. C. v/s. 69(1)(a) of the M. & T.P. Act will not be obtained before starting the work.
- That the structural design & calculations for the prop. work will not be submitted before C. C. & completion cert. from the L. & E. will not be submitted before submitting R. C. C.
- That N.O. C. from A. A. & C. (P/N.) will not be submitted before issue of C. C.
- That drainage proposal will not be got approved before C. C.
- That L.A. permission will not be submitted before C. C.
- That existing structures will not be demolished before commencing work as per undertaking already submitted.
- That regular line will not be got demarcated through A. E. Survey (P.N.) R. E. D.P./S. E. E. & C. before C. C.
- That the setback land will not be handed over free of cost & free of encroachment to W.O. (P/N.) Ward as per undertaking submitted.
- That proper sanitary arrangement for workers will not be provided before C. C.
- That undertaking on Rs. 10/- stamp paper will not be submitted before issue of C. C. to the effect that R. C. C. will not be submitted before date of availability is confined from R. E. & Deptt.
- That regd. undertaking along with 4 true copies thereof on Rs. 10/- stamp paper for not subdividing plot/tenement/shop in future will not be submitted before issue of C. C.
- That regd. undertaking along with 4 true copies thereof on Rs. 10/- stamp paper for not demanding concession in open spaces for future development will not be submitted before issue of C. C.
- That regd. undertaking along with 4 true copies thereof on Rs. 10/- stamp paper for not demanding compensation for shifting/demolishing the work carried out in compulsory open space will not be submitted before C. C.
- That regd. undertaking along with 4 true copies thereof on Rs. 10/- stamp paper for bunding over setback land free of cost and free of encroachment to the Corpn. will not be submitted before C. C.
- That phased programme for work will not be submitted and got approved before C. C.
- That N.O. C. from Tree Authority will not be submitted before C. C.
- That the indemnity bond on Rs. 50/- stamp paper indemnifying the Corpn. in case of damage, injury to ex. tenants or anybody else will not be submitted before C. C.
- That consent letters of concerned tenants will not be submitted before issue of C. C.
- That regular agreements showing alternate use accommodation for shifting of existing tenants will not be submitted before issue of C. C.
- That remarks from R. E. (S&D) Sub. will not be obtained before issue of C. C. & compliance of requirements thereafter as per phase programme
- That remarks from R. E. E. & C. for provision of street lights along internal/D.P. Rd. will not be obtained before C. C. & compliance thereof as per phase programme.

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( ) That proper gutters and down pipes are not intended to be put to prevent water dropping from the eaves of the roof on the public street.

( ) That the drainage work generally is not intended to be executed in accordance with the Municipal requirements. Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the day of 1989, but not so as to contravene any of the provisions of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time in force.

Your attention is drawn to the Special Instructions and Notes accompanying this Intimation of Disapproval.

**SPECIAL INSTRUCTIONS**  
**(1) THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY**

(2) Under Section 58 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Bombay has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.

(3) Under Byelaw, No. 8 of the Commissioner has fixed the following levels :-

"Every person who shall erect a new domestic building shall cause the same to be built so that every part of the plinth shall be -

"(a) Not less than 2 feet (60 cms.) above the centre of the adjoining street at the nearest point at which the rain from such building can be connected with the sewer then existing or there after to be laid in such street."

"(b) Not less than 2 feet (60 cms.) above every portion of the ground within 6 feet (160 cms) of such building.

"(c) Not less than 92 ft. ( ) metres above Town Hall Datum."

(4) Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notices of erection of a new building or occupation of a building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Non-compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion or occupation, is detected by the Assessor and Collector's Department.

(5) Your attention is further drawn to the provision of Section 353-A about the necessity of submitting completion certificate with a view to enable the Municipal Commissioner for Greater Bombay to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.

(6) Proposed date of commencement of work should be communicated as per requirements of Section 347(1) (as) of the Bombay Municipal Corporation Act.

(7) One more copy of the block plan should be submitted for the Collector, Bombay Suburbs District.

(8) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector, Bombay Suburban District before the work is started. The Non-agricultural assessment shall be paid at the site that may be fixed by the Collector, under the Land Revenue Code and Rules thereunder.

