



Wednesday, March 31, 2010

11:40:34 AM

Original

नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 3642

गावाचे नाव महाजनवाडी

दिनांक 31/03/2010


दस्तऐवजाचा अनुक्रमांक टनन10 - 03642 - 2010

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: मोहम्मद कल्लिम खान

नोंदणी फी	:-	27750.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) :-> एकत्रित फी (118)	:-	2360.00
एकूण	रु.	30110.00

आपणास हा दस्त अंदाजे 11:55AM ह्या वेळेस मिळेल


सह दुय्यम निबंधक कार्या-१०

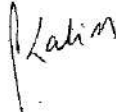
बाजार मूल्य: 2193000 रु. मोबदला: 2744250 रु.

मंरलेले मुद्रांक शुल्क: 121410 रु.

देयकाचा प्रकार : लीड/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: युनाइटेड बँक ऑफ इंडिया-मुंबई;

लीड/धनाकर्ष क्रमांक: 048180; रक्कम: 27750 रु.; दिनांक: 22/03/2010



12/4/0-

2/1005

DELIVERED

Customer's Copy	
THE KAPOL CO-OP. BANK LTD.	
FRANKING DEPOSIT SLIP	
Branch : BHAYANDAR	87899
Pay to : Acct. Stamp Duty	832/10
Franking Value	Rs./2111/10
Service Charges	Rs.
TOTAL	Rs./2111/10
Name & Address of the Stamp duty payee	
MOHAMMED KALIM KHAN	
Tel/Mobile No.	
Desc. of the Document	
DD/Cheque No. : 042178	
Drawn on Bank : 25 MAR 2010	
Tran ID	
Franking Sr. No.	PL 156 Rs
Cashier	Officer



तज्ञन - 90
 3E82/2090
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FOR THE KAPOL CO-OP. BANK LTD.

This Agreement is made and executed at Mumbai this 23rd day of MARCH, 2010

Between

Neelkamal Realtors Suburban Private Limited, a company registered under the Companies Act, 1956, having its office at DB House, Gen. A.K. Vaidya Marg, Goregaon (East), Mumbai-400 063, hereinafter referred as the "Developer" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the One Part;

And

Mr./Mrs./Kum./M/s. MOHAMMED KALIM KHAN MOHAMMED SHAFIQUE KHAN having his /her/their address at A/1103, ASLON ACES - I, NAYA NAGAR, MIRAROAD (E), THANE - 401007 hereinafter referred to as the "Purchaser" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual his/her/their heirs, executors, administrators and permitted assigns and in case of a partnership firm, the partners or partner for the time being of the said firm, for time being and time to time and his/her/their/its heirs, executors, administrators and permitted assigns and the survivor or survivors and the heirs, executors and administrators of the said firm or survivor of such partners and in case of a limited company its successors and permitted assigns and in case of a Joint Hindu Family, the Karta and the members or member for the time being of the said Joint Hindu Family, and their respective heirs, executors, administrators and permitted assigns and in case of Trust, its trustees for the time being and permitted assigns) of the Other Part

Authorized Signatory

The Kapol Co-operative Bank Ltd.,
Bhayandar Branch, Goddado Naka,
Talis Prasad Tower, 1st Floor,
Opp. Shivsena Office,
Bhayandar(E), Thane-401 105.
D-5-ST/1/C R 1061/00452009-2012

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 MAR 23 2010
 SPECIAL DELIVERY
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 101-PB5497
 HARASHTRA

Kalim
 [Signatures]

WHEREAS:

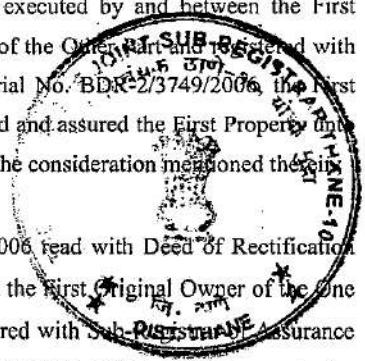
(i) Golden Chemicals Private Limited (the "First Original Owner") was the owner of and/or seized and possessed of and/or otherwise well and sufficiently entitled to all those pieces and parcels of lands together with the buildings, structures standing thereon bearing:

