

dar Trading & Investments Pvt. Ltd.

102

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office no 102

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Office - 102 -  
of View! Jyoti Chandra

Essence

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Agreement for Sale  
Markaj View

dar Trading & Investments Pvt. Ltd.



Tuesday, February 13, 2007  
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पावती

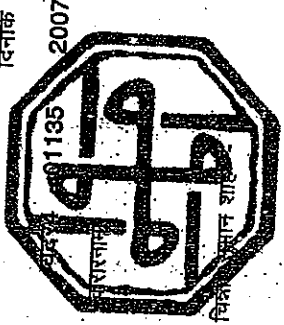
पावती क्र. : 1142

दिनांक 13/02/2007

गावाचे नाव बांदिवली

दस्तावेजाचा अनुक्रमांक

दस्तावेजाचा प्रकार



सादर करणाऱ्याचे नाव: पण्डित विनायक रामानुज शास्त्री

नोंदणी फी

19500.00

नसकल (अ. 11(1)), पुस्तकांनाची नसकल (अ. 11(2)),

1280.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (64)

20780.00

एकूण रु.

आपणास हा दस्त अंदाजे 3:51PM ह्या वेळेस मिळेल

सह. दुय्यम निबंधक  
विशेषतः बांदिवली

बाजार मूल्य: 1906744 रु. मोबदला: 1190000 रु. खर्च उपनगर बिस्था.

मरलेले मुद्रांक शुल्क: 96250 रु.

देवळाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: पंजाब नॅशनल बँक;

डीडी/धनाकर्ष क्रमांक: 46554; रक्कम: 19500 रु.; दिनांक: 08/02/2007

DELIVERED

**FRANKING DEPOSIT SLIP**

Customer Copy	
Deposit Br. <u>Vile Parle</u>	Date: <u>12/2/07</u>
Pay to : ICICI Bank Ltd. A/C Stamp Duty	
Franking Value	Rs. <u>96250</u>
Service Charges	Rs. <u>10</u>
Total	Rs. <u>96260</u>
Name of Stamp duty paying party: <u>Pattan C. Subhan Shaher</u> <i>thrs</i>	
DD / Cheque No. <u>046555</u>	
Drawn on Bank <u>Panjab National Bank</u>	
Tran ID <u>174468</u>	
Franking Sr. No.	
Officer	

बदर-8 / 993 / 2

ARTICLES OF AGREEMENT made at Mumbai this 13<sup>th</sup> day of February, 2007.

**BETWEEN**

**BADAR TRADING AND INVESTMENTS PRIVATE LIMITED**, a company registered under the Companies Act, 1956 and having its office at 81, Sarang Street, Mumbai 400 003 hereinafter called as the said "PROMOTER" (which expression shall unless it is repugnant to the context or meaning thereof be deemed to include its successors and assigns) of the One Part;

**AND**

PATTAN CHINNA SUBHAN SHAH & MRS. ALMA BEAUM SUBHAN SHAM

of Mumbai, Indian Inhabitant/s hereinafter called as the said "PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors, administrators and assigns) of the Other Part.

**WHEREAS :-**

(a) By a Conveyance dated 7<sup>th</sup> September, 1993 lodged for registration with the office of the Sub-Registrar of Assurances at Mumbai under Serial No. BBM-1-2883/93 on 8<sup>th</sup> September,



Suplex,  
Mumbai - 400 057  
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SUHASK  
Office  
ICICI BANK LTD.

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1993 and made between Byramjee Jeejeebhoy Private Limited therein called the Vendors of the First Part, Heritage Estate Private Limited therein called the Confirming Parties of the Second Part and M/s. Sagar Malkani Construction, a registered partnership firm ("Sagar Malkani") and Mr. Haji Usman Haji Umar Momin and Others therein collectively called the Purchasers (hereinafter called the "Original Buyers") of the Third Part, the said Byramjee Jeejeebhoy Private Limited did convey, transfer and assure and the said Heritage Estate Private Limited did confirm unto the Original Buyers, all that piece or parcel of land or ground hereditaments, structures and stables situate, lying and being at Mouje Bandivli, Taluka Andheri admeasuring about 6,040 square meters and bearing Survey No. 25 (part) corresponding C.T.S. Nos. 51, 51/1 to 23 and 51A and more particularly described in the First Schedule hereunder written (hereinafter referred to as the "larger property") subject to the Indenture of Lease dated 24<sup>th</sup> September, 1952 for the consideration and on the covenants therein contained.


(b) By an Agreement dated 18<sup>th</sup> October, 1993 made between Sagar Malkani therein called the Party of the One Part and Mr. Haji Usman Haji Umar Momin and Others therein called the Party of the Other Part, the parties thereto interalia confirmed that Sagar Malkani are entitled to 40% undivided share in the larger property and Mr. Haji Usman Haji Umar Momin and Others therein called the Party of the Other Part, the parties thereto interalia confirmed that Sagar Malkani are entitled to 60% undivided share in the larger property.

© By the said Agreement dated 18<sup>th</sup> October, 1993 Sagar Malkani and Mr. Haji Usman Haji Umar Momin and Others therein called the Party of the Other Part, the parties thereto interalia confirmed that Sagar Malkani are entitled to 40% undivided share in the larger property and Mr. Haji Usman Haji Umar Momin and Others therein called the Party of the Other Part, the parties thereto interalia confirmed that Sagar Malkani are entitled to 60% undivided share in the larger property.



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purchase the area of 45 square meters being the portion of the land described in the first schedule thereunder written on as is where is basis from Mr. Haji Usman Haji Umar Momin and Others and that Mr. Haji Usman Haji Umar Momin and Others shall be entitled to develop, and/or deal with, or dispose off the plot of land admeasuring 3,624.60 square meters but on actual measurement less 45 square meters and Sagar Malkani shall be entitled to develop and/or deal with, and/or dispose off plot of land admeasuring 2,426.10 square meters now bearing C.T.S No. 51A admeasuring 1,875.20 square meters as per property card plus 750.08 square meters being 40% of the area of 1,875.20 square meters from D.P. Road aggregating to 2,625.28 square meters including the said area of 45 square meters agreed to be purchased under the said Agreement being the said property as more particularly described in the third schedule thereunder mentioned.

(d) By an Agreement dated 25<sup>th</sup> October, 1993 made between Haji Usman Haji Umar Momin and Others therein called the Vendors of the First Part, Sagar Malkani therein called the Confirming Party of the Second Part and Bandivli Land Development Company therein called the Purchasers of the Third Part, Haji Usman Haji Umar Momin and Others therein called the Sellers, convey, transfer and Sagar Malkani agreed to convey and the Bandivli Land Development Company being the Purchasers therein, agreed to purchase and acquire from Haji Usman Haji Umar Momin and Others, the plot of land admeasuring about 3,624.60 square meters, less 45 square meters situate lying being at Village Bandivli bearing Survey No. 25 (Part) and corresponding C.T.S No. 51 (Part) with the full knowledge of the sale of 45 square meters area out of the 3,624.60 square meters to Sagar Malkani free from all encumbrances on the terms and conditions therein mentioned.



REGISTRATION NO. - 81
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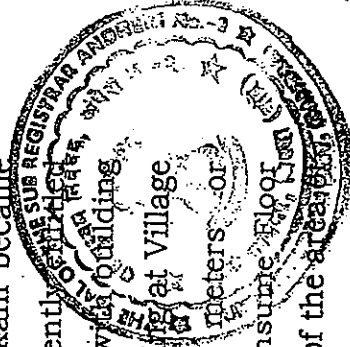
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(e) The Bandivli Land Development Company have agreed, recorded and confirmed that the area of the land purchased by them is now 3,414.72 square meters (including D.P. Road) and area of land belonging to Sagar Malkani is 2,625.28 square meters (including D.P. Road).

(f) By Surrender of Lease dated 17<sup>th</sup> October, 1996 and registered with the office of the Sub-Registrar of Assurances at Bandra under Serial No. BDR-1/3188/96 made between one Amina widow of Mohammed Haji Adam Kantharia and Yusuf Mohamed Kantharia therein called the Surrendering Lessees of the One Part and Sagar Malkani along with Haji Usman Haji Umar Momin and Others therein called the Lessors of the Other Part, the said Amina widow of Mohammed Haji Adam Kantharia and Yusuf Mohamed Kantharia surrendered unto and in favour of Sagar Malkani and Haji Usman Haji Umar Momin and Others the said Lease dated 24<sup>th</sup> September, 1952 and all and singular, the plot of land, more particularly described in the Schedule thereunder written being the larger property more particularly described in the First Schedule hereunder written along with the building/s and other structure/s standing thereon;

(g) In the manner stated hereinabove, Sagar Malkani became seized and possessed of or otherwise well and sufficiently to all that piece or parcel of land or ground together with buildings and structures standing thereon situate lying and being at Village Bandivli admeasuring about 1,875.28 square meters or thereabouts together with the right to use and consume Floor Space Index of 750.08 square meters being the 40% of the area being 1,875.20 square meters from D.P. Road bearing C.T.S.No. 51A (Part) and more particularly described in the Second Schedule hereunder written (hereinafter referred to as the "property").



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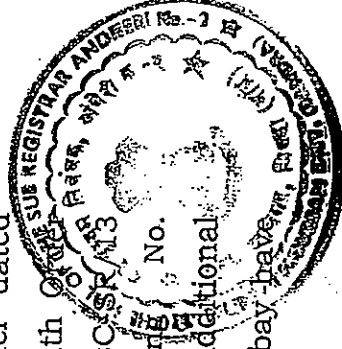
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(h) By and under a Conveyance dated 9<sup>th</sup> September, 1999 and registered with the office of the Sub-Registrar of Assurances at Bandra under Serial No. BDR-1/2839/99 dated 20<sup>th</sup> July, 2001 and made between M/s. Sagar Malkani Construction, a registered partnership firm therein called as the Vendors of the First Part, Mr. Haji Usman Haji Umar Momin and Others therein called as the First Confirming Parties of the Second Part, Bandivli Land Development Company therein called as the Second Confirming Party of the Third Part and the Promoter herein therein called as the Purchasers of the Fourth Part, the said M/s. Sagar Malkani Construction, a registered partnership firm did thereby convey, transfer and assure unto the Promoter herein the said property more particularly described in the Second Schedule hereunder written in the manner therein contained.

(i) In the circumstances aforesaid, the said Promoter have become well and sufficiently entitled to the said property and to deal with the same in the manner they deem fit and proper.

(j) The said property being within the Bombay Urban Agglomeration in accordance with the schedule appended to the Urban Land (Ceiling and Regulation) Act, 1976 and pursuant to the necessary application having been filed, by Order dated 31.3.1993 bearing No. C/ULC/D.III/22/4754 read with Order dated 25<sup>th</sup> June, 1993 bearing No. C/ULC/D.XIII/MISC-SR/113 and Order dated 4<sup>th</sup> October, 1993 bearing No. C/ULC/D.XIII/MISC-SR/146 respectively, the Additional Collector and Competent Authority, ULC, Greater Bombay have held the larger property to be land within ceiling limits.

(k) The Promoter have submitted construction plans for the purposes of constructing new building/s on the said property and the same have been sanctioned by the Brihanmunicipal Municipal Corporation vide I.O.D. dated 22<sup>nd</sup> October, 1999



  
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bearing No. CE/7011/WS/AK. The Brihanmumbai Municipal Corporation have also issued Commencement Certificate dated 20<sup>th</sup> January, 2001 bearing No. CE/7011/WS/AK in respect thereof. Copies interalia of the Property Cards, I.O.D.'s and Commencement Certificate's are annexed hereto and collectively marked as **Annexure 'A'**.

(l) Kantilal Underkat and Company, Advocates and Solicitors have by their Title Certificate dated 16<sup>th</sup> August, 2001 certified that in their opinion the title of M/s. Sagar Malkani Construction, a registered partnership firm to the said property and the authority of the Promoter to develop the same, is marketable and free from encumbrances. A copy of the Title Certificate is annexed hereto and marked as **Annexure 'B'**.

(m) Pursuant to the request of the Purchaser the Promoter has given inspection to the Purchaser of all documents of title relating to the said plans, designs and specifications prepared by the Promoter's Architects, the Certificate of Title, revenue records and such other documents as specified under the Maharashtra Ownership Flats (Regulation of the Promotions of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as the "said Act") the rules made thereunder.

(n) Under Section 4 of the said Act, the Promoter is required to execute a written Agreement for Sale of the said flat/shop/premises/office to the Purchaser being in fact this presents also to register the said Agreement under Registration Act.



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

P. Anu Bhatnagar

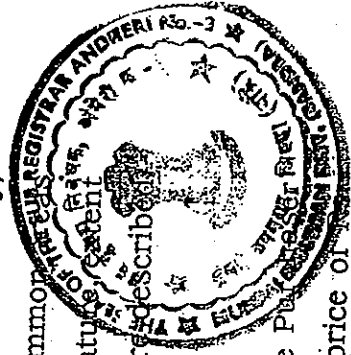


1. The Promoter shall construct new building/s of ground and upper floors consisting of respective wings on the said property more particularly described in the Second Schedule hereunder written in accordance with the plans, designs, specifications approved by the Brihanmumbai Municipal Corporation and/or concerned authorities and which has been seen and approved by the Purchaser with only such variations and modifications as may be required by the Brihanmumbai Municipal Corporation and/or concerned authorities to be made in them or any of them. The name of the said new building/s shall be known as "MARKAJ VIEW" (hereinafter referred to as the "said building").

2. The Promoter hereby agree to sell to the Purchaser and the Purchaser agrees to purchase Flat/Shop/Premises/Office No. 102 admeasuring 595 square feet (super built-up area) equivalent to 476 square feet (built-up area) on the 1<sup>st</sup> Floor as shown on the annexed plan in the said building to be known as "MARKAJ VIEW" (hereinafter referred to as the "said premises") at or for the price of Rs. 11,90,000/- (Rupees Eleven lacs Ninety Thousand only) which is inclusive of the proportionate price of the common areas and facilities appurtenant to the said premises, the nature, extent and description of the common areas and facilities are described in the Third Schedule hereunder written.

3. At the request and direction of the Promoter the Purchaser shall pay to the Promoter the amount of purchase price of 11,90,000/- (Rupees Eleven lacs Ninety Thousand only) as follows:

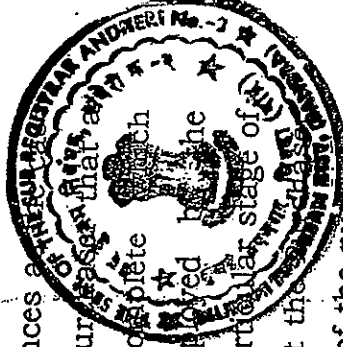
- i. Rs. 11,90,000/- on execution hereof as deposit or money.
- ii. Rs.        / - on completion of plinth.
- iii. Rs.        / - on completion of 1st slab.



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- iv. Rs. \_\_\_\_\_ / - on completion of 2nd slab.
- v. Rs. \_\_\_\_\_ / - on completion of 3rd slab.
- vi. Rs. \_\_\_\_\_ / - on completion of 4th slab.
- vii. Rs. \_\_\_\_\_ / - on completion of 5th slab.
- viii. Rs. \_\_\_\_\_ / - on completion of 6th slab.
- ix. Rs. \_\_\_\_\_ / - on completion of 7th slab.
- x. Rs. \_\_\_\_\_ / - on completion of 8th slab.
- xi. Rs. \_\_\_\_\_ / - being the balance amount will be paid by

the Purchaser to the Promoter and thereupon the Promoter shall allow and permit the Purchaser to enter upon the said premises of the said building as and by way of licensee and the Promoter pending the execution of the Conveyance or Conveyances in respect of the said property by the Promoter in favour of Co-operative Housing Society, Limited Company or Condominium of Apartments as the case may be as hereinafter appearing and upon execution of such Conveyance or Conveyances the said licensee to enter upon and occupy the said premises granted by the Promoter in favour of the Purchaser shall become the absolute possession of the Purchaser/s simultaneous on the execution of such Conveyance or Conveyances and the same may be. A certificate forwarded to the Purchaser that at any particular stage of construction is complete certificate issued by the Architect employed by the Promoter shall be sufficient proof that a particular stage of construction is complete. It is agreed that the Purchaser shall pay to the Promoter the installment of the purchase price, on their respective due dates without default and the same shall not be withheld for any reasons whatsoever including the non-compliance of any such obligations under this agreement which may be beyond the control of the Promoter or otherwise.