Attention is drawn to the notes accompanying this Intimation of Disapproval.

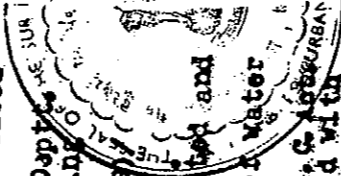
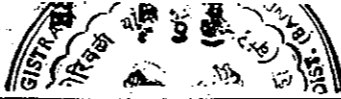


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- W - That water connection for constn. purpose will not be t-aken before C.C. as per draft P.C. Rule No. 17.19 B and on all other sides with foundation below level level of bottom of road side drain without obstructing flow of rain water from adjoining holding to prove possession of holding before starting of work.
- X - That the separate P.R. Card for the setback will not be submitted before C.C.
- Y - That the setback will not be constructed as per munl. specifications and handed over to the Corpn. free of cost and free of encumbrances.
- Z - That the plan for the Architectural elevation and projection beyond proposed bldg. line will not be submitted and got approved before C.C.
- A1- That the Architect/Developer will not be approach the authorities of Mahanagar Telephone Nigam Ltd. in time to know about the requirements of M.T.N.L. such as providing conduit or pipe etc., in the prop. bldg. before further C.C.
- B1- That the requirements of the tree Officer for proposed plantation of trees on the plot will not be submitted after the construction of plinth work (for plot area more than 1000 sq.m.).
- C1- That sanitary accommodation for ex. tenants will not be provided and put into commission in compliance with byelaw 48/49 as per phase programme.
- D1- That the requirements of bldg. byelaw 4(c)5(bxc) will not be complied with.
- E1- That the work will not be carried out in such a way that there should not be any nuisance to existing tenants.
- F1- That requirements of letter under No.C/MLC/D-III/22/4192 dtd.26.6.90 will not be complied with.
- G1- That requirements of letter of R.E. D.P. under No. CHR/459/DWS dated 25.6.90 will not be covered with consent from P.C.O./H.E. Deptt. for granting occupation before submitting B.C.C.
- H1- That M.O.C. from C.A. (MLC) will not be submitted for granting B.C.C. before submitting B.C.C.
- I1- That final compliance certificates from R.E. (SMD)/H.E.R. C. (MLC) will not be submitted.
- M1- That requirements of byelaw 36 & 37 will not be complied with.
- N1- That some of the passages & lobbies will not be properly lighted and ventilated.
- O1- That cert. u/s. 270A of B.M. C. Act from H. E. reg. sufficiency of water supply will not be obtained and submitted.
- P1- That the proposed work will contravene section 251A(a) of B.M. C. Act.
- Q1- That open spaces and parking spaces will not be properly paved with brick & glass underneath at rate of 4 cft. per 100 sqft. of paved area sloped and drained.
- R1- That one set of plans mounted on canvas and two addl. sets of plans will not be submitted.
- S1- That carriage entrance across road side drain will not be provided.
- T1- That plot will not be filled in levelled & sloped towards road side.
- U1- That requirements of R.E.S.Ltd. will not be complied with.
- V1- That 10' pathway upto staircase will not be constructed.
- W1- That through ventilation as reqd. under byelaw 43 will not be provided.
- X1- That trees at rate of two per 100 sqm. of plot area will not be planted before submitting B.C.C.
- Y1- That terraces, sanitary blocks, sabans in kitchen will not be made water proof and same will not be provided by method of ponding and all sanitary conveniences will not be made leak proof and smoke test will not be done in presence of munl. staff.
- Z1- That final level of plot will be less than 90'-6" IHD. or 6" above nearest road level whichever is higher.
- A2- That the workers on site shall not be covered under Janata Insur. Policy.
- B2- That temporary structures of any nature will not be constructed at site only after taking proper approval.
- C2- That the Architect/Developer will not intimate the authorities of M.T.N.L. regarding the compliance of requirements one month before submitting B.C.C.
- D2- That separate location plan and block plan showing proposed receptacles for the bldg. will not be submitted before C.C. complying the requirements of A.H.S. will not be obtained before submitting B.C.C.
- E2- That the bore well will not be provided in the plot with prior permission of H.E.'s Deptt.