(a) Survey No.95, Hissa Nos.1 and 2 (part), Survey No.98, Hissa Nos.2, 8 and corresponding CTS Nos.3113 (part), 3107 (part) and 3114 now amalgamated into single CTS No. 3113 D admeasuring in aggregate 12,648.80 square meters situate, lying and being at Village Dahisar Taluka Borivali, in the Registration District and Sub-District of Mumbai Suburban and shown in purple colour boundary line on the plan annexed hereto and marked as Annexure "1" and more particularly described in the First Schedule hereunder written (hereinafter referred to as the "First Property");

(b) CTS Nos. 4509 to 4513, 4517, 4547, 4548, 4572 to 4575, 4604, 4609 to 4611, 4652, 4691, 4692, 4702, 4710 to 4721, 4724 to 4732 admeasuring in aggregate 38,975.10 square meters situate, lying and being at Village Mahajanwadi, Mira Road, Taluka and District Thane in the Registration District and Sub District of Thane and shown in blue colour boundary line on the plan being Annexure "1" hereto and more particularly described in the Second Schedule hereunder written (hereinafter referred to as the "Second Property").

(ii) By a Deed of Conveyance dated 23rd May 2006 executed by and between the First Original Owner of the One Part and the Developer of the Other Part and registered with Sub-Registrar of Assurance at Borivali-1 under serial No. BDR-2/3749/2006, the First Original Owner sold, transferred, conveyed, assigned and assured the First Property and in favour of the Developer on the terms and for the consideration mentioned therein;

(iii) By another Deed of Conveyance dated 23rd May 2006 read with Deed of Rectification dated 31st December, 2008 executed by and between the First Original Owner of the One Part and the Developer of the Other Part and registered with Sub-Registrar of Assurance at Thane-4 under serial No. TNN4/04619 of 2009 and TNN4 - 3234 of 2009 respectively, the First Original Owner sold, transferred, conveyed, assigned and assured the Second Property unto and in favour of the Developer on the terms and for the consideration mentioned therein;



Serial No.	2009
2009	2009
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(iv) (i) Mr. Abdul Wahid Nasir Ahmed, (ii) Mr. Abdul Khalid Nasir Ahmed, (iii) Mr. Abdul Shahid Nasir Ahmed and (iv) Mr. Asadullah Nasir Ahmed (the "Second Original Owners") are the co-owners of and/or jointly seized and possessed of and/or otherwise well and sufficiently entitled jointly to all those pieces and parcels of lands bearing Old

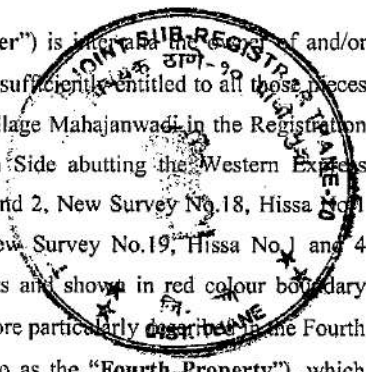
Handwritten signatures: *Abdul Wahid Nasir Ahmed*, *Abdul Khalid Nasir Ahmed*, *Abdul Shahid Nasir Ahmed*, *Asadullah Nasir Ahmed*

Survey No.95/10, 11, 12, 14, 15 and 97/3 and 97/5 (Part) and New Survey 20/10, 11, 12, 14, 15 and 21/3 and 21/5 (Part) admeasuring about 3,390 square meters on the South Side abutting the Western Express Highway at Mira Road, and shown in yellow colour boundary line on the plan being **Annexure "1"** hereto and more particularly described in the Third Schedule hereunder written and structures standing thereon (hereinafter collectively referred to as the "**Third Property**");

(v) By a Joint Venture Agreement dated 27th April 2007, read with the Deed of Confirmation dated 24th November, 2008 executed by and between the Second Original Owners of the One Part and the Developer of the Other Part and registered with the Sub Registrar Thane-4 under Serial No. TNN4-9931 of 2008, the Second Original Owners have brought into the Joint Venture the Third Property and the Developer has agreed to develop the Third Property on the terms and conditions therein contained and as part of amalgamated Layout with said First Property and Second Property or part/s thereof and other property/ies that Developer desires to develop as contiguous and undivided layout, for the consideration received and receivable;