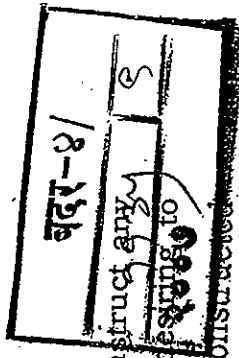
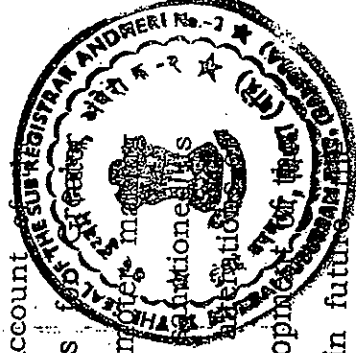
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4. The Promoter hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the Brihanmumbai Municipal Corporation and/or concerned authorities at the time of sanctioning of the said plans or thereafter and shall before handing over possession of the said premises to the Purchaser, obtain from the Brihanmumbai Municipal Corporation and/or concerned authorities occupation and building completion certificate/s in respect of the said premises and/or said building.

5. The Promoter hereby declares that the floor space index for constructing the said premises hereby agreed to be sbld has been made available from the said property.

6. It is agreed that the Promoter shall be entitled to construct an additional wing or floors or buildings on the said property described in the Second Schedule hereunder written either on account of additional F.S.I. that may be available from the said property or by demolishing existing structures standing on the said property or from any other properties elsewhere and/or amalgamating any other property and/or on account of amendment in the Development Control Rules of the City of Bombay. The consent of the Purchaser to the Promoter's additions or alterations in the plans presently hereby given. It is further agreed that if any such amendments to the plans in respect of the development of the said property sanctioned is made at any time in future by the Purchaser shall have no objection thereto and no other consent will be required.

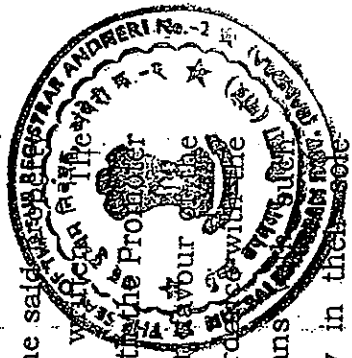


7. In the event of the Promoter being entitled to construct any additional structure or structures or the Promoter make alterations or additions in the buildings being on the said property described in the Second Schedule hereunder

P. Anura Bhatnagar

written, under the building bye-laws, rules and regulations of the Municipal Corporation of Greater Bombay or otherwise or in the event of the Promoter becoming entitled to construct any structure or structures or alterations and/or additions in the buildings being constructed on the said property described in the Second Schedule hereunder written, by virtue of any alterations or amendments of the building bye-laws or rules and regulations of the Municipal Corporation of Greater Bombay or otherwise, the Promoter shall be entitled to carry out construction of such additional structures and/or additions or modifications, alterations or additions in the said buildings which is being constructed on the said property described in the Second Schedule hereunder written. The Purchaser hereby gives his/her/their irrevocable consent under the provisions of Section 7 of the Maharashtra Ownership Flats Act, 1963 to such additional structure or structures being constructed under such alterations, additions or modifications being carried out by the Promoter in the said property described in the Second Schedule hereunder written.

8. The Purchaser hereby agrees and confirms that inspection has been given by the Promoter of the plans and the specifications of the building/s being constructed on the said property described in the Second Schedule hereunder written, which is being constructed by the Promoter on the said property described in the Second Schedule hereunder written. The Purchaser hereby further agrees and covenants with the Promoter to sign and execute all papers and documents in and by the Promoter to construct the said building/s in accordance with the said plans relating thereto or such other plans additions and alterations as the Promoter may in their sole discretion deem fit and proper and/or for the purpose of applying for or obtaining the approval or sanction of the Municipal Corporation of Greater Bombay or any other approving authority.



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authorities in that behalf as well as for the construction of such building/s on the said property described in the Second Schedule hereunder written, upon or after the grant of such approval or sanction relating thereto provided the size and location of the said premises agreed to be purchased by the Purchaser is not in any manner adversely affected. The Purchaser agrees that the said consent is irrevocable.

9. The Purchaser/s hereby expressly consents to the Promoter re-designing any building or buildings or the recreation area or internal road and passages and such other area or areas which the Promoter may desire to realign and re-design and the Purchaser/s confirms that the Promoter will be entitled to utilize any additional F.S.I. which may be available from the said property or any part thereof or any adjoining property or properties as the case may be until the entire F.S.I. available on the said property is duly utilised and/or consuming Transfer of Development Rights (T.D.R.) thereon by the Promoter and till the amount or amounts receivable by the Promoter are duly received by the Promoter and till all the obligations required to be carried out by the Purchaser/s herein and other purchasers of the flat/premises/shops/offices from the said Promoter are fulfilled by them. The Promoter shall not till then be bound and shall not be called upon or required to form any Co-operative Housing Society, Limited Company or Condominium of Apartment/s as the case may be and the Purchaser/s agree and irrevocably consent not to have any demand or dispute or objection in that

10. The Purchaser confirms that the installments payable by the Purchaser shall be payable on the stipulated due dates without any delay or default as time in respect of the said installments payable by the Purchaser under these presents in respect of all amounts payable by the Purchaser to the Promoter is of essence of the contract. If the Purchaser makes default



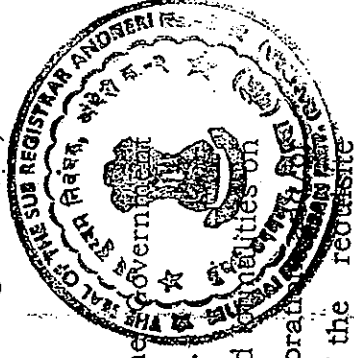
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Schedule hereunder written and the specifications, fixtures, fittings and amenities as set out in the Fourth Schedule hereunder written and the Purchaser confirms that the Promoter shall not be liable to provide any other specifications, fixtures, fittings and amenities in the said premises. The Promoter may make such changes in the specifications and amenities as the Promoter may deem fit depending upon the availability of the material used.

14. Upon the completion of the said building and the Occupation Certificate in respect thereof being obtained, the Promoter shall permit the Purchaser to occupy the said premises as licensee, pursuant to being informed in that regard. The possession shall be transferred simultaneously on the execution of the Conveyance of the said property described in the Second Schedule hereunder written in favour of the Co-operative Society as hereinafter stated. Provided that the Promoter shall be entitled to reasonable extension of time for permitting the Purchaser to occupy the said premises on the aforesaid date, if the completion of said building in which the said premises is to be situated is delayed on account of:

- (a) Non-availability of steel, cement, other building material, water or electric supply;
- (b) War, Civil Commotion or act of God;
- (c) Any notice, order, rule, notification of the Government and/or other public or other Competent Authority.
- (d) Any delay in compliance of the procedures and the part of the Brihanmumbai Municipal Corporation and other concerned authorities and/or in obtaining the requisite Occupation Certificate/s in respect of the building/s constructed on the said property.

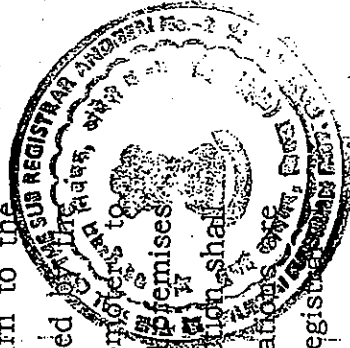


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15. The Promoter shall inform the Purchaser to enter upon the said premises, pursuant to its completion and receipt of entire consideration payable in respect thereof.

16. The Purchaser shall occupy the said premises immediately or within 15 days of the Promoter informing the Purchaser that the said premises is ready for use and occupation.

17. The Purchaser shall use the said premises or any part thereof or permit the same to be used only for the purposes sanctioned. The Purchaser shall not be entitled to use the basement/garage or parking space (open or otherwise) and/or any portion of the said building and/or the compound of the said building or anywhere on the said property (if any) for parking his/her/their own vehicle. The Purchaser along with other allottees of flats/premises/shops/offices in the said building shall join in forming and registering the Society to be known by and as Co-operative Housing Society or any other name as can be reserved with the Registrar of Societies and for this purpose also from time to time 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 and for becoming a member including the compliance of the bye-laws of the proposed society and duly fill in, sign and return to the Promoter within 15 days of the same being forwarded by the Promoter to the Purchaser so as to enable the Promoter to register the organisation of the occupants of the several premises in the said building known as "Markaj View". No objection shall be taken by the Purchaser if any changes or modifications made in the draft bye-laws, as may be required by the Registrar of Societies, as the case may be by any Competent Authority. It is agreed that the conveyance to be executed in respect of the property described in the Second Schedule hereunder shall be executed by the Promoter in the manner advised.



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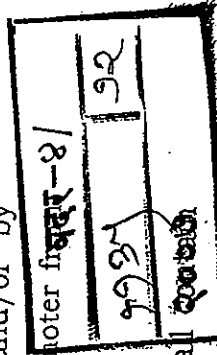
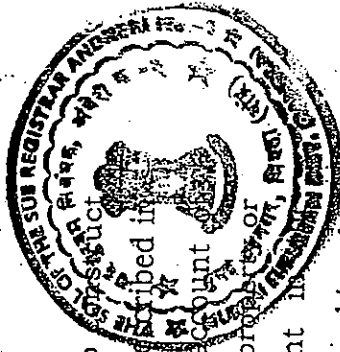
  
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default in making payment of any of the amounts and/or installments of any amount payable under these presents, the Promoter shall be entitled to terminate and/or put an end to this Agreement, the Promoter shall refund the amount except the earnest money paid by the Purchaser to the Promoter without interest to the Purchaser and on termination, the Purchaser shall have no right title, interest, claim or demand or dispute of any nature whatsoever either against the Promoter or their successors or assigns and the Promoter shall be entitled to deal with and dispose of the flat to any other person/s as they may desire without any further or other consent of the Purchaser.

11. The Purchaser has made inquiries and is satisfied that the title of Sagar Malkani to the said property described in the Second Schedule hereunder written and the authority of the Promoter to develop the same, is marketable and free from all encumbrances. The Purchaser has inspected the original Title Certificate issued by Kantilal Underkat and Company, Advocates and Solicitors. The Purchaser undertakes not to raise any objection to the title of Sagar Malkani to the said property and/or authority of the Promoter to develop the same.

12. It is agreed that the Promoter shall be entitled to an additional wing or buildings on the said property described in the Second Schedule hereunder written either on an additional F.S.I. that may be available from the said promoter or elsewhere and/or on account of the amendment in the Development Control Rules for Greater Bombay and/or by consuming T.D.R. that may be purchased by the Promoter from outside or otherwise.

13. It is expressly agreed that the said premises shall be sold save and except garage, car parking space (open or otherwise), area covering stilts, the common amenities specified in the Third





P. Anura Bheem



18. It is agreed that if the floor space index is not consumed in full in the construction of the said building/s being constructed on the said property described in the Second Schedule hereunder written and if before the transfer of the said property described in the Second Schedule hereunder written to a Co-operative Housing Society or an Incorporated Body any further construction on the said property is allowed in accordance with the rules and regulations of the Municipal Corporation of Greater Bombay, then the Promoter would be entitled to put up additional or other constructions without any let or hindrance by the Purchaser and to sell the additional premises thus available on ownership basis and to receive and appropriate the price in respect thereof. It is however agreed by the Promoter that they will not construct such additional or other structures so as to adversely affect the area or the location of the said premises. The Purchaser hereby gives his irrevocable consent to such construction by the Promoter and for that matter to make such alterations or changes in the construction plans shown to the Purchaser/s.

19. Only upon completion of the development of the entire project of development on the said property, shall the Promoter register one or as many Co-operative Housing Societies as may be deemed convenient and profitable to the Promoter and thereupon shall the Promoter cause to be transferred to the Co-operative Housing Society the said property together with the said building on.

20. The Purchaser shall on execution hereof deposit with the Promoter a sum of Rs. 25000/- (Twenty Five Thousand) Only towards the deposits to be made for installation of transformer/electric meter and towards the installation of water meter or any other deposits to be paid by the Promoter



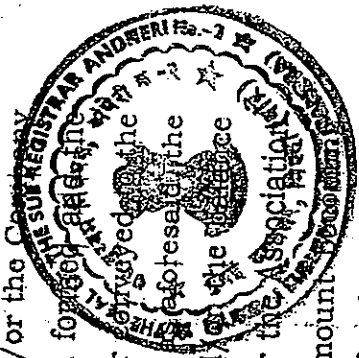
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Brihanmumbai Municipal Corporation and/or any other authority and/or body. The Purchaser also agrees to deposit with the Promoter a sum of Rs. 10,000/- (Rupees Ten Thousand Only) towards the shares and entrance fees of the proposed Co-operative Housing Society or Limited Company or Association and towards the costs, charges and expenses for formation or registration of the Co-operative Housing Society or Limited Company or Association as aforesaid. In the event of any additional amount becoming payable in respect of the aforesaid items, the Purchaser shall forthwith on demand deposit the difference with the Promoters. The Purchaser shall also pay to the Promoters Rs. 5000/- (Rupees Five Thousand Only) as legal charges for this Agreement and the same will be non-refundable.

21. The Purchaser shall prior to being permitted to occupy the said premises, pay to the Promoter a sum of Rs. 25,000/- (Rupees Twenty Five Thousand Only) which will be held by the Promoter as deposit and the Promoter shall be entitled to utilise moneys from such deposit towards payment of municipal taxes and other outgoings including development charges more particularly described in the Fifth Schedule hereunder written, in the event of the Purchaser making any default in payment thereof regularly as agreed to herein by him/het/them. After the Society and/or the Company or the Association as aforesaid shall have been formed and the said building shall have been transferred and/or conveyed to the Society and/or Company and/or the Association and the Promoter shall hand over the said deposit and the amount thereof to such Society and/or Company and/or the Association as aforesaid. In the event of any additional amount payable in respect of the aforesaid items, the Purchaser shall



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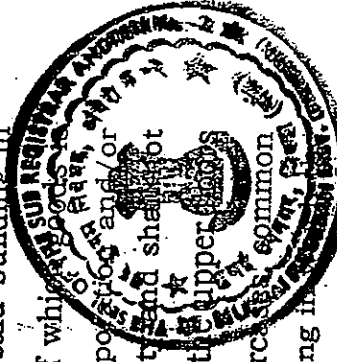
forthwith on demand deposit the difference with the Promoter.  
The deposit shall not carry any interest. All deposits are Non-Refundable.

22. At the time of the Purchaser being permitted to occupy the said premises, the Purchaser shall pay to the Promoter the proportionate and/or additional share of stamp duty and registration charges payable, if any, required by the said Society on the Conveyance or lease or any documents or instrument of transfer in respect of the said property and the said building to be constructed thereon, executed in favour of the Society.

23. The Purchaser/s himself/herself/themselves hereby covenant with the Promoter as follows :

(aa) To maintain the said premises at the Purchaser's own cost in good tenable repair and condition from the date of occupation of the said premises is taken and shall not do or suffered to be done anything in or to the said building in which the said premises are situated, staircase or any passages which may be against the rules, regulations or bye-laws or concerned local or any other authority or change/alter or make addition in or to the said building in which the said premises is situated and the said premises itself or any part thereof.

(bb) Not to store in the said premises any goods which are hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the said building in which the said premises is situated or storing of which is objected to by the Brihanmumbai Municipal Corporation and/or concerned authorities and members of the Society and shall not carry or cause to be carried heavy packages on the upper floors which may damage or is likely to damage the staircase passages or any other structure of the said building in which the said premises is situated and in case any damage is caused to the said building in which the said premises is situated or



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negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of the breach.