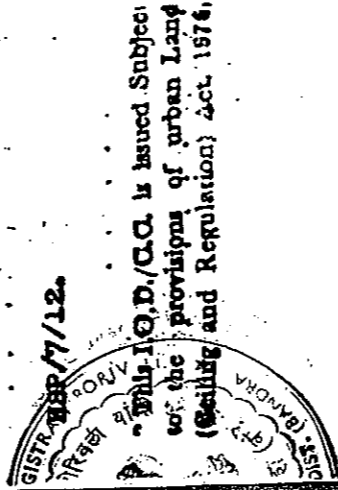
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- P2- That reqd. undertaking in duplicate will not be submitted before submitting B.C.C. to the effect that the drainage work will be rectified if found defective or will be carried out entirely new to the satisfaction of concerned ward office at the time of giving street connection.
- G2- That parking position shall not be marked with paint, before O.C.C./B.C.C.
- H2- That adequate care in planning, designing and carrying out construction will not be taken in the prop. bldg. to provide for the consequence of settlement of the floor plinth filling etc.
- I2- That the undertaking stating that the diff. in land rate shall be to be paid as and when demanded shall not be submitted.

**NOTE :** That C.C. for the proposed work should not be issued unless objections A to Z are complied with.

*W.S. Williams*  
 Jy Executive Engineer,  
 Sdys. Proposal (W.S.) P. Warda.

GISTR. NO. 100/7/12.



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(1) The work should not be started unless objections are considered.  
 (2) A certified set of latest approved plans shall be displayed on site at the time of commencement of work and during the progress of the construction work.

(3) Temporary permission on payment of deposit should be obtained for any shed to house structures for constructional purposes. Residence of workmen shall not be allowed on site. Temporary structures for storing constructional materials shall be demolished before submission of completion certificate and a certificate signed by Architect submitted along with the completion certificate.

(4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangements should be provided on site for workers, before starting the work.

(5) Water connection for constructional purposes will not be given until the hoarding is constructed. Application is made to the Ward Officer with the required deposit for the construction of an entrance, over the road side drain.

(6) The owners shall intimate the Hydraulic Engineer or his representative in Wards A east 15 days prior to the date on which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for constructional purposes. Failing this, it will be presumed that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.

(7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stacked in front of the property. The scaffoldings, bricks metal, sand, props debris, etc., should not be deposited over footpaths or public street by the owner/architect/their contractors, etc., without obtaining prior permission from the Ward Officer of the area.

(8) The work should not be started unless the manner in obviating all the objections is approved by this department.

(9) No work should be started unless the structural design is approved.

(10) The work above plinth should not be started before the same is shown to this office. Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open space and its dimensions.

(11) The application for sewer street connection, if necessary, should be made simultaneously with commencement of the work. The Municipal Corporation will require time to consider alternative proposals to avoid the excavation of the road and footpath.

(12) All the terms and conditions of the approved layout/sub-division under No. \_\_\_\_\_ of \_\_\_\_\_ should be adhered to and complied with.

(13) No Building/Drainage Completion Certificate will be accepted nor water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.

(14) Recreation ground or a duly open space should be developed before submission of Building Completion Certificate.

(15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be completed to the satisfaction of Municipal Commissioner including asphaltting, lighting and drainage before submission of the Building Completion Certificate.

(16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.

(17) The surrounding open spaces around the building should be consolidated in concrete having broken glass pieces at the rate of 125 cubic metres per 10 Sq. metres below pavement.

(18) The compound wall or fencing should be constructed clear of the road widening line with foundation below, level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.

(19) No work should be started unless the existing structures proposed to be demolished are demolished.

(20) This Intimation of Disapproval is given exclusively for the purposes of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13(h)(H) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347(1)(2a) or your starting the work without removing the structures proposed to be removed the same shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanction will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, (12 of the Town Planning Act), will be withdrawn.