(vi) On 8th August, 2009 a Supplemental Agreement was executed between the Second Original Owners of the One Part and the Developer of the Other Part and registered with the Sub Registrar Thane-4 under Serial No. TNN4/09281/09 dated 10/12/2009, whereby the parties thereto have modified the certain terms of the said Joint Venture Agreement dated 27th April, 2008 and the Developer agreed to provide premises admeasuring 7,532.50 square feet to each of the Second Original Owner as full consideration to Second Original Owners and subject to & on the terms and conditions therein contained. The premises agreed to be provided to the Second Original Owners are hereinafter referred to as the "**Second Original Owners' Premises**";

(vii) Lion Pencils Limited (the "**Third Original Owner**") is in possession of and/or seized and possessed of and/or otherwise well and sufficiently entitled to all those pieces and parcels of lands situate, lying and being at Village Mahajanwadi in the Registration District and Sub-District of Thane on the South Side abutting the Western Express Highway bearing Old Survey No.94, Hissa No.1 and 2, New Survey No.18, Hissa No.1 and 2, Old Survey No.96, Hissa No.1 and 4, New Survey No.19, Hissa No.1 and 4 admeasuring 8586.70 square meters or thereabouts and shown in red colour boundary line on the plan being **Annexure "1"** hereto and more particularly described in the Fourth Schedule hereunder written (hereinafter referred to as the "**Fourth Property**"), which forms part of the Layout of their total remaining lands including the **Fifth Property** described hereinbelow;



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(viii) By a grant made by the Collector of Thane on 5th February, 1954, the Collectors granted in favour of the Third Original Owner, plot of land admeasuring 10 acres or thereabouts bearing old Survey No. 260 (part) situate at Village Mahajanwadi, Taluka District Thane (hereinafter referred to as the "**Grant Property**") for industrial purpose on payment of

Kadim

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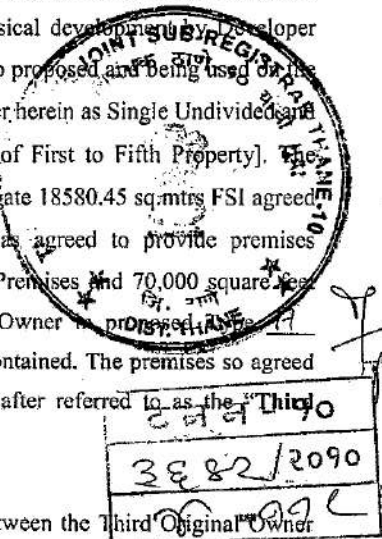
provisional occupancy price at the rate of Rs.5,000/- (Rupees Five Thousand Only) per acre, which was later finalised and balance payment was made accordingly and thereby the Third Original Owner claims absolute ownership and as Occupant of the said Fifth Property; Under the provisions of DC Regulations applicable to Grant Property and sanctioned development plan, the change of user is permissible.

(ix) By an Agreement dated 2nd May, 2006 read with the Deed of Confirmation dated 24th November, 2008 executed by and between registered with the Sub Registrar Thane-4 under Serial No. TNN-4/9936/2008 dated 24th November, 2008 the said Lion Pencils Limited, granted rights to develop the said Fourth Property with obligation on Lion Pencils Limited to provide aggregate 18580.45 sq.mtrs FSI [including TDR if any] to be procured by Lion Pencils Limited equivalent to 2,00,000 sq.ft BUA.