(cc) To carry at his own costs all internal repairs to the said premises and maintain the said premises in the same conditions, state and order in which it was delivered by the Promoter and shall not do or suffer to be done anything in or to the said building in which the said premises is situated which may be contrary to the rules and regulations and bye-laws of the Brihanmumbai Municipal Corporation and/or concerned authorities and in the event of the Purchaser committing any act in contravention of the above provision, the Purchaser shall be responsible and liable for the consequences thereof to the Brihanmumbai Municipal Corporation and/or concerned authorities.

(dd) Not to demolish or cause to be demolished the said premises or any part thereof nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said premises or any part thereof nor any alteration in which the elevation and outside colour scheme of the said building in which the said premises is situated and shall keep other sewerage, drains, pipes in the said premises and appurtenances thereto in good tenantable repair and condition and in particular so as to support, shelter and protect the other parts of the said building which the said premises is situated and shall not chisel in any other manner damage the columns, beams, walls, slabs, stairs, landings, or other structural members in the said premises without the prior written permission of the Promoter and/or the Society.

(ee) Not to do or permit to be done any act or thing which shall render void or voidable any insurance of the said property and the said building constructed thereon in which the said premises is situated.



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is situated or any part thereof or whereby any increase in the premium shall become payable in respect of the insurance.


(ff) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said premises in the compound or any portion of the said property and the said building standing thereon in which the said premises is situated.

(gg) Pay to the Promoter within 10 days of demand by the Promoter, their share of security deposit demanded by concerned local authority or government for giving water, electricity or any other service connection to the said building in which the said premises is situated.

(hh) The Purchaser shall observe and perform all the rules and regulations which the Society may 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 said premises therein and for the observance and performance of the said building rules, regulations and by-laws for the time being of the Brihanmumbai Municipal Corporation and/or concerned authorities. 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 said premises in the said building and shall contribute regularly and punctually towards expenses or other outgoings in accordance with the Agreement.

(ii) Till a conveyance of building in which is situated the, Purchaser shall permit the Promoter their surveyors agents, with or without workmen and others, at all reasonable times, to enter into and upon the said property and the said building standing thereon or any part thereof to view and examine the state and condition thereof.



  
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(ii) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the Brihanmumbai Municipal Corporation and/or concerned authorities, on account of change of user, of the said premises by the Purchaser viz. user for any purposes other than for the purposes sanctioned.

(kk) The Purchaser/s shall not without written consent of the Promoter let, sublet, transfer, assign or part with the Purchaser's interest or benefit under this Agreement. If any such consent is applied for the Promoter may consider the same if the said premises purchaser has paid all dues to the Promoters under this Agreement and only if the Purchaser had not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the flat/premises/shop/premises purchaser has intimated in writing to the Promoters.

(ll) The Purchaser shall permit the Promoter's, their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said property and building/s or any part thereof to view and examine the state and condition thereof.

24. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Purchaser deposit, sum received on account of the share capital for the promotion of the Co-operative Housing Society or towards outgoings, legal charges and shall utilise the amounts only for the purposes for which they have been received.

25. It is agreed that the Promoters shall be entitled to amend, delete and/or replace any of the amenities to be provided in the said premises or otherwise more particularly mentioned in the Fourth Schedule hereunder written in the manner



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Promoters deems fit and proper and the Purchaser/s hereby unconditionally consents to the same in all respects.

26. Any delay tolerated or indulgence shown by the Promoter in enforcing the terms of this Agreement or any forbearance of giving of time to the Purchaser by the Promoter shall not be construed as waiver on the part of the Promoter of any breach or non-compliance of any of the terms and conditions of this Agreement nor shall the same in any manner prejudice the rights of the Promoter.

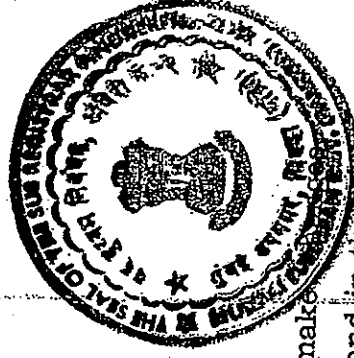
27. The Purchaser shall present this Agreement at the proper registration office for registration within the time limit prescribed by the Registration act and the Promoter upon being duly notified by the Purchaser will attend such office and admit execution thereof.

28. All stamp duty and registration charges payable in respect of this transaction shall be paid by the Purchaser alone and the Promoter shall not be liable or responsible for the same.

29. All notice 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/their address specified below :-

GOS. MARKAJ VIEW  
S.V. Road,  
Jogeshwari (west)  
Mumbai - 400102.

30. The Promoter shall have the right to make alterations, amendments, additions in the plans and in the said building/s from time to time without prior permission of the



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Purchaser and along with other Purchasers of flats/premises/shops/offices shall have no objection to the same.

31. The Promoter shall always have a right to get the benefit of additional F.S.I. for construction from the Brihanmumbai Municipal Corporation and also to make additions, alterations, raise stories or put up additional structures as may be permitted by the Municipal Corporation of Greater Bombay and other concerned authorities, such additional structures and stories will be the sole property of the Promoter 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/s shall not be entitled to raise any objection or claim or any abatement in the price of the flat/premises/shop/office agreed to be acquired by him/her/they and/or claim by compensation or damage on the ground of inconveniences or any other ground whatsoever from the Promoters.

32. Without prejudice to the Promoter's other rights under this Agreement and/or in law, the Purchaser shall be liable to pay interest @ 24% p.a. of all amounts due and payable under this Agreement, if the same remain unpaid for seven days or more after becoming due.

33. So long as the flats/premises/shops/offices in the said building/s shall not be separately assessed for charges, water rates and charges for maintenance of the said building, the Purchaser shall pay his/her/their proportionate share of the water tax or other Municipal taxes and outgoings assessed on the whole building. Such proportion will be worked out by the Promoter on the basis of the area of the flat/premises/shop/office to be allotted to the Purchaser. The Purchaser/s further agrees that till the Purchaser share is so determined the Purchaser/s shall pay to the Promoter provisional



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monthly contribution of Rs. 3500 (i.e. calculated @ Rs. 6/- per square feet multiplied by the area of the said premises) per month towards the outgoings. The amounts so paid by the Purchaser/s to the Promoter shall not carry any interest and remain with the Promoter until a conveyance and/or any other document of transfer is executed in favour of the Society or a limited company as aforesaid. Subject to the provisions of Section 6 of the said M.O.F. Act, on such conveyance and/or any other document of transfer being executed, the aforesaid deposits (less deductions provided for this Agreement) shall be paid over by the Promoter to the Society or the Limited Company as the case may be. The Purchaser/s undertakes to pay such provisional monthly contribution and such proportionate share of outgoings at the first instance twelve calendar months in advance at the time of taking possession of the said premises and thereafter as decided by the said Promoter in the manner they deem fit and proper and the Purchaser covenants that he/she/they shall not withhold the same for any reason whatsoever or interest thereon shall be charged thereon.

34. The Purchaser shall not without the written permission of the Promoter let, sub-let, transfer, convey, mortgage, charge or in any way encumber or deal with or dispose off his/Her/their premises or assign, under-let or part with his/her/their interest under of the benefit of this Agreement or any part thereof or in the said premises until the execution of the conveyance in favour of the Co-operative Housing Society, until the Purchaser shall have paid to the Promoter all moneys payable to the Promoter under this Agreement. It is agreed that in the event of the Purchaser transferring his/her/their interest under this Agreement or in the said premises before the execution of the conveyance as aforesaid and before payment to the Promoter the entire consideration payable hereunder, the Purchaser shall pay to the Promoter a transfer fee at the rate of two per cent in



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respect of the said premises and thereafter on every subsequent transfer, the respective transferor shall pay to the Promoter as transfer fee at the rate of 4% on the purchase price.


35. The Purchaser shall not use the said premises or permit the said premises to be used for any purpose which may or is likely to cause nuisance or annoyance to occupiers of the neighboring properties nor shall the Purchaser use the said premises for any illegal or immoral purpose.

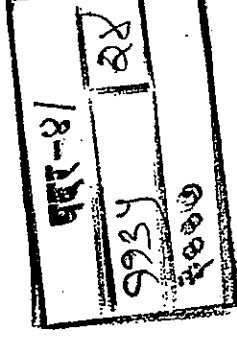
36. The Promoter shall be entitled to use the open space and the terrace of the said building for any purpose they may deem fit including display of advertisement and sign boards and the Purchaser shall not be entitled to raise any objection or ask for any compensation and/or rebate in the price of the flat/premises/shop/office or other spaces and/or claim any compensation or damages on the ground of inconvenience or any other ground whatsoever and the Deed of Conveyance to be executed in pursuance hereof will contain reservation of the aforesaid rights in favour of the Promoter.

37. It is agreed that the Promoter shall be entitled without affecting the rights of the Purchaser/s to the said including the right to revise and/or amend the building in respect of the said building/s being constructed of the said property described in the Second Schedule hereunder written and to utilise the total F.S.I. and the development rights available in respect of the said property as the Promoter may desire. The Purchaser/s hereby irrevocably consent to the right of the Promoter to revise, amend and/or modify the building plans in respect of the said building/s.

38. The Purchaser shall not do or permit to be done any act or thing which may render void or voidable any insurance of any



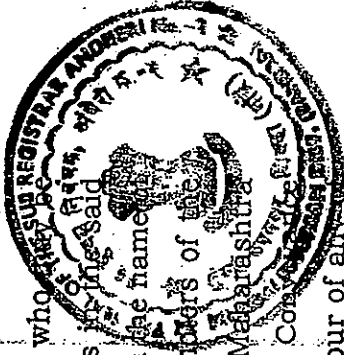
  
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flat/premises in or any part of the said building/s or cause any increased premium to be payable in respect thereof.

39. In the event of the society being registered before the sale and disposal by the Promoter of all the said premises in the said building, the power and the authority of the society so formed or of the Purchaser herein and other purchasers of the flat/premises/shop/office shall be subject to the overall powers of the Promoter in any, of the concerning the said building construction and completion thereof and all amenities pertaining to the and in particular the Promoter shall have absolute control as regards the unsold flat/premises/shop/office and the disposal thereof, including any unused/additional F.S.I. and/or T.D.R there is and/or may be available or consumed in respect of the said property. |

40. It is expressly agreed between the Promoter and the Purchaser that notwithstanding what is contained in these presents, the Promoter shall have option even prior to the registration of the Co-operative Society as the case may be, to take conveyance or conveyances in respect of the said property or any part thereof as described in the Second Schedule hereunder written either in their favour of one or more persons who purchaser or purchasers of flat and other premises in the said proposed building/s to be known "Markaj View" or in the name of such person or persons or which may be the promoters of the proposed Co-operative Society as defined under the Maharashtra Ownership Flats Act, 1963 and in the event of such Co-operative Society or Conveyances being taken by the Promoter in favour of any of the aforesaid person or persons as the case may be than and in that event such person or persons shall transfer the said property in of any Co-operative Society upon compliance of all the terms and conditions of this Agreement by the Purchaser and other purchasers of flat and other premises in the said building/s to be



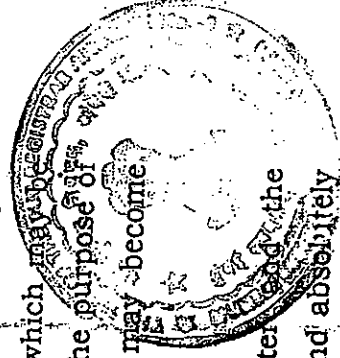
  
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known as "Markaj View" and all such flats and other units being sold and full amounts of consideration being received by the Promoter and all terms, conditions and covenants of such Agreement or Agreements being observed and performed by the Purchaser and all such purchasers of flats/premises/shops/offices and other premises.

41. It is expressly agreed between the Promoter and the Purchaser that the Promoter shall be fully entitled to develop the said property by exploiting and/or utilising all the F.S.I of the same may become available thereon under the presents Mumbai Municipal Corporation Act, Development Control Rules and its future amendment or amendments or enhancement and also any additional further or other F.S.I which may become available whether by amalgamation of any property with the said property or by virtue of any new legislation or changes the present Statute, Act or Rules or by virtue of any new scheme directive or policy being decided, announced, adopted or introduced either by the Brihanmumbai Municipal Corporation, State of Maharashtra, Central Government or other body or authority at any time hereafter. The Purchaser hereby irrevocably agrees not to object to any amended building proposals and/or plans which submitted or got sanctioned by the Promoter for the purpose of utilising F.S.I or additional further F.S.I which may become available on the said property.

42. It is expressly agreed between the Promoter and the Purchaser that the Promoter shall be exclusively and absolutely entitled to give, allot, sell, assign, lease or allow to be occupied or use basement or stilts or any open space including any open terraces and also the terrace on the said building to be known as "Markaj View" for consideration and with right of ownership and/or occupancy and/or on lease as the Promoter may deem fit in their absolute discretion and the Purchaser hereby expressly



  
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agree, declare and confirm not to raise any dispute or objection to such sale, lease, assignments, transfer or otherwise whatsoever by the Promoter in respect of such open space or terrace as the case may be.

43. The Promoter shall always have a right to make additional structures or additions or modifications in the plans as may be permitted by the Municipal and other concerned authorities. Such additions and additional stories will be the sole property of the Promoter, who will be entitled to sell the same. The Purchaser hereby gives his irrevocable consent to the Promoter for carrying out such additional alterations or modifications as the Promoter may deem fit, if the said sanction of the said premises agreed to be sold to the Purchaser is not adversely affected.

44. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said premises and/or of the said property and the said building constructed thereon or any part thereof. The Purchaser shall have no claim save and except in respect of the said premises hereinafter agreed to be sold to him/her/ them and the purchaser shall have no claim in respect of basement, stilts, open spaces, parking spaces, lobbies, staircases, terrace, recreation spaces, etc. which will remain the absolute property of the Promoter until the said property and the said building constructed thereon is transferred to the Society and/or Limited Company as hereinbefore mentioned including any unused/additional F.S.I. and/or T.D.R there is and/or may be available or consumed in respect of the said property.

45. This Agreement shall always be subject to the provisions of the Maharashtra Ownership Flats (Regulation of the

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of Construction, Sale, Management and Transfer) Act, 1963 and the rules made thereunder.

46. It is also understood and agreed by and between the parties hereto that in the event the Promoter agrees to sell and dispose of the terrace space in front of or adjacent to the terrace flat/premises/shop/office in the said building, if any, shall belong exclusively to the respective purchaser of the said terrace flat/premises/shop/office and such terrace space are and/or is intended for the exclusive use of the respective terrace flat/premises/shop/office purchaser. The said terrace shall not be enclosed by the said respective flat/premises/shop/office purchaser/s and/or allottee/s till the permission in writing is obtained from the concerned local authority and/or the Promoter or the Society, and the Purchaser herein shall not have any right, claim or objection in respect thereof in any manner whatsoever.

**THE FIRST SCHEDULE ABOVE REFERRED TO:**

ALL THAT piece or parcel of land, ground, premises, hereditaments and structures standing thereon situate, lying and being at Mouje Bandivli, Taluka Andheri, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban admeasuring 6,040 square meters or thereabouts and bearing Survey No. 25 (Part) and corresponding C.T.S Nos. 51, 51A, 51B and 51A.