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(21) If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following :-

- (22) Specific plans in respect of evicting or rehousing the existing tenants on your rating their number and the area in occupation of each.
  - (23) Specifically signed agreement between you and the existing tenants that they are willing to avail of the alternative accommodation in the proposed structure at standard rent.
  - (24) Plans showing the phased programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development Control Rules regarding open spaces, light and ventilation of existing structure.
  - (25) In case of extension to existing building, blocking of existing windows of rooms deriving light and air from other sides should be done first before starting the work.
  - (26) In case of additional floor no work should be started before or during monsoon which will cause rain water leakage and consequent nuisance to the tenants staying on the floor below.
  - (27) The bottom of the over head storage work above the finished level of the terrace shall not be more than 1 metre.
  - (28) The work should not be started above first floor level unless the No Objection Certificate is from the Civil Aviation Authorities, where necessary, is obtained.
  - (29) It is to be understood that the foundations must be taken up down to hard soil.
  - (30) The positions of the makhias and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
  - (31) The water arrangement must be carried out in strict accordance with the Municipal requirements.
  - (32) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Bombay, as required in Section 381 A of the Municipal Corporation Act.
  - (33) All gully ways and open channel drains shall be provided with tight fitting mosquito proof covers made of wrought-iron plates or kinges. The makhias of all jisters shall be covered with a properly fitting mosquito proof hinged cast iron cap cover in one piece, with locking arrangement provided with a bolt and nut, secured on tightly serving the purpose of a lock and the warning strips of the systems presented with screw on dome shaped pieces (like a garden zari rose) with copper plates with perforations each not exceeding 1.5 mm in diameter. The jisters shall be made easily, safely and permanently a possible by providing a firmly fixed iron ladder, the upper ends of the ladder should be curved and extended 60 cms. above the top where they are to be fixed and its lower ends in cement concrete blocks.
  - (34) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles do not be fixed over plain glass for coping over compound wall.
  - (35) (a) Bouvres should be provided as required by Byelaw No. 5 (b).
  - (b) Lintels or Arches should be provided over Door and Window openings.
  - (c) The drains should be laid as required under Section 234-1(e).
  - (d) The inspection chamber should be plastered inside and outside.
- (36) If the proposed addition is intended to be carried out on old foundations and structures, you will do so at your own risk.



Ats Chandra 21/11/2010  
Submitted to the Registrar, District of Mumbai  
Sd/- Proprietor (W.S.) P. Wadia

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COPY TO LICENSED SURVEYOR OWNER ✓

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**ANNEXURE XXII**

**LIST OF AMENITIES**

**M.M. CORPORATION**

Regd. Off:- 117, Kamla Niwas, Bajaj Road, Vile Pate (W).  
Bombay - 400 056.

**SPECIFICATIONS FOR HEMU CLASSIC**

Building on land bearing C.T.S. No. 640, 640/1 to 12 of Village Malad (South) on Swami Vivekanand Road, Malad (West), Bombay - 400 064.

**1. CONSTRUCTION**

- a) R.C.C. framed structure designed as per I.S.I. with best quality tested cement and steel. Concrete cubes will be tested on site as per I.S.I. practice.
- b) External and Internal Masonry of Solid Concrete Blocks and Bricks respectively.
- c) Well planned apartments with sufficient light and cross ventilation.
- d) Storage lofts will be provided over all Bath / WC / Toilets.

**2. PLASTER / PAINTING**

- a) External plaster of the building will be sand-faced and other necessary finish as per Architectural design.
- b) Internal walls and ceiling of the building will be cement plaster with neeru finish.
- c) Exterior of building painted with waterproof cement based paint and interior with flat oil paint.
- d) All Bath, W.C. Toilets, Terraces and Chajjas will be given waterproof treatment.

**3. FLOORING**

- a) All flats and lobbies / passages etc. provided with good quality White or Green Marble Mosaic tile flooring with matching half tile skirting.
- b) Bathroom provided with polished green Kotah stone flooring with full dado of glazed tiles upto 10 ft. bottom.
- c) W.C. provided with 6" x 6" white glazed tile flooring and 2' dado with Indian style W.C. pan.
- d) Shops and Staircases will be provided with white marble.
- e) Terrace will be finished with China Mosaic flooring.

**4. KITCHEN**

- a) All flats provided with kitchen platform with stainless steel sink. Platform will be provided with granite stone and 2'-0" dado of





12-12	13	14
777	777	777
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white glazed tiles. Shelf will be provided under kitchen platform with compartment for gas storage below the platform.