(x) Thereafter the said Agreement is modified between parties and the nature and manner of providing 2,00,000 sq.ft BUA and the consideration payable to said Lion Pencils Limited is revised mutually and the Third Original Owner has agreed to convey, sell and transfer the said Fourth Property and the Fifth Property as described hereinafter to the Developer for the said revised consideration payable to the Third Original Owner to be recorded between parties hereto and with benefits of the said aggregate 18580.45 sq.mtrs FSI [comprising of 7298.10 sq.mtrs FSI i.e 1.00 FSI of said Fourth Property and balance now agreed to be provided from 4387.70 sq.mtrs FSI i.e 1.00 FSI of the said Fifth Property described hereinafter and the balance out of 6894.65 sq.mtrs FSI i.e 1.00 FSI of unutilised FSI within balance land available with said Lion Pencils [excluding said Fourth & Fifth Property described herein] and thereby meaning that in addition to the FSI of the total property being developed by Developer as permissible and as set out herein, the FSI of adjoining property not forming part of physical development of Developer herein and belonging to said Lion Pencils Limited is also proposed and being used for the total property being envisaged to developed by Developer herein as Single Undivided and Non Divisible development and comprising presently of First to Fifth Property]. The Developer as per revised agreement has in lieu of aggregate 18580.45 sq.mtrs FSI agreed to pay revised consideration and accordingly now has agreed to provide premises admeasuring 20,000 square feet BUA as Commercial Premises and 70,000 square feet BUA as Residential Premises to the Third Original Owner proposed as Building No 2, on the terms and conditions therein contained. The premises so agreed to be provided to the Third Original Owner is hereinafter referred to as the "Third Original Owners' Premises".

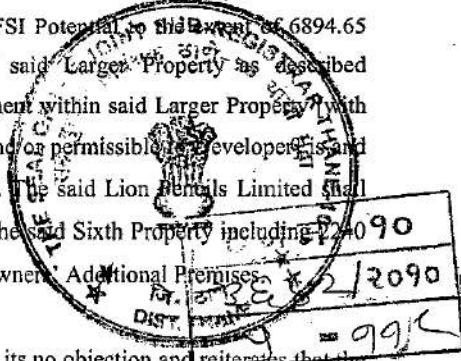
(x) In pursuance to above revised Agreement arrived at between the Third Original Owner and the Developer (which is yet to be executed), the Third Original Owner has also agreed to grant a perpetual Lease/Conveyance in respect of a portion admeasuring 5162 square meters out of the Grant Property and bearing old Survey No. 260 (part) situate at Village Mahajanwadi, Taluka District Thane and shown in — colour boundary line on the plan being Annexure "1" hereto and admeasuring in all 5162 sq.mtrs with

Handwritten signatures:
 1. A signature that appears to be "Kadim".
 2. A signature that appears to be "FA".
 3. A signature that appears to be "A".



1.00 FSI thereof used for providing said aggregate 18580.45 sq.mtrs FSI and more particularly described in the Fifth Schedule hereunder written (hereinafter referred to as the "Fifth Property"), subject to the right of way and access therefrom of 6.00 meters for ingress and egress to one of the remaining property of Lion Pencils Limited being open Plot of adm. 1500 sq.mtrs or thereabouts [forming and continuing to be part of Lion Pencil Ltd's remaining properties & it's layout thereof hereafter referred to as Lion's Plot] and for the consideration and on terms as stated therein, with right to amalgamate the same as part of amalgamated Layout of Larger Property being First Property, Second Property, Third Property, Fourth Property and Fifth Property and other property/ies as may be available for amalgamating as part of Layout. In consideration thereof, the Developer has agreed to construct at it's own costs a Building on said Lion's Plot comprising of the Residential Premises therein and consuming total 2240 sq.mtrs FSI or thereabouts available to Lion Pencils Limited from the balance FSI permissible on remaining properties of said Lion Pencil Limited itself. These premises to be so developed at cost of Developers and handed over to Lion Pencils Limited "Free of Costs" are referred to as Third Original Owners' Additional Premises. The portion adm 4600 sq.mtrs out of said 5th Property is now earmarked as "Amenity Open Space" as per Layout sanctioned.

(xi) In order to provide the 6894.65 sq.mtrs FSI i.e 1.00 FSI out of balance unutilised FSI of balance physical land available with said Lion Pencils [excluding said Fourth & Fifth Property described herein], the said balance Lands of Lion Pencils Limited [hereafter referred to as said Sixth Property], is also amalgamated as part of "Composite Layout" subject to the provision that the said Sixth Property shall continue to remain exclusive property of Lion Pencils Limited and the Apex Body or any Purchaser or any Society in development by Developer shall have no claim to enter on same or any part/s or claim conveyance etc thereof notwithstanding the 1.00 FSI Potential of 6894.65 sq.mtrs therefrom is utilised within Layout of said Larger Property as described hereinbefore and the present approval of development within said Larger Property with other or further property/ies as may be available and/or permissible to Developer and shall remain as a part of the "Composite Layout". The said Lion Pencils Limited shall continue to be entitled to use the FSI/TDR etc of the said Sixth Property including 2240 sq.mtrs FSI now required for said Third Original Owners' Additional Premises.