**THE SECOND SCHEDULE ABOVE REFERRED TO:**

ALL THAT piece or parcel of land, ground, hereditaments and structures standing thereon situate, lying and being at Mouje Bandivli, Taluka Andheri, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban admeasuring 1,875.20 square meters or thereabouts together with the right and authority to consume Floor Space Index of 750.08 square

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meters (being 40% of 1,875.20 square meters) from D.P.Road and bearing Survey No. 25 (Part) and corresponding C.T.S No. 51A and registered in the Books of the Assessor and Collector of Municipal Rates and Taxes vide "K" Ward No. 5209 and Street No. 139A (Ghodbunder Road), S.V.Road and bounded as follows i.e. to say :

On or towards the East : By S.V.Road;  
On or towards the West : By 120 Feet D.P.Road;  
On or towards the North : By Land bearing C.T.S No. 50 of Manoj Thakkar;  
On or towards the South : By Land of the Company leased to Mrs. S.D.Samant

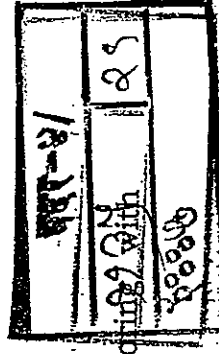
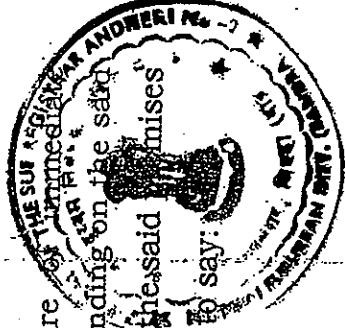
**THE THIRD SCHEDULE ABOVE REFERRED TO :**

Common area and facilities proportionate are landing area abutting the main door after the landing on the said floor. Pro-rata right along with all Purchasers of the said premises in the said property in Limited common area i.e. To say:

- \*\*\* Staircase and Lifts.
- \*\*\* Staircase and lift landings
- \*\*\* Entrance Hall.

**THE FOURTH SCHEDULE ABOVE REFERRED TO :**

- Spacious and beautifully decorated Main Entrance Hall with staircase on the ground finished in granite/marbonite.
- \*\* Decorated main entrance solid core veneer polished door with good quality fittings and Safety Lock.
  - \*\* Internal solid core doors with good quality fittings and Mortice Lock.
  - \*\* Aluminium Sliding windows.
  - \*\* Selected quality ceramic tiles or Granite flooring skirting in Rooms and Passages.



*P. Abna Bhaam*

- \*\* Ceramic tile flooring and dado on the walls for toilets.
- \*\* Concealed wiring with standard accessories and adequate points at the proper places.
- \*\* Concealed plumbing arrangements with the best quality sanitary fixtures and chromium plated fittings.
- \*\* Lifts of reputed companies.
- \*\* Entrance Gate with gate Lights.

**THE FIFTH SCHEDULE ABOVE REFERRED TO :**

- \*\*\* The expenses of maintaining, repairing and redecorating etc of the main entrance and in particular the roof, gutter, main water pipes and electrical wires and cables in under and or upon the said building and the main entrances, passages, landing, staircase, terrace and compound walls of the said building used enjoyed by the purchaser in common with other flat/premises/shop/office/s in the said building.
- \*\*\* The cost of cleaning and lighting the passages, landings, staircase lifts and other parts of the said building and used and enjoyed by the purchaser in common as aforesaid.
- \*\*\* The cost of decorating the exterior of the said building.
- \*\*\* The salaries of clerks, collectors, watchmen and sweepers etc.
- \*\*\* The cost of working, maintaining, repairing and replacing water pumps, lifts, lights and other charges.
- \*\*\* Municipal taxes and other taxes.
- \*\*\* Insurance of the said building.
- \*\*\* Such other expenses as are necessary and/or incidental for the maintenance or upkeep of the said building including development charges.



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IN WITNESS WHEREOF the parties hereto have subscribed their respective hands and seal to these presents the day and year first hereinabove written.

*P. Aba Balam*



SIGNED AND DELIVERED BY THE  
withinnamed "Promoter" BADAR  
TRADING AND INVESTMENTS  
PRIVATE LIMITED

through its authorised signatory  
MOOR-E ALAM MOHAMMED SHAH &  
SHAMSI

in the presence of .....  
1) ✓  
2) ✓

SIGNED AND DELIVERED BY THE

withinnamed "Purchaser/s"

PARTAN CHINNA SUSHAN SHAH &

ALMA BEGUM SUSHAN SHAH

in the presence of .....  
1) ✓  
2) ✓

RECEIVED of and from the withinnamed

"Purchaser" the sum of Rs. 11,90,000/-

(Rupees Eleven Lakhs Ninety

Thousand only) paid vide Cheque

bearing No. \_\_\_\_\_ dated \_\_\_\_\_

drawn on \_\_\_\_\_,

being the entire amount or earnest or

deposit stated to be paid by him/her/them

paid to us.

We say received :

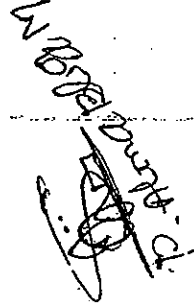
FOR BADAR TRADING AND INVESTMENTS  
PRIVATE LIMITED.



AUTHORISED SIGNATORY

For Badar Trading & Investments,  
Private Limited,

 Director.

 C. Alama Begum Shah



Rs. 11,90,000/-

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**REGISTRATION CARD**

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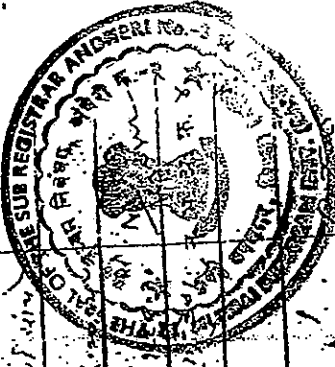
जन्म तिथि: २५/०९/२२

श्री. अश्विनी बंधारामजी सोनीसाम लिमिटेड, परतोलो, पो. ६०, ४००००, तालुका ६०१०५१, जिल्हा महाराष्ट्र, राज्य महाराष्ट्र

श्री. इंद्राणी राजी आरममती वाजपेयी व गणेश राजी आरममती वाजपेयी यांनी अडिगदा रूक के तपस्य वाजपेयी १.४.५१ पासून शिवाजी महाकावी पोलिस स्टेशन मध्ये नोंद घेतल्या.

श्री. अश्विनी बंधारामजी सोनीसाम लिमिटेड

१६.०५.२०२२	श्री. अश्विनी बंधारामजी सोनीसाम लिमिटेड, परतोलो, पो. ६०, ४००००, तालुका ६०१०५१, जिल्हा महाराष्ट्र, राज्य महाराष्ट्र	२५/०९/२२
	ना. अश्विनी बंधारामजी सोनीसाम लिमिटेड	
	अश्विनी बंधारामजी सोनीसाम लिमिटेड	



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Ms.C/ULC/D. III/12/4754.

Office of the Additional Collector &  
C.A. ULC Gr. Bombay,  
New Administrative Bldg.,  
10th floor, Opp. Mentralsaya, Bombay. 400032  
Dated: 31.3.1993.

To

✓ Shri 1/Umtr/12/- Mohamad Haji Adam Kantharia, Lessee to  
Byrajoo Jeejoojiy Ltd.  
C/o. M/s. Kaplana Consultants, Pvt. Ltd. Architects,  
Plot No. 14, Javghar Nagar, S.V. Road, Goregaon (W), Bombay. 40004

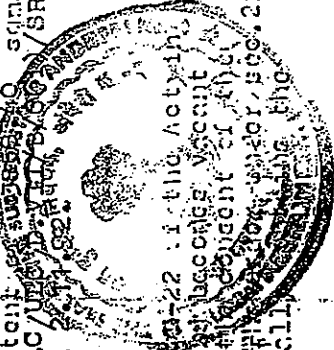
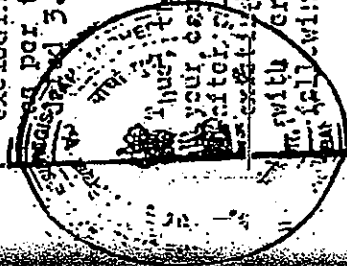
Sub:- Permission for redevelopment of property bearing  
S.No. " CTS No. 51, 51/1 to 23  
of village Bandivli Taluka Andheri  
in D.S.D./Dombivli.

Sir/Madam/Concerned,

(A) Please refer to your Architect's letter No. Nil  
dated 23.11.92 and your/C.A.'s letter No. Nil  
dated Nil seeking permission for redevelopment of the above  
mentioned property.

बदर-१
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(D) At this stage, the land is not vacant and within the meaning  
of the Urban Land (Ceiling & Regulation) Act, 1976, because it is  
built up with structures out of which containing  
dwelling units. The calculation of plinth area, land appurtenant  
additional land appurtenant and the proportionate - percent FG etc.  
show that the land non-vacant to the extent of 2181.60 sqms.  
( Two thousand one hundred eighty one point sixty only  
excluding area under read-set-back to the extent of 100 sqms.  
per this office order u/s.8(4) bearing No. C/ULC/D. III/12/4754/100/CC  
dated 3.11.80, not read with corrigendum dated 23.11.82, with the  
following conditions:-



- The letter of intent and permission under section-23 shall  
be subject to the applicant's producing proof regarding the title  
ownership of the land, possession, area and user thereof. The Greater  
Bombay Municipal Corporation should verify the same before issuing  
100/CC.
- The permission is operative for redeveloping the property  
in accordance with the existing users in conformity with EC Rules.
- The maximum size of tenants should be 120 sqm. plinth area  
If the size of the flats occupied by the owner/tenant in the property  
exceeds 120 sqms, then the landholder would be entitled to construct  
a similar number of flats of an equivalent area in the new building  
subject to a maximum of 300 sqms. plinth area for each such flat.

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4. If more than one dwelling unit shall be sold/allocated to one family.

5. Existing tenants/occupants shall be rehabilitated by you in the redevelopment scheme. You should submit the names and number of tenants/occupants of the structure, the area occupied by each of them, the alternative proposed by you and the agreement entered into with each of the tenants by you to this office. Greater Bombay Municipal Corporation to ensure rehabilitation of existing tenants/occupants as per their wishes.

6. Form II-VI prescribed in rule No. 12 u/s 22 of the Act, shall be filed within a period of three months from the demolition of the existing structure. Request of issuing regular order u/s 22 for the said falling vacant also to demolition of structures will be considered only after the existing structures are demolished. Any other proposed building has been constructed as per approved plans and is in the process of completion, the applicant should clearly indicate the order after demolition of structure but before commencement of redevelopment.

7. The construction work of redevelopment shall be completed within a period of 5 years from the date of issue of this order of intent.

8. The holder will not utilize the FSI of the structure which are not demolished.

9. The dwelling unit purchased/allocated in this scheme shall not be sold/transferred for a period of 5 years from the date of original transaction, which will have to be in line with the Sub-Restriction within the period as given in the Restriction Order u/s 13 of Act, 1908.

10. This order of intention is valid for the period of one year from the date of issue and would be valid by law if the same is not commenced within the specified period. The period of 2181.60 sqm. (Two thousand one hundred eighty one sqm) excluding area under road-get-back to the extent of 2181.60 sqm is laid within ceiling limit retentable by the landholder.

11. The above conditions will be binding on all the centre/the above mentioned, constituted attorney, developers and transferees.

12. Statement u/s 6(1) of the Act filed by him, if any, will be decided separately.

13. The landholder should obtain clearances from this office by producing tenants agreement before getting further commencement certificate above the plinth level.



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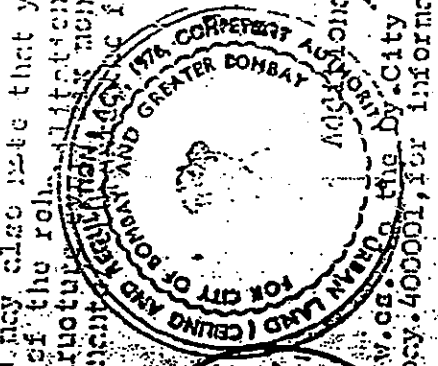
(C) This letter of intent is also subject to your clearance permission from any other authorities viz. the Housing and Area Development Board, the Architectural Collector, MCD/ Sub-Divisional Officer, MSD/Additional Dist. Dy. Collector, MSD/ etc. as applicable in your case under the respective Acts or other Act for the time being in force. This letter is intent only clarifying for you that your land today is non-convertible to the extent of 2181.60 sqms. (Two thousand one hundred eighty one & point six) excluding area under set-back measuring 3858.40 sqms. only within the meaning of the U.L. (CAF) Act, 1976, and that the question of permission under section-22 may arise only after the question vacant land on account of demolition of the buildings.



As per power entrusted with me, I hereby allow the landholder and the vacant land for redevelopment purpose after demolition of existing structures till the validity of this order.

You may approach the Greater Bombay Municipal Corporation with the above mentioned conditions if you are unable to get your redevelopment proposal approved. You may also write the condition No.6 above.

You may also write that you would be required to demolish the existing structures within the period of three months. Only after the demolition of the existing structures the final permission may be granted. Your faithful and obedient servant, (S.D. Dharmadikari, Additional Collector & C.A., ULC, Gr. Bombay, 400001) S.D. Dharmadikari, Additional Collector & C.A., ULC, Gr. Bombay, 400001. City Engineer (DP), BMC Mahapalika Mch.B, Fort, Bombay. 400001, for information.



Copy f.w.ca. to the Ex. Engineer (DP) City/Western/Eastern Suburbs H&K ward, Daxa, Daxa, Kambhada, Chakravar, Donbay. 4000050.

is requested to inform this office after the existing structures have been demolished, to forward a copy of the undertaking furnished by the land/owner/developer/ concerned vide Form-F above and a copy of the IOD/CC issued in the above matter so that further action may be taken. It is requested to ensure that the condition Nos.1, 2&3 mentioned in the above matter are followed before IOD/CC is granted. Further request that the CC upto 11th level may be granted to landholder and that no further CC shall be granted by the BMC without obtaining clearance from this office.

Copy filed with statement u/s.6(1) bearing No.C.6(1) bearing No.C.6(1) XII/B/SR/X/ for information and record.

Copy f.w.ca. to the Sub-Registrar, Collectorate, Donbay. 400001.

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encl + Pipa Bhand

No. C/ULO/D-XIII/MISC-SR/13

OFFICE OF THE  
ADDITIONAL COLLECTOR A  
GOVT OF MAHARASHTRA  
(ULO) SR. 13  
NEW AREA DEVELOPMENT  
1ST FLOOR, 100, SA. PRALATA,  
BOMBAY 400 032.

Date :- 25 JUN 1993

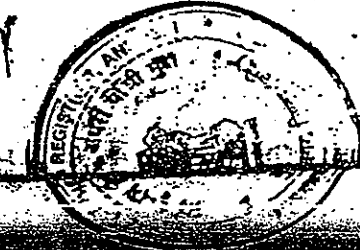
- To, Shri. Digambar V. Samant and others
- 2) Smt. Sumatibai D. Samant  
133 B.V. Road, Jogeshwari (West)  
\*Bombay-400060
- 3) Yusuf Mohamad Kantharia

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223E 23 ES
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Sub : The U.I. (C&R) Act, 1976

Joint development of the properties bearing GIS No. 52, 52/1 to 53, 53 and 51, 51/1 to 23 of village Pandiva, Taluka Andheri.

Ref.: 1) Your C.A.'s application dt. 15.4.93 and dt. 24.6.93



- 2) This office letter No. C/ULO/D-XIII MISC/SR/13 dated 15.4.93
- 3) This office letter No. C/ULO/D-XIII MISC/SR/13 dated 24.6.93
- 4) Formulation for development of the plot bearing GIS No. 52, 52/1 to 53, 53 and 51, 51/1 to 23 of village Pandiva, Taluka Andheri, District Mumbai, Maharashtra.



Madam/Sir,

With reference to your C.A.'s application dt. 15.4.93 and dt. 24.6.93 on the subject mentioned above and in view of this office letter 8(4) order and permission u/s.22 referred to at Sr. No. 2, 3 and 4 above, you are hereby informed that this office has no objection from U.I. (C&R) Act, 1976 point of view for the joint development of three plots mentioned below subject to the conditions mentioned in the office letter dated 21.6.89.



- 1) Plot bearing GIS No. 52, 52/1 to 53 area adm. 1959.23 Sq. Mtrs of village Pandivali.

223E 23 ES
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of village Pandivali.

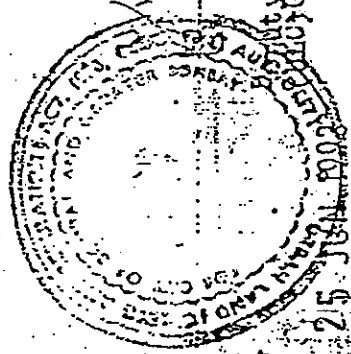
- 1.1) Plot bearing GIS No. 51, 51/1 to 23 area adm. 2181.60 Sq. Mtrs excluding area under D.P. road to

area adm. 1001.92 Sq. Mtr

of 3853.40 Sq. Mtrs of Village Muldivili.