- b) A. R. C. C. Shelf 1'-6" will be provided at door height for extra storage space.

#### 5. DOORS / WINDOWS / SHUTTERS

- a) Wooden flush door for all main entrances with veneered face on the outside and oil painted on the inside - teakwood frames - fitted with Godrej night latch, safety chain etc.
- b) All internal doors will be flush doors with oil paint on both sides.
- c) All doors provided with iron oxidised hinges and Aluminium hardware both of heavy duty.
- d) All living, bed and kitchen will be provided with large windows of extruded anodised aluminium fully glazed.
- e) W. C. and Bath rooms provided with glass louvres in adjustable aluminium fixture and M. S. bars for safety.

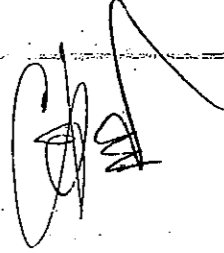
- f) For all shop paints heavy gauge rolling shutters provided with enamel paint.

#### 6. WATER SUPPLY, PLUMBING AND DRAINAGE

- a) Underground tank and overhead tank of R. C. C. with sufficient capacity for regular water supply with electrical pumps in pump room.
- b) All down take supply open by G. I. piping with necessary matching sanitaryware and chrome finished fittings.
- c) All work shall be done as per Bye - laws of Bombay Municipal Corporation by a Licensed Plumber.
- d) Each bath room provided with mini geyser.

#### 7. ELECTRIFICATION

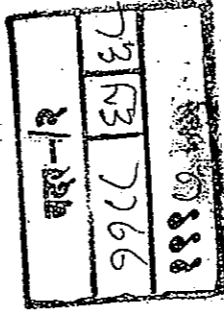
- a) Concealed copper wiring provided with matching laminated switchboards with superior quality fittings
- b) Electrical points in each flat as follows:-




Light Point	Fan Point	5 A Plug	15 A Plug
Living room	2		
Bed room	1	2	1
Kitchen	1	1	1
Bath	1	1	1
W. C.	1	-	-
Passage	1	-	-
One door bell at entrance of each flat			
Shop (Each)	1		1
Entrance lobby	1		
Staircase landings	2		
Compound & As per design			
Gate			
Terrace	As per design		

### 8. GENERAL

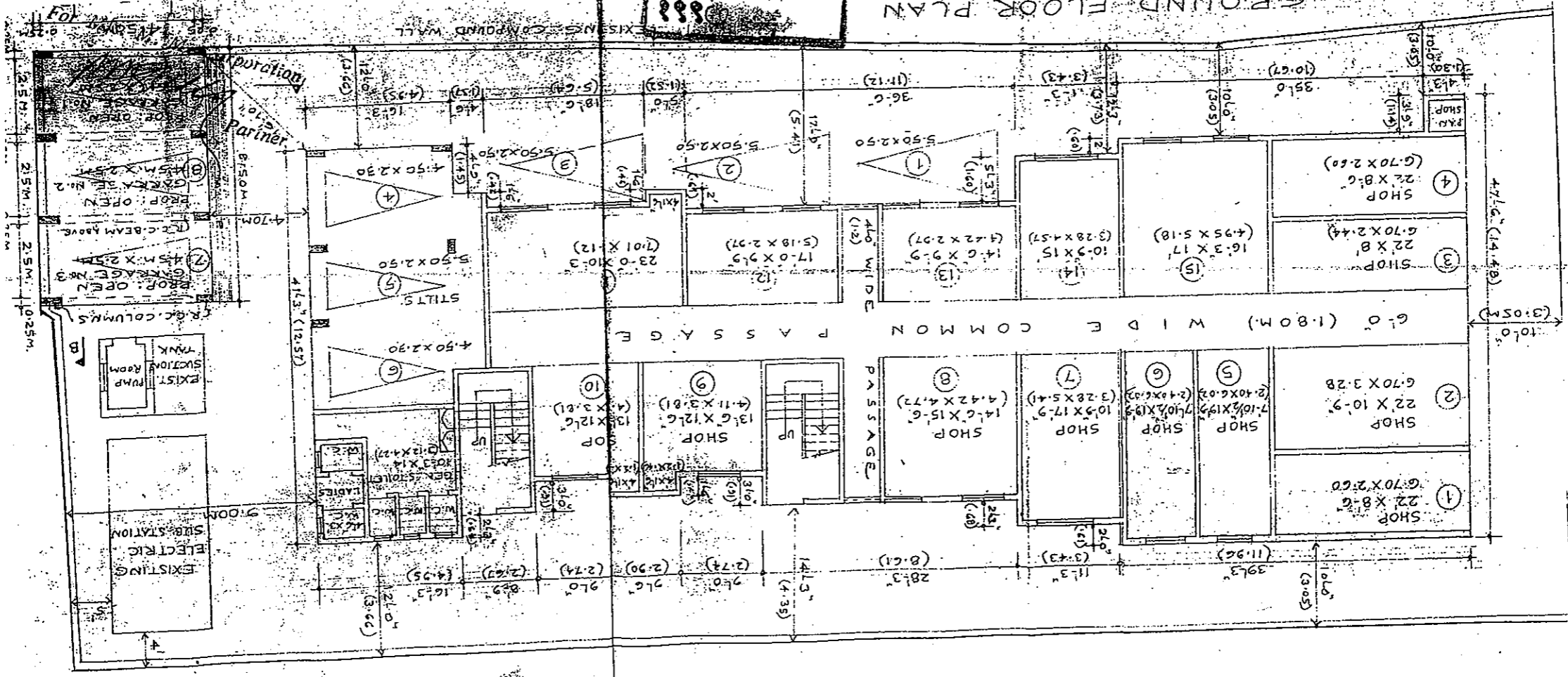
- a) Common toilet facility on ground floor for Ladies & Gents.
- b) Modern elevational treatment for the entire building.
- c) Open spaces around the building paved with checker tiles over concrete paving.