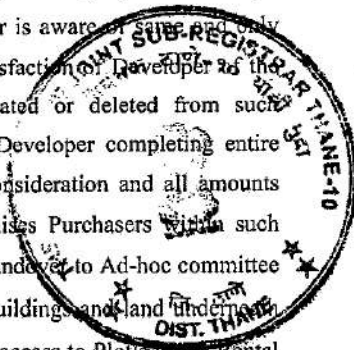


(xii) The Purchaser is made aware of and has confirmed its no objection and reiterates that the said Layout of said Larger Property may include said First Property [with other or further property/ies as may be available and/or permissible to Developer] and development if any thereon may be under Rental Housing Scheme or use of TDR or any other Scheme and such development if so made part of Composite Layout alongwith lands within Mira Bhayander Municipal Corporation or though made separate Layout within jurisdiction of MCGM, same as permitted by Government may include any Building/s if so permitted, partly in present larger property and partly in said First Property and partly approved by MBMC and partly by MCGM or these building/s may be approved by either of them and

Palani *FA* *ST*

for the purpose of registration of premises in such building/s if any the jurisdiction of Sub Registrar for village Mira or Dahisar, as may be decided by Developer or as may be permitted by concerned authority or government shall be binding on the Purchaser.

(xiii) The Developer has accordingly planned and obtained approval of the amalgamated development of Larger Property for consuming aggregate 1,59,754.58 sq.mtrs FSI, presently comprising of the said Second Property, said Third Property, said Fourth Property and said Fifth Property subject to benefit of right of way and access to the said Lion's Plot reserved for Lion Pencils Limited, as now permissible under MMRDA Rental Housing Scheme alongwith the benefit of FSI of 6894.65 sq.mtrs out of said Sixth Property [for which purpose only the said Sixth Property is amalgamated as Composite Layout and with further plans, aims and intent to add to such amalgamated Layout, said First Property [when approved by MCGM and with development if any as aforesaid or otherwise as may be permissible] and/or further or other contiguous property/ies of Developers/Other Owners, as may be available now or in future to Developer for development or purchased or acquired and belonging now or hereafter to Developer and to develop all of them as may be permissible under applicable laws and DC Regulations and Development Plan in force from time to time and permissions obtained and / or as may be obtained hereafter and consume and exploit entire FSI/TDR/Additional FSI [on payment of premium or otherwise], till the Lease or Conveyance of said Larger Property [as described hereinbefore] in favour of the Federal Society (hereinafter referred to as the "said organisation") formed in respect of such Amalgamated Layout is duly executed [excluding therefrom the area under the Right of Way access to Plot/s under Rental Housing Scheme and to said Lion's Plot and for Amenity Open Space and Club House etc and MMRDA's portion] and this Agreement is executed in terms thereof expressly communicated and Purchaser is made aware of same prior to deciding to seek allotment of premises and accordingly the area and dimensions and plans of proposed building/s within present Layout approved are tentative and Purchaser is aware of same and only upon the completion of the entire development, to the satisfaction of Developer as the Larger Property and/or any other property/ies amalgamated or deleted from such amalgamated Layout at discretion of Developer and the Developer completing entire infrastructure and common areas etc and receiving full consideration and all amounts including interest, penalties etc as may be from all Premises Purchasers within such Layout approved from time to time, will become liable to handover to Ad-hoc committee of respective Building/s within said Larger Property, the buildings and land under same [excluding common areas and the area under Right of Way access to Plot/s under Rental Housing Scheme and to said Lion's Plot] and to lease or convey [as may be determined by Developer] the land under Rental Housing to MMRDA or Apex Society of Allottees of same (hereinafter referred to as the "MMRDA's Organisation"), as may be required by MMRDA or decided by Developer with benefit of the said Right of Way and to lease or convey [as may be determined by Developer] the land under and with the Club House and other Common Facilities and appurtenant thereto may be leased or conveyed in common to both the said organisation and MMRDA/Apex Society of the premises