You are further informed that this letter is issued subject to the following conditions.

- 1) Conditions mentioned in the redevelopment permission no. G/U/O/1-111/22/4754 dt. 31.3.22 should be complied with.
- 2) That the area under D.P. Road if any should be excluded from the intended joint development.



Bombay

Dated 25 JAN 1955

(S. F. Karande)  
Deputy Collector and C.A. (II)  
Bombay.



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No. C/ULC/D-III/MISC/SIL-146  
Office of the  
Additional Collector and Competent  
Authority (Urb. & R.)  
New Administrative Building, 10th  
Floor, 1st, Pantralaya, Bombay-22

Date: 6 OCT 1993

- 1. Mr. L. M. Patil, 2, Bhandarkar Road,
- 2. Mr. Sunatirai D. Sarmat and ore
- 3. Mr. D. M. Patil, 1, Bhandarkar Road, Ore
- 4. Mr. M. D. Patil, 1, Bhandarkar Road, Ore
- 5. Mr. M. D. Patil, 1, Bhandarkar Road, Ore
- 6. Mr. M. D. Patil, 1, Bhandarkar Road, Ore

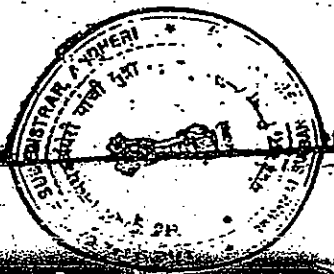
Sub: The U.L. (Urb) Act, 1976

Joint development of the area bearing URS No. 51, 51/1 to 24, 52, 52/1 to 32, 53 and 54 of village Bandivalli, Taluka Aurangabad in Bombay Suburban District.

- Ref: 1. Your Constituted Attorney's application dt. 6th July 1993.
- 2. This office letter No. C/ULC/D-III/MISC/ SI-626 dt. 4.9.1990
- 3. This office letter No. C/ULC/D-III/MISC/ SI-13 dt. 25.6.1993

Sir/Madam,

With reference to your Constituted Attorney's application dated 6th July 1993 and this office letter referred to above at Sr.No.2 and 3, it is to inform you that the joint development of plot bearing URS No.51, 51/1 to 23, area admeasuring 2181.60 sq.Mtrs excluding the area under D.P. road to the extent of 3058.40 sq.Mtrs., URS No.53 area admeasuring 1801.92 sq.Mtrs and URS No. 52, 52/1 to 32, area admeasuring 1959.23 sq.Mtrs of village Bandivalli in Aurangabad Suburban District has already been granted in this office letter No. C/ULC/D-III/MISC/SIL-111 dated 4.9.1990. As per this office letter (4) order No. C/ULC/D-III/MISC/SI-626 dt. 4.9.1990 and No. C/ULC/D-III/MISC/SI-13 dt. 25.6.1993 and 406 dated 15.5.1990 the status of the land bearing URS No. 51, 51/1 to 23, 52, 52/1 to 32, 53 and 54 decided as under:-



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Village SFS No. Total D.P.Hut's Balance Land allowed S.Y.No.

Bardivali 53 57333 411.07 5321.43 4000.0 1321.43

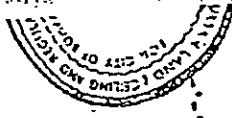
The surplus vacant land adm. 1321.43 Sq. Mtrs. is exempted w/s. 20 for marginally surplus vacant land by Government of Maharashtra in Housing and Special Settlement Department under order No. ULV/1090/5632/D-XIII dt. 25.6.90. Thus there is no surplus vacant land in this building also.

It is also further to inform that this office has no objection on Urban Land Ceiling point of view for the joint development of the below mentioned plots subject to the following conditions:-

Village	Plots	City No.	Area in Sq. Mtrs
Bardivali	52, 52/1 to 33	5155/1025	6040.00 (including U.P. bond area adm. 3055.4 Sq. Mtrs)
	53, 53/1 to 3	5155/1025	3709.60 (including road set back to the extent of 1750.37 Sq. Mtrs)
	54	5155/1025	2667.10 (including area adm. 220.50 Sq. Mtrs)
	54	5155/1025	5733.3 (including U.P. bond area adm. 411.07 Sq. Mtrs)

Conditions

1. That the information/document furnished by the applicant is presumed to be correct and genuine, and if it is found after that the information supplied by you is incorrect or



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that the holder is holding surplus vacant land this office no objection certificate will not be valid and the persons concerned will be liable for the consequences as per the law.

2. If the said amalgamation and joint development is permissible under the rules of Municipal Corporation of Greater Bombay and the holder of this land shall obtain necessary permission for the joint development from that authority.

3. Title to the above plots as to be established by the holders concerned and this office no objection certificate is given at their risk subject to their having rights and clear title.

4. For the joint development of the plots, the holder should obtain the permission from the Municipal Corporation of Gr. Bombay for amalgamation of the said plots into one plot and get the necessary changes made in the record of rights or in the City Survey Card of the amalgamated and produce the same to this office.

5. The holder of the land shall observe the conditions and conditions imposed in this office S(4), order under Section 22, order under Section 20 and other laws mentioned above, issued from time to time by this office concerning of this land.

6. This office letter No. C/ULC/D-XV/NISO/UR-026 dt. 4.9.93 is hereby cancelled.

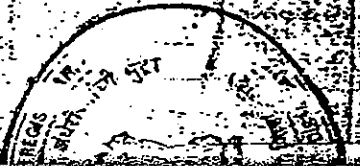
7. The condition No. C/ULC/D-XIII/MIR-52-93 dt. 25.12.92, 1993 is also deleted.

10 OCT 1993  
City Collector and C.A. II (ULC) Gr. Bombay



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BMPP-939-97-15,000 Forms,

Form 346

EC/48

This I.O.D./C.C. is issued subject to the provision of Urban Land Ceiling and Regulation Act, 1978

Form 88

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

Engr. Engineer Bldg Proposal (W H. and - K Wards,

Municipal Office, R. K. Park, J.N. Municipal Corporation Act, as amended up to date.

No. E. B./CE/

BS/A of 199

MEMORANDUM

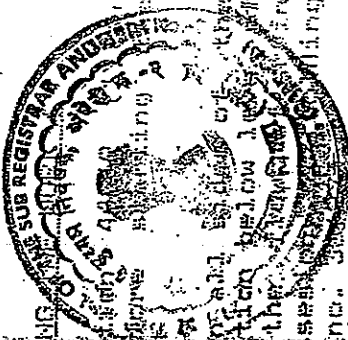
22 OCT 1999

Municipal Office,

Mumbai

M/S. RADAR TRADING AND INVESTMENTS PRIVATE LTD.

With reference to your Notice, letter No. 337 dated 28.9.1999 and delivered on 1999 and the plans, Sections Specifications and Description and further particulars and detail of your buildings, built along on plot at, bearing No. C.I. 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 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997, 998, 999, 1000



ALL CONDITIONS TO BE COMPLIED WITH BEFORE STARTING WORK BEFORE PLINTH C.C.

- That the commencement certificate under section 199 of the M.R. T.P. Act will not be obtained before the proposed work.
- That the compound wall is not constructed on all sides of the plot/clear of the road widening line with foundation below level of water from the adjoining holding to prove possession before starting the work as per D.C. Regulation no.
- That the layout/sub-division proposal shall not be submitted.
- That earlier proposal submitted under no. CE/483/WS/1999/1000 treated as cancelled.
- That the low lying plot will not be filled upto at least 92 T.H.D. or 50 above adjoining road level higher with murrum, earth, boulders etc. and will be rolled and consolidated and sloped towards road side before starting the work.
- That the specifications for layout/D.P./or access roads/development of setback land will not be obtained from E.E.R.C. (W.S.) land will not be developed accordingly including providing street lights and S.W.D. from E.E.R.C. (W.S.)/E.E.S.W.D. of M.C. before submitting further C.C.
- That the structural engineer will not be appointed, supervision memo as per appendix XI (regulation 5(A)(ix)) will not be submitted by him.
- That the structural design and calculations for the proposed work and for existing building showing adequacy thereof to take up the additional load will not be submitted before C.C.
- That the regular/sanctioned/proposed lines and reservations will not be got demarcated at site through A.E. (Survey)/E.E. (T & S)/E.E.D.P./D.I.L.R. before applying for C.C.

CE/483/WS/1999/1000  
22/10/1999  
22/10/1999

( ) That proper gutters and down pipes are not intended to be put to prevent water dropping from the leaves 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 the requirements, but not otherwise you will be at liberty to proceed with the said building or work at any time before the day of 20th day of OCT. 2009, 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 Note accompanying this Intimation of the approval.

S.A.  
Executive Engineer, Building Proposals,  
Zone, KAD  
Ward.

**SPECIAL INSTRUCTIONS.**

- (1) THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.
- (2) Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai 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 68 of the said Act.
- (3) Under Byelaw, No. 8 of the Commissioner has fixed the following levels :-  
 "Every person who shall erect as 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 or sewer line or point at which the drain from, such building can be connected with the sewer line, there being no drain laid in such street."  
 "(b) Not less than 2 feet (60 cms.) above every portion of the ground within 5 feet 40 cms. of such building.  
 "(c) Not less than 92 ft. ( ) meters above Town Panchayat Dabhi."  
 (4) Your attention is invited to the provision of Section 152 of the Act which provides that if the land has been vacant, to the Commissioner, within fifteen days of the completion or occupation of the building while first occurs. Thus 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 irrespective of the earliest possible date in the current year in which the completion of the building is detected by the Assessor and Collector's Department.  
 (5) Your attention is further drawn to the provision of Section 352 of the Act which provides that if you submit your occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy a fine or 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) (aa) of the Bombay, Municipal Corporation Act.  
 (7) One more copy of the block plan should be submitted for the Collector, Mumbai Suburban District  
 (8) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector, Mumbai 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.



493-87  
 2009

Attention is drawn to the notes Accompanying this Intimation of Disapproval

22 OCT 1999

0. CE/7011/WS/AK of

10. That the sanitary arrangement shall not be carried out as per municipal specifications and drainage layout will not be submitted before C.C.

11. That the R.M.T. and additional copy of plan shall not be submitted for agreeing to hand over the setback land free of compensation, and that the setback handing over cft. will not be obtained from M.O. that the ownership of the setback land will not be transferred in the name of N.C.B.N. before C.C.

12. That the agreement with the existing tenant along with the plan will not be submitted before C.C.

13. That the consent letter from the existing tenants for the proposed additions/alterations in their tenement will not be submitted before C.C.

14. That the I.B. indemnifying the Corporation for damages, risks, accidents, etc. and to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C./starting work will not be submitted before C.C./starting the work.

15. That the existing structure proposed to be demolished will not be demolished or necessary Phase Programme with agreement will not be submitted and got approved before C.C.

16. That the requirements of N.O.C. of (i) B.S. (ii) M.T.N.I. (iii) M.E. (iv) H.E. (v) S.W.D. (vi) P.W.D. will be obtained and the requisitions if any will not be submitted before occupation cft./B.C.C.

17. That the Registered Agreement with the prospective purchaser to occupy the Bank portion will not be submitted.

18. That the Registered Agreement with the prospective agreeing to occupy the Dispensary portion will not be submitted before C.C.

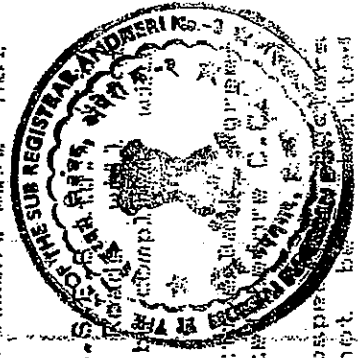
19. That the conditions mentioned in the release letter of E.E.D.P. Order No. CHE/1498/PP/WS dated 22.6.93 will not be complied with.

20. That the qualified/registered site supervisor through architect/structural engineer will not be appointed before applying for C.C.

21. That the extra water and sewerages charges to A.E.W.W./West ward before C.C.

22. That the true copy of the sanctioned amalgamation approved under the terms and conditions will not be submitted before C.C. and compliance thereof will not be done before submission of B.C.C.

23. That the development charges as per M.R.T.P. (amendment) act, 1992 will not be paid.



Handwritten stamp and signature box containing the number 957-8/18259 and a signature.

No. CE/7811/WS/AK of

22 OCT 1999

24. That the R.U.T. in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible FSI shall not be submitted before asking for C.C.

25. That the N.O.C. from Society alongwith extract of General Body Resolution for development/additions and alterations will first be submitted before C.C.

26. That the N.O.C. from Railway Authorities will not be submitted before asking for C.C.

27. That Betterment charges or lucrative premium will not be paid in respective Ward Office and aft./receipt will not be submitted before asking for C.C.

28. That the requisite premium as intimated will not be paid before applying for C.C.

29. That the R.U.I. shall not be submitted for payment of difference in premium paid and calculated as per revised land rates.

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

**8-CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C.**

1. That the notice in the form of appendix XVII of be submitted on completion of plinth.

2. That N.O.C. from Civil Aviation department will for the proposed height of the building.

3. That the requirement of N.O.C. from C.A., U.L.C. & R.M.C. will not be complied with before starting the work above plinth level.

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

1. That the conditions of Govt. order under No. dated shall not be complied with and ~~that~~ <sup>the</sup> ~~copy~~ <sup>copy</sup> ~~of~~ <sup>of</sup> ~~the~~ <sup>the</sup> ~~conditions~~ <sup>conditions</sup> mentioned shall be submitted before submission of R.C.C.

2. That the conditions mentioned in the clearances under No. III/22/4754 dated 31.3.83 obtained from Competent Authority U.L.(C.RR.) Act, 1976 will not be complied with

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

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



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Authority

22 OCT 1999

No. CE/7011/WS/AK of

5. That the dust bin will not be provided as per C.E.'s circular No. CE/9297, II dated 24.6.1978.

6. That the surface drainage arrangement will not be made in con- sultation with E.E. (S.W.D.) or as per his remarks and a completed certificate will not be obtained and submitted before applying for occupation certificate, B.C.C..

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

8. That the surrounding open spaces, parking spaces and terrace will not be kept open and unbuild upon and will not be let, let- tled and developed before requesting to grant permission to occupy the bldg. or submitting the B.C.C. whichever is earlier.

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

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

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

12. That B.C.C. will not be obtained and IOD and details of etc. will not be claimed for refund within a period of 30 days years from the date of its payment.

13. That every part of the building constructed to more than 10' early overhead water tank will not be provided. The temporary access for the staff of Insecticide Officer with the temporary but safe and stables ladder.

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

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

16. That the infrastructural works such as construction of holes/panholes, ducts for underground cables, etc. shall be provided within inside the flats/rooms, rooms/space for telecommunication services required for providing telecom services shall be provided.

17. That the regulation No.45 and 46 of D.C.R. 1991 shall not be completed with.

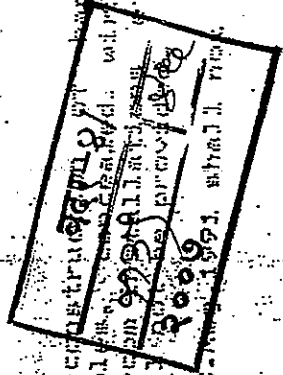
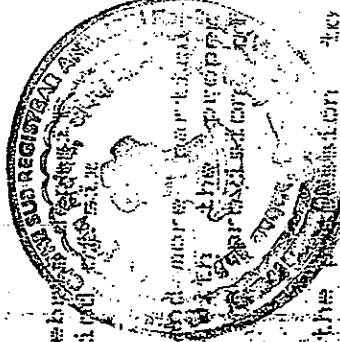
18. That the P.R.C. in the name of new owner shall not be submitted.

22. CONDITIONS TO BE COMPLIED WITH BEFORE B.C.C.

1. That the cft. U.S. 270-A of the B.M.C. Act will not be obtained from H.E.'s department regarding adequacy of water supply.