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GROUND FLOOR PLAN  
SCALE: 1:100



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2.5M  
2.5M  
2.5M  
10.25M

EXISTING COMPOUND WALL

Partition  
4.70M  
6.50M

COMMON WIDE PASSAGE  
6'0" (1.80M)

PASSAGE

ELECTRIC EXISTING SUBSTATION

EXIST. PUMP TANK SUCTION ROOM

LABS  
MIC. ROOM  
GEN. STORE  
TOILET  
DRESSING ROOM

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मुंबई उपनगर जिल्हा

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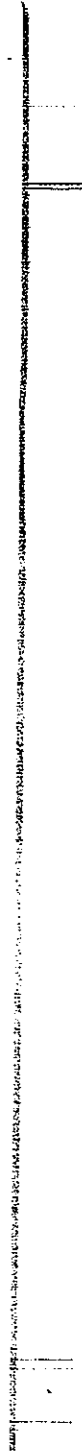


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10 March 1997

8/3/97 99CC per

pmw

Village: Malad

Agree for sale

? 125,000/-

RF 136000

for 100000

F 100000

170000

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DATED THIS 19th DAY OF March 1997

BETWEEN

**M. M. CORPORATION**

Kamla Niwas, F.P. No. 117, T.P.S. VI,  
Bajaj Road, Vile Parle (W),  
Bombay-400 056. Ct. No. 1

Builders

AND

Shri/Smt./Kumari/M/s. Pathan C.

Subhan Shah

Address 139/6 Kantheria Building

S.V. Road, Jogeshwari (W)

Mumbai 400102

Resi: 6212264

Phones: Offi.: \_\_\_\_\_

\_\_\_\_\_ Purchaser/s

**Agreement for Sale of**

Consulting Room/Flat/Shop/Office/

Garage/Unit No. \_\_\_\_\_ on Ground Floor

in

**HEMU CLASSIC**

O.N.A.C. No. 88, New No. 67/1,  
C.T.S. Nos. 640, 640/1 to 640/12, 67, S.V. Road,  
Opp. New Era Cinema, Malad (W), Bombay-400 064.

Advocates:

**GURISHANKER G. BHATT**

Advocate High Court  
1/1, Mehta Bldg., 1st Floor,  
N. M. Road, Fort,  
Bombay - 400 023.

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*[Signature]*

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207/1/202  
1 March 1997



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Planacc Required.