R/211099/1001

Executive Engineer,  
Building Proposal (W.S.)  
K. West, K. West, P. West

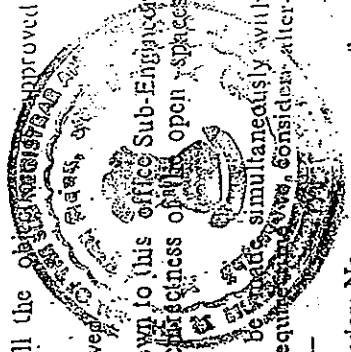




22 OCT 1999

## NOTES

- (1) The work should not be started unless objections 1-3 are complied with.
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencement of the work and during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained for any shed to house and store for constructional purposes. Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted along with the building completion certificate.
- (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement 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 and application made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the date of 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 construction 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 stabled in front of the property. The scaffoldings, bricks metal, sand preps 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 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 clearance of open spaces and dimension.
- (11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require to be considered after the site to avoid the excavation of the road or a 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 if non 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 amenity 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 pavement before commencing work and should be complete 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 175 cubic meters per 10 sq. meters below payment.
- (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) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned 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 with drawn.

(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 :-

- (i) Specific plans in respect of evicting or rehousing the existing tenants on your stating their number and the area in occupation of each.
- (ii) 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.
- (iii) 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.

(22) In case of extension to existing buildings, blocking of existing windows of rooms deriving light and its from other sides should be done first before starting the work.

(23) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.

(24) The bottom of the over head storage work above the finished level of the terrace shall not be more than 1 metre.

(25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained

(26) It is to be understood that the foundations must be excavated down to hard soil, the positions of the manholes and other appurtenances in the building should be so stipulated as not to necessitate the laying of drains inside the building.

(27) The water arrangement must be carried out in strict accordance with the Municipal requirements.

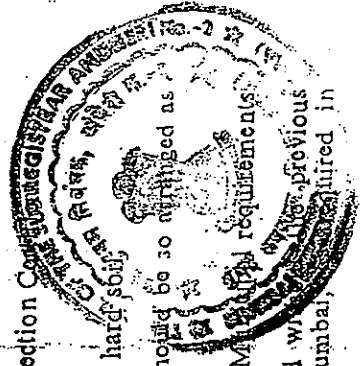
(28) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, Maharashtra as prescribed in Section 381-A of the Municipal Corporation Act.

(29) All gully traps and open channel drains shall be provided, with right fitting mosquito proof covers made of wrought-iron plates or hinges. The manholes of all jisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on highly serving the purpose of a lock and the warning pipes of the ribbet pretressed with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfection each not exceeding 1.5 mm. in diameter. The cistern shall be made easily, safely and permanently a ceasible by providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms. above the top where they are to be fixed an its lower ends in cement concrete blocks.

(30) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.

(31) (a) Louvres should be provided as required by Bye-law No. 5 (b).  
 (b) Lintels or Arches should be provided over Door and Window opening.  
 (c) The drains should be laid as require under Section 234-1 (a).  
 (d) The inspection chamber should be plastered inside and outside.

(32) If the proposed additional is intended to be carried out on old foundations and structures, you will do so at your own risk.



22-10-60	88/8	broken
22/10/60	88/8	88/8

(33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so at your own risk.

copy to Architect

Executive Engineer, Building Proposals  
 22/10/60

Wards.

MUNICIPAL CORPORATION OF GREATER BOMBAY  
I NO. CE/7011/WS/AK OF

22 DEC 2000

Ex. Engineer Bldg. Proposal (W.S.)  
H. and - K Wards,  
Municipal Office, R. K. Patkar Marg  
Bandia (West), Mumbai-400 050

Engg & Associates,

Shahnam, 33, S.V. Road,  
Bandia (West),  
Mumbai-400 058.

Sub : Proposed residential building on  
plot bearing C.T.S.No.51/A of  
Village Bandivali, Jogeshwari. (W).

Ref : Your letter dated 21/10/2000

There is no objection to your carrying out the work as  
per amended plans submitted by you vide your letter under  
reference subject to the following conditions:-

1. All the objections of this office I.O.D. under even  
no. dated 22/10/99 shall be applicable and should  
be complied with.
  2. The changes proposed shall be shown on the canvas  
mounted plans to be submitted at the time of E.C.C.
  3. That the Revised R.C.C. drawing/designs/calculations  
shall be submitted through Licensed Structural Engineer.
  4. That the extra water charges shall be paid.
  5. That the M.O. from Superintendent of Garden for  
Tree Authority shall be complied with.
  6. That the handing over of land under D.P. Road  
M.C.C.M. shall be complied with.
  7. That every part of the building constructed  
particularly overhead water tank will not be provided  
the proper access for the staff of insecticide office  
provision of temporary but safe and stable ladder.
  8. That the infrastructural works such as con-  
of handholes/panholes, ducts for underground cables,  
cealed wiring inside the flats/rooms/space for  
installations etc. required for providing telecom services  
shall not be provided.
  9. That the letter box shall be provided at the ground  
floor for all the tenements.
  10. That the owner/developer shall not hand over the  
possession to the prospective buyers before obtaining occupa-  
tion permission.
  11. That the D.C.Regn. no.45 and 46 shall be complied  
with.
- One set of plans in token of approval is enclosed  
herewith.

Yours faithfully,

22 DEC 2000

Executive Engineer, Building Proposals,  
(Western Suburbs) K/West  
No. CE/7011/WS/AK  
2000

Copy to  
Pvt.Ltd.

Owner, M/s. Eadar Trading and Investment

2. W.O.K/(West) Ward,
3. A.E.W.O.K/(West) Ward.

Forwarded for information please.

*[Signature]*  
E.E.B.P. (W.S.), K/West & P. Wards.



Gen-810/15.12.98)-E.E.B.P. W.P. C-3

MUNICIPAL CORPORATION OF GREATER MUMBAI  
FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No. CE/7911/ES/1/WS/A/A/K of This I.O.D./C.C. is issued subject to the provision of Urban Land COMMENCEMENT CERTIFICATE ceiling and Regulation Act, 1978

2.0 JAN 2001

To, M/s. Bedar Investment Private Ltd.  
Investment Private Ltd.

Bx Engineer Bldg. Proposal (W.S.)  
H. and - K. Wards.  
Municipal Office, R. K. Patkar Marg  
Bandra (West), Mumbai-400 050

With reference to your application No. 7237 dated 28/9/99 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building.

To the development work of Proposed building CTS No. 51/A  
premises at Street Plot  
situated at Tejeshwar Colony, Ward 15/W

The Commencement Certificate/Building Permit is granted on the following conditions:-  
The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.

That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.

The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.

This permission does not entitle you to develop land which does not vest in you.

This Commencement Certificate is renewable every year but such extension shall not exceed three years provided further that such lapse shall not bar any subsequent application for permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.

This Certificate is liable to be revoked by the Municipal Commissioner of Greater Mumbai if:-  
(a) The Development work in respect of which permission is granted is not carried out or the use thereof is not in accordance with the sanctioned plan.

(b) Any of the conditions subject to which the same is granted or any of the conditions by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.

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

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

The Municipal Commissioner has appointed Shri A. K. K. Executive Engineer to exercise his powers and Authority under Section 45 of the said Act.

This CC is valid upto 19 JAN 2002

This certificate is for

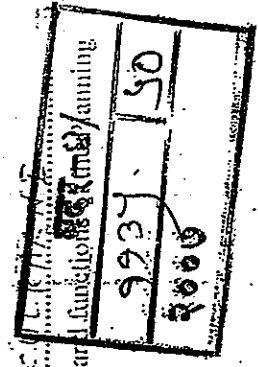
Development of Plot only  
as per sanctioned plan

Signature of Municipal Commissioner

For and on behalf of Local Authority  
The Municipal Corporation of Greater Mumbai

Executive-Eng./Assistant Eng. Building Proposals  
(Western Subs.) "H & K/West" 'K/Est & P'/Wards'

FOR  
MUNICIPAL CORPORATION OF GREATER MUMBAI



MUNICIPAL CORPORATION OF GREATER MUMBAI  
FORM 'A'

20 JAN 2002

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No. CH/ 70/1 183/11/WS/VI/1K of This L.O./C.C. is issued subject to the provision of Urban Ceiling and Regulation Act, 1978

COMMENCEMENT CERTIFICATE

To Hg. Badas Trading and Shree Mest (P) Ltd.

Ex. Engineer Bldg. Proposal (W. S.)  
Hi. and - 10 Wards,  
Municipal Office, R. K. Patkar Marg  
Bandra (West), Mumbai-400 050

With reference to your application No. 7251 dated 29/9/99 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building.

To the development work of Premises at Street situated at village Bandra West Plot No. 100 passed by the Municipal Corporation, C/S No. 51/A

The Commencement Certificate/Building Permit is granted on the following conditions :-  
1. The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.

2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.

3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.

4. This permission does not entitle you to develop land which does not vest in you.

5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.

6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if:-

- (a) The Development work in respect of which permission is granted under this Certificate is not carried out or the use thereof is not in accordance with the sanction granted by the Municipal Commissioner for Greater Mumbai
- (b) Any of the conditions subject to which the same is granted or any of the conditions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with,
- (c) The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 42 of 45 of the Maharashtra Regional and Town Planning Act, 1966.

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

The Municipal Commissioner has appointed Shri A. K. Kulkarni Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

119 JAN 2002

This C.C. is valid upto

is Commenced by the work up to the 1st floor approved phase 1 dtd 20/1/2001.

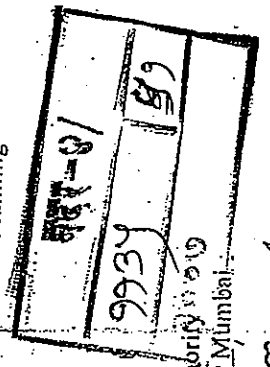
For and on behalf of Local Authority  
The Municipal Corporation of Greater Mumbai

Executive Engg./Assistant Engg. Building Proposals  
(Western Subs.) H & K/West 'K' East & P/Wards

TRUE COPY

ARCHITECT

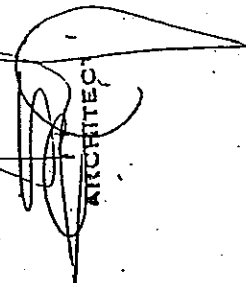
FOR  
MUNICIPAL CORPORATION FOR GREATER MUMBAI



2011 113 VS/AR of 24 APR 2001  
Further C.C. is 10 extended.  
for S.H.S. P. P. P. I approved dtd 20/11/2001

*Handwritten signature*  
Engr. B. P. (MS), CIVIL ENGR.

TRUE COPY



113-8/	
2937	92
2001	

**ANTILAL UNDERKAT & CO.**

ADVOCATES & SOLICITORS

G. Underkat

UNADKAT TERRACE, 1ST FLOOR,  
27, ANJLI SHOPPING CENTRE,  
11LAK ROAD, SANTACRUZ (W),  
MUMBAI 400 054

TEL: 605 2459 / 605 2460  
FAX: 605 4007

Ref. No. KGU/NCH-75/ P. F. 1/2001

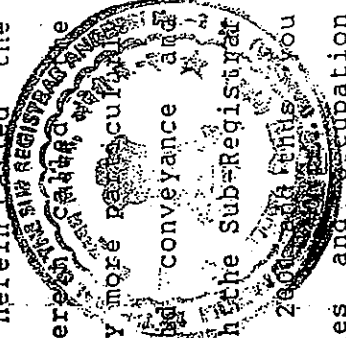
Dated 6th Agst., -2001

Badar Trading & Investments Pvt. Ltd.,  
81, Sarang Street,  
Mumbai - 400 003.

Dear Sirs,

Re: Plot of land bearing Survey No.25 (part) and corresponding CTS No.51A together with structures standing thereon and situate at Mouje-Bandivali, Taluka Andheri, District Mumbai Suburban.

1. In respect of above property more particularly described in the Second Schedule hereunder written we have caused search to be taken from the offices of Sub-Registrar of Assurances at Mumbai from 1961 to 1999 years and from Sub-Registrar of Assurances at Bandra from 1961 to 1999 and you have given us zerox copies of certain documents from which the following position emerges:
  2. By a Conveyance dated 9th September, 1999 the Partners of said M/s. Sagar Malkani Construction therein called the 'Vendors' and herein called "Sagar Malkani", Haji Usman Haji Umar Momin and others therein and herein called the 'First Confirming Parties', M/s. Bandivli Land Development Company therein and herein called the 'Second Confirming Party' and yourselves thereon called the 'Purchasers' you have purchased the above property more particularly described in the Second Schedule to the said conveyance and hereunder. The said conveyance is registered with the Sub-Registrar of Andheri at No. BDR-1-2839 of 1999 on 20th July, 2000. The parties to you are the Owners thereof subject to the tenancies and occupation mentioned in the said conveyance.



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2000	

FORT OFFICE:

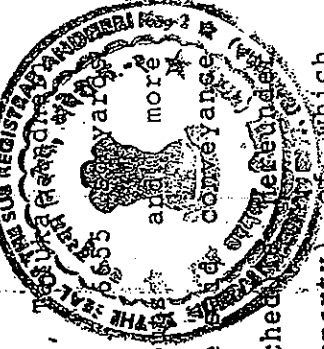
84, JANMABHOOMI MARG, 15<sup>th</sup> FLOOR, FORT, MUMBAI 400 001. TEL: 204 5739

Correspondence, Communication, Services only at Santacruz Office

3. We have issued advertisements / Public Notice which appeared in the issue of Free Press Journal (English) dated 15th May, 1999 and issue of Bombay Samachar (Gujrati), dated 19th May, 1999 and in response thereto we have not received any claim.

4. As recited in the said conveyance in your favour, by a Conveyance dated 7th September, 1993 lodged for registration with the office of the Sub-Registrar of Assurances at Mumbai under serial No. BBM-1-2883/93 on 8th September, 1993 and made between Byramjee Jeejeebhoy Private Limited therein called the Vendors of the First Part, Heritage Estates Private Limited therein called the Confirming Party of the Second Part and Sagar Malkani therein collectively called 'the purchasers' of the Third Part, the said Byramjee Jeejeebhoy Pvt. Ltd., did convey, transfer and assure and the said Heritage Estate Pvt. Ltd., did confirm unto Sagar Malkani, all that piece of parcel of land or ground hereditaments, structures and stables situate, lying and being at Mouje Bandivli, more and more containing by admeasurement 1 Acre 15 Gunthas i.e. thereabout equivalent to 5564.44 sq. metres or thereabouts (including particularly described in the First Schedule to the Conveyance and which is the same as described in the First Schedule written hereinafter referred to as the larger property) of which your property is a part, subject to the Indenture of Lease dated 24th September, 1952.

5. By an Agreement dated 18th October, 1993 made between Sagar Malkani therein called the Party of the One Part and the First



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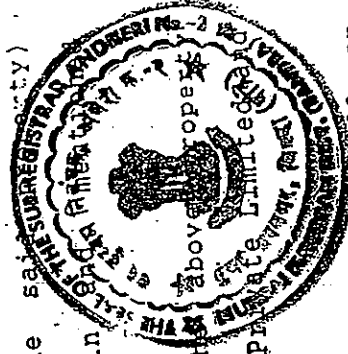


registered with the office of the Sub-Registrar of Bandra under Sr.No.BDR-1/3188/96 made between Amina widow of Mohammed Haji Adam Kantharia and Yusuf Mohamed Kantharia therein and herein called the "Surrendering Lessees" of the One Part and Sagar Malkani along with First Confirming Parties therein called the "Lessors" of the Other Part, the Surrendering Lessees surrendered unto the Lessors the said lease dated 24th September, 1952 and all and singular, the Plot of land, more particularly described in the Schedule thereunder written being the same as described in the First Schedule to the said conveyance dated 9th September, 1999 written along with the buildings and other structure standing thereon and which is more particularly described in the First Schedule hereunder written.

8. In the circumstances Sagar Malkani became the absolute Owner of the above property (hereinafter referred to as the said property) subject to the occupation of tenants therein hereinafter.

9. However, in the revenue and other records the above property still stands in the name of Byramjee Jeejaeebhoy Ibrahim Haji Hajamally Kantharia.

10. As recited in the said conveyance dated 9th September, 1999 on the above property exists a building consisting of ground and one storey in a very dilapidated condition which is in occupation of Six tenants on the ground floor and 6 tenants on the First Floor and that the remaining space is encroached upon with 6 rooms with cement sheet roofs extended with 6 rooms on the ground floor on rear side



9939	8450
2009	

**ILAL UNDERKAT & CO.**  
**ADVOCATES & SUICTORS**

UNACKAT TERRACE, 1ST FLOOR,  
27, ANJU SHOPPING CENTRE,  
TILAK ROAD, SANTACRUZ (W),  
MUMBAI 400 054.

TEL. : 605 2459 / 605 2460  
FAX : 605 4009

G. Underkat

- 3 -

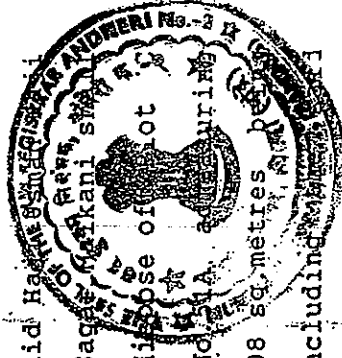
No.

Date

Confirming Parties, therein called the Party of the Other Part, the parties thereto inter alia confirmed that Sagar Malkani are entitled to 40% undivided share in the said larger property and the First Confirming Parties are entitled to 60% of the undivided share in the said larger property.

6. By the said agreement dated 18th October, 1993 Sagar Malkani and the First Confirming parties further confirmed that the portion of the said larger property admeasuring about 3976 sq.metres is under 125 feet wide proposed D.P. Road as shown with burnt sienna color on the plan annexed thereto and therefore the said larger property has the natural sub-division; the said Agreement further, inter' alia provides that Sagar Malkani have agreed to purchase the area of 45 sq.metres being the portion of the land described in the First Schedule thereunder written shown with blue hatched line on the plan thereto on as is where is basis at or for a lumpsum consideration of Rs.10,000/- (Rupees ten thousand only) from the said Hasmat Ali Umar Momin and others and paid the same and that Sagar Malkani shall be entitled to develop and/or deal with, and/or dispose of plot admeasuring 2426.10 sq.metres now bearing CTS. No. 1875.20 including 1875.20 sq.metres as per property card plus 750.08 sq.metres bearing 40% D.P. Road aggregating to 2625.28 sq.metres including an area of 45 sq.metres agreed to be purchased under the said Agreement being the above property as more particularly described in the Second Schedule thereunder.

7. By the Surrender of Lease dated 17th October, 1996 and



FORT OFFICE:

84, JANMABHOOMI MARG, 1ST FLOOR, FORT, MUMBAI 400 001. •  
Correspondence, Communication, Services only at Santacruz Office.

447-8/
237/93
TEL: 204 2739
199
2009

**TILAL UNDERKAT & CO.**  
ADVOCATES & SOLICITORS

UNAKAT TERRACE, 1ST FLOOR,  
27, ANJU SHOPPING CENTRE,  
TILAK ROAD, SANTACRUZ (W),  
MUMBAI 400 054.

G. Underkat

TEL : 605 2459 / 605 2460  
FAX : 605 4009

No. ....

Date .....

- 5 -

of open space and also 6 shops or balcony covered with cement sheets roof on the front side of the above property and remaining area is occupied by 4 stables having cement sheets roof on top and the said plot is fully occupied by the Tenants.

11. In the premises subject to aforesaid tenancies and occupancies, in our view, the title of the above property is, marketable and free from all encumbrances.

THE FIRST SCHEDULE HEREINABOVE REFERRED TO:

ALL THAT piece or parcel of land or ground hereditaments or premises situate, lying and being at Mouje Bandivli being S.No.25 (part), corresponding to old C.T.S. Nos.51, 51/1 to 23 and now bearing CTS No.51A, 51B and 51C and containing by admeasurement 6040 sq.metres as per C.T.S. Record in the Registration District and Sub-District of Mumbai City and Mumbai Suburbs.

THE SECOND SCHEDULE HEREINABOVE REFERRED TO:

ALL THAT piece or parcel of land situate, lying and being at Mouje Bandivli, being S.No.25 (part) admeasuring being part of the larger property described in the hereto.

Yours faithfully,  
M/s.Kantilal Underkat & Co.

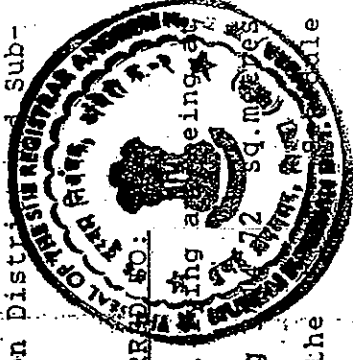
*J. S. Underkat*

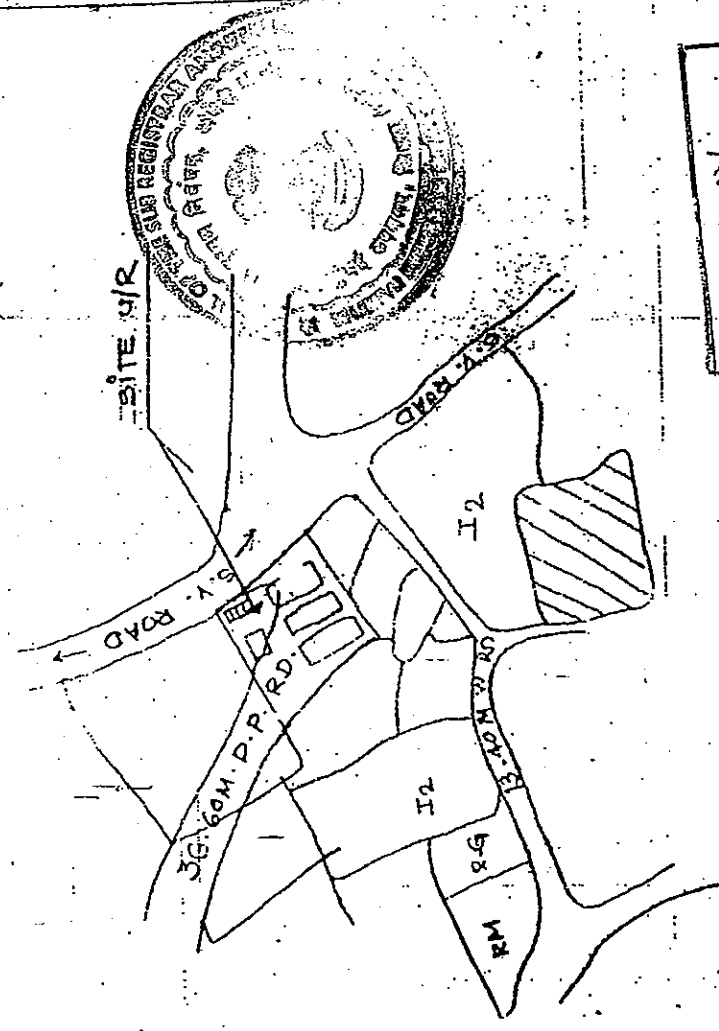
Proprietor

पत्र-४/
११३५
१४६
१९९९

FORT OFFICE:

84, JANMABHOOMI MARG, 1ST FLOOR, FORT, MUMBAI 400 001. TEL: 2045739  
Correspondence, Communication, Services only at Santacruz Office





DATE-8/
7933
2000

**LOCATION PLAN**

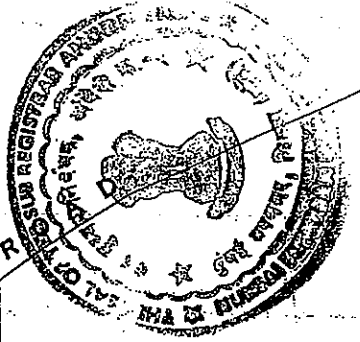
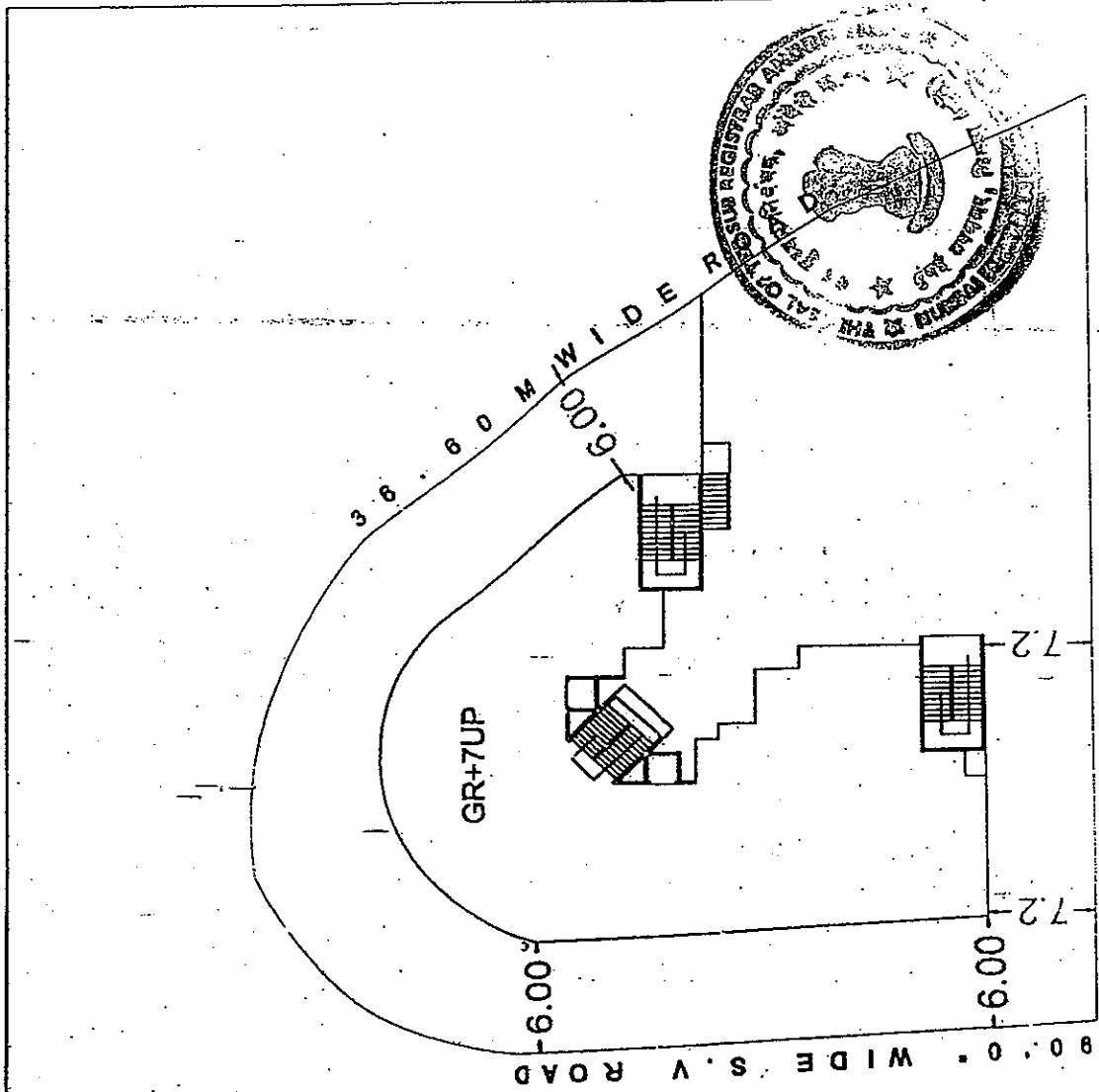
SCALE: 1:4,000

PROPOSED BUILDING ON PLOT BEARING CTS NO 61A  
AT JOGESHWARI (WEST) MUMBAI 102

ARCHITECTS

**SARANG & ASSOCIATES**

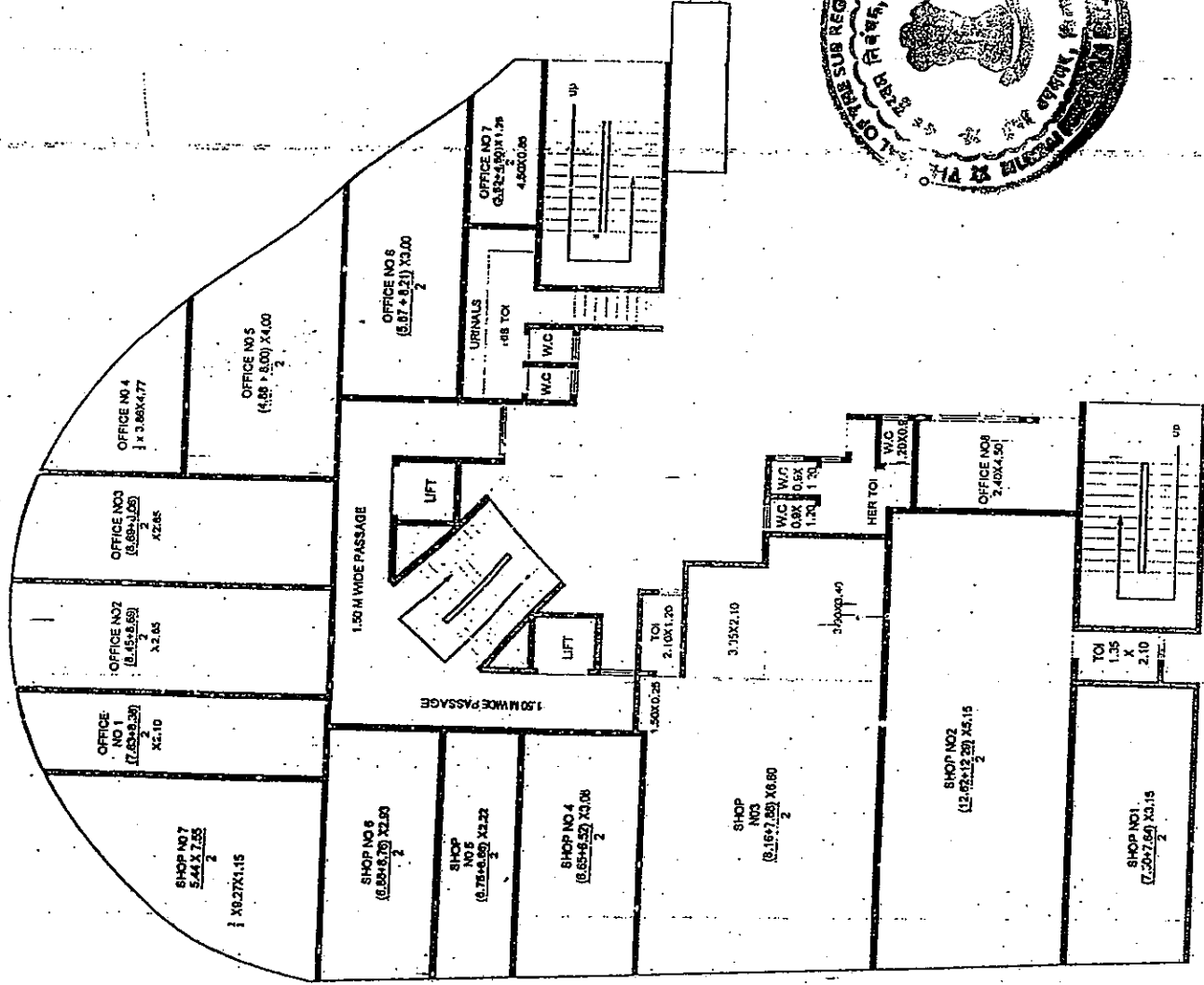
ARCHITECTS  
200, SEVEN HILLS APARTMENTS, 102  
ANDHERI (W), MUMBAI - 400 052  
TEL: 254 1152



9934-81
9934   98
2009

BLOCK PLAN

ARCHITECTS	<b>SARANG &amp; ASSOCIATES</b>
PROPOSED BUILDING ON PLOT BEARING CTS NO 51/A AT JOGESHWARI (WEST) MUMBAI 102	
ARCHITECTS, SURVEYORS, INT. DESIGNERS! 300 SHABNAM APARTMENT, 33 S. V ROAD ANDHERI (W), MUMBAI-400068 TEL.-8241655	

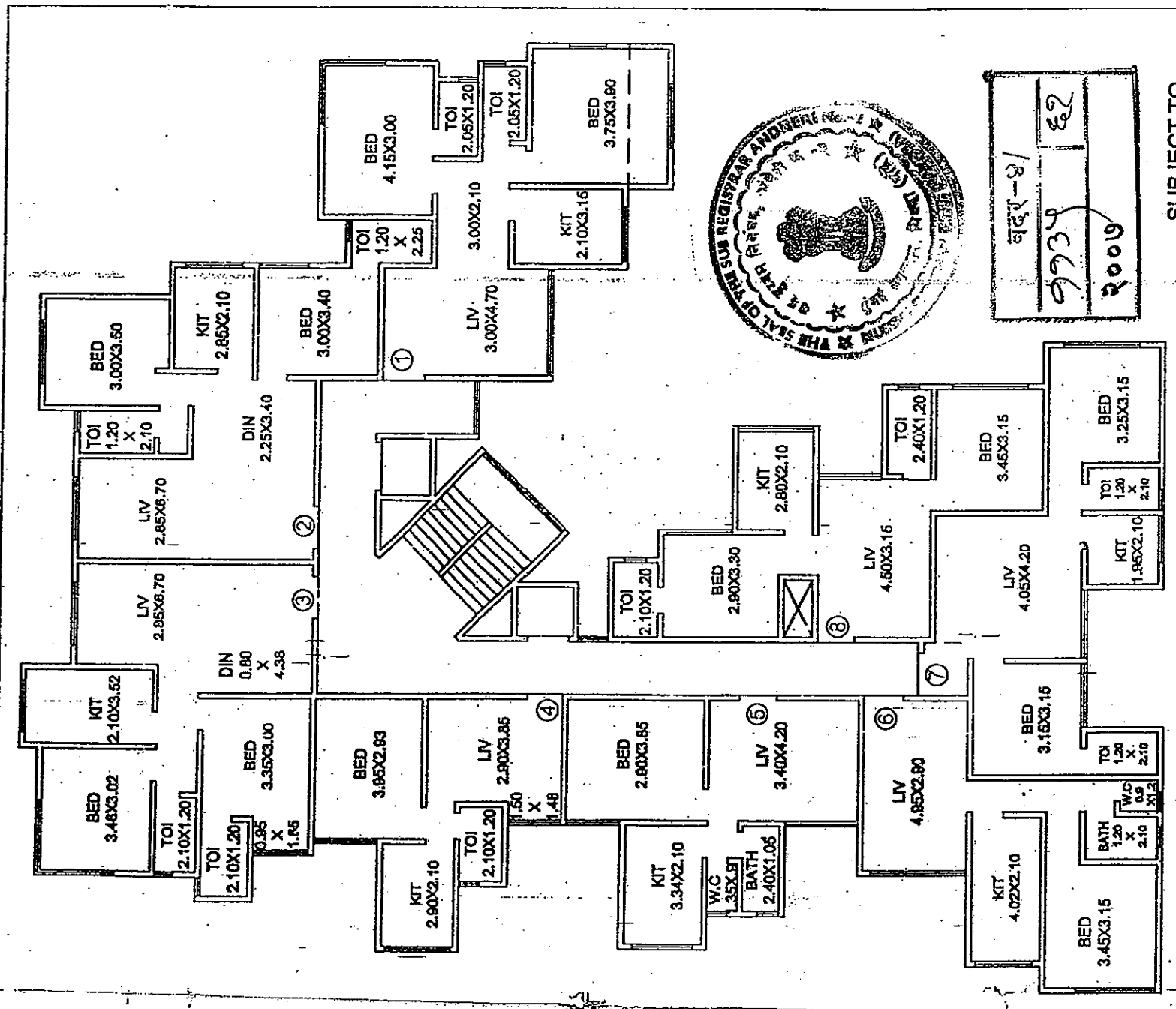


बदल-४/  
११३५  
२००७

GROUND FLOOR PLAN

ARCHITECTS  
**SARANG & ASSOCIATES**  
ARCHITECTS, SURVEYORS, INTE. DESIGNERS  
302-SHABNAM APARTMENT, 33-S.V.ROAD  
ANDHERI(WEST), MUMBAI-400 098

PROPOSED BLDG ON PLOT BEARING C.T.S NO 51/A OF VILLAGE  
BANDIVALI -JOGESHWARI (WEST) MUMBAI



9939/82  
2000

SUBJECT TO  
APPROVAL BY  
CORPORATION

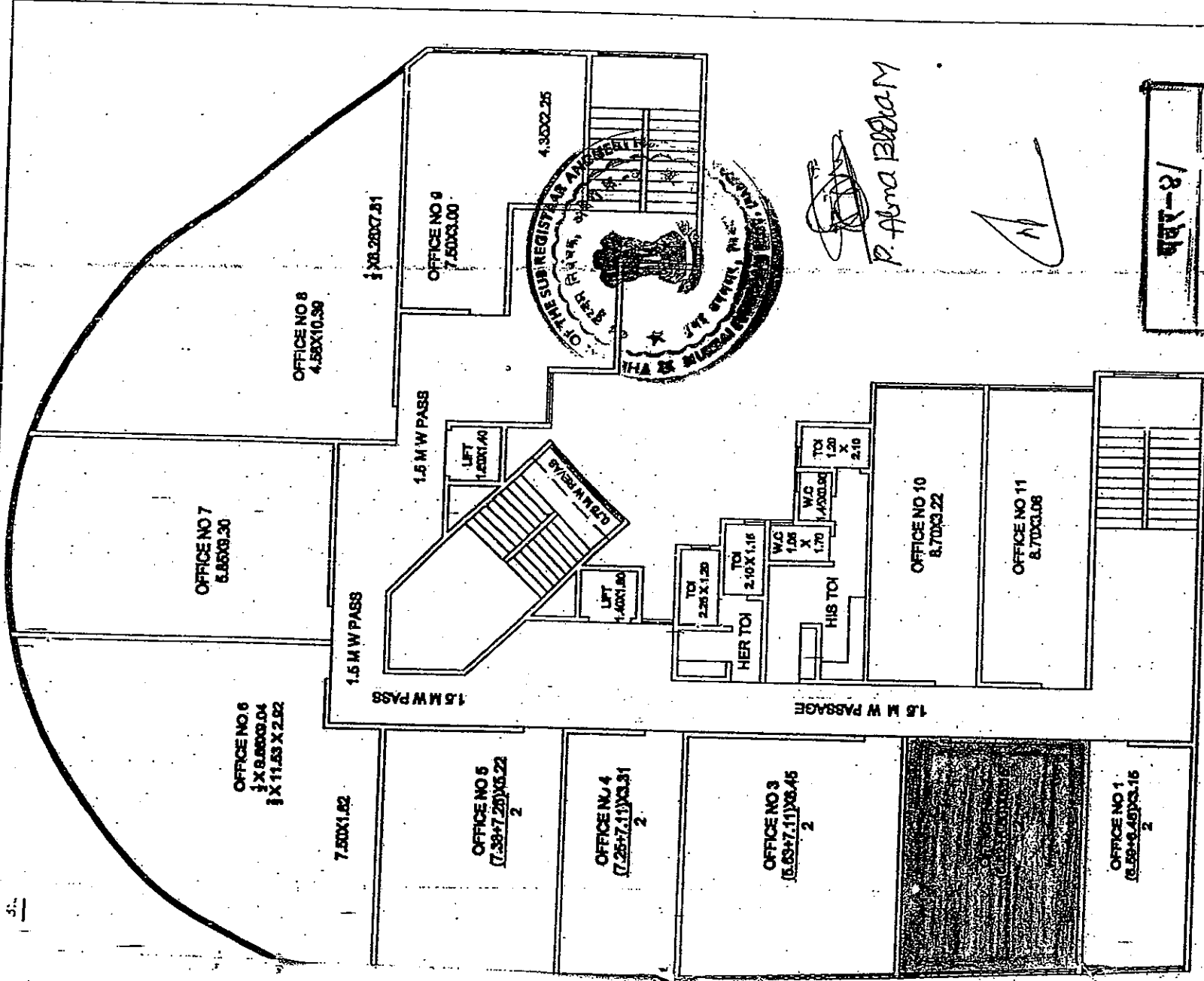
# TYPICAL FLOOR PLAN

ARCHITECTS:

**SARANG & ASSOCIATES**

[ARCHITECTS.SURVEYORS INT.DESIGNERS]  
300 SHABNAM APARTMENT, 33 S.V ROAD  
ANDHERI -W, MUMBAI-400068  
TEL:-8241555

PROPOSED BUILDING ON PLOT BEARING CTS NO 51 \A  
(AT JOGESHWARI (WEST) MUMBAI 102



# FIRST FLOOR PLAN

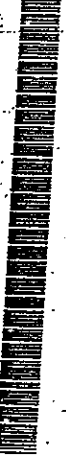
ARCHITECTS  
**SARANG & ASSOCIATES**  
 ARCHITECTS-SURVEYORS INT. DESIGNERS  
 300 SHARDA APARTMENT, 33 S.V ROAD  
 ANDHERI (W) MUMBAI-400058  
 TEL.-8241558

PROPOSED BUILDING ON PLOT BEARING CTS NO 51/A  
 AT JOGESHWARI (WEST) MUMBAI 102

*P. Alva Bhatnagar*

18/07/82	20/08
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13/02/2007

दुयम निबंधक:

3:38:55 pm

अधेशी 2 (अधेशी)

दस्त गोषवारा भाग-1

वदर4

दस्त क्र 1135/2007

एड/एड

दस्त क्रमांक: 1135/2007

दस्ताचा प्रकार: करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: अलमा बेगम सुमान शाह

पत्ता: घर/फ्लॉट नं. 603प्रकल्प क्यू, जोगेश्वरी प

गल्ली/रस्ता:

ईमारतीचे नाव:

ईमारत नं.:

पेट/वसाहत:

शहर/गाव:

तालुका:

पिन:

पॅन नंबर: फॉर्म 60

नाम: अलमा बेगम सुमान शाह

पत्ता: घर/फ्लॉट नं.:

गल्ली/रस्ता:

ईमारतीचे नाव:

ईमारत नं.:

पेट/वसाहत:

शहर/गाव:

तालुका:

पिन:

पॅन नंबर: फॉर्म 60

नाम: वदर देवींग प्रा लि से संचालक तुरार आलम

मोहम्मद शफीक शम्सी

पत्ता: घर/फ्लॉट नं. सारंग एस्टेट, मुं 03

गल्ली/रस्ता:

ईमारतीचे नाव:

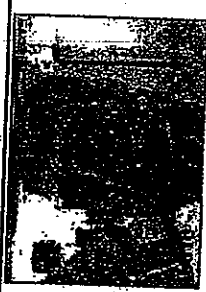
ईमारत नं.:

पेट/वसाहत:

शहर/गाव:

तालुका:

पिन:

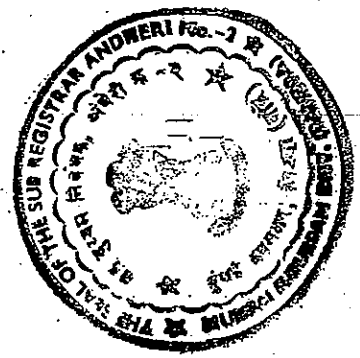


लिहून घेणार  
वय 40  
सही

R Alama Begam

लिहून देणार  
वय 45  
सही

*(Signature)*



दस्तावेज क्रमांक - 2

दस्तावेज क्रमांक - 2

वदर 4  
दस्तावेज क्रमांक (1135/2007)  
6/1/18

दस्तावेज क्र. [वदर 4-1135-2007] या गोषवारा

बाजारासुल्य : 1906744 . नोंबदला 4:190000 भरलेले मुद्रांक शुल्क : 96250

दस्तावेज करण्याचा दिनांक : 13/02/2007 08:32 PM

निष्ठा/इनामाचा दिनांक : 13/02/2007

दस्तावेज करण्या-याची सही :

पावती क्र.: 1142 दिनांक: 13/02/2007

पावतीचे वर्णन

नाम: पद्मान चिन्ना सुमान शाह

19500 : नोंदणी फी

12800 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),

रुजवारी (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी

20780: एकूण

दस्तावा प्रकार : 26) करारनामा

शिक्षका क्र. 1 ची वेळ : (सादरीकरण) 13/02/2007 03:32 PM

शिक्षका क्र. 2 ची वेळ : (फी) 13/02/2007 03:37 PM

शिक्षका क्र. 3 ची वेळ : (कडुली) 13/02/2007 03:38 PM

शिक्षका क्र. 4 ची वेळ : (ओळख) 13/02/2007 03:38 PM

दस्ता नोंद केल्याचा दिनांक : 13/02/2007 08:38

ओळख :

खालील इसम असे निवेदीत करतात की, जे मला खालील व्यक्तीस ओळखतात.

व त्याची ओळख पटविताने.

1) सतीश कदम - - घर/फ्लॅट नं: सतीश वसाहत, बंगलूर

गल्ली/रस्ता:-

ईमारतीचे नाव:-

ईमारत नं:-

पेट/वसाहत:-

शहर/गाव:-

तालुका:-

पिन:-

2) विश्वनाथ गुडेकर - - घर/फ्लॅट नं:-

गल्ली/रस्ता:-

ईमारतीचे नाव:-

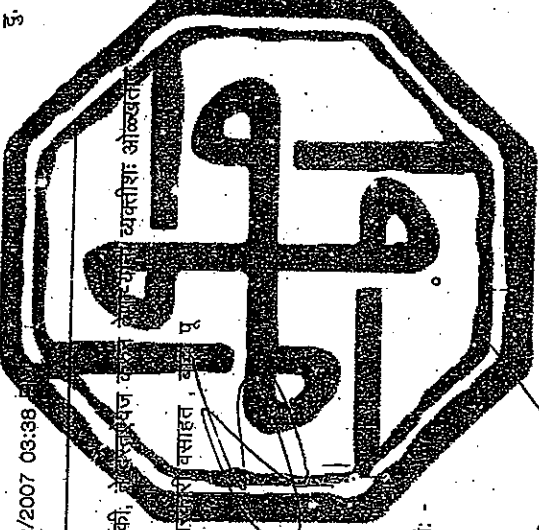
ईमारत नं:-

पेट/वसाहत:-

शहर/गाव:-

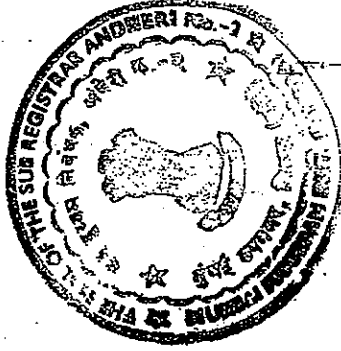
तालुका:-

पिन:-



प्रमाणित करणेत येते की, या दस्तामध्ये पडूण ... 6/1/18 पाते आहेत.

उ. निधिकाची सही  
अधरी 2 (अधरी)



वदर-8/ 9934/2007  
पुस्तक क्रमांक 8, क्रमांक वर  
नोंदला. 93/02/2007  
दिनांक:

सह. उपयुक्त निवेदीतक अधरी क्र. 2  
उ. निधिका

\*\*\*\*\*  
DATED THIS 13<sup>th</sup> DAY OF Feb 2007  
\*\*\*\*\*

BADAR TRADING AND INVESTMENTS  
PRIVATE LIMITED.

AND

MR/MRS. PATTAN CHINNA SUBHAN  
SITAH & ALMA BEGUN SUBHAN  
SITAH

AGREEMENT FOR SALE  
FLAT/PREMISES/SHOP/OFFICE  
NO. 02 ON THE 1<sup>st</sup> FLOOR IN THE  
BUILDING KNOWN AS MARKAJ VIEW AT  
OFF S.V. ROAD, JOGESHWARI (WEST)  
MUMBAI 400 102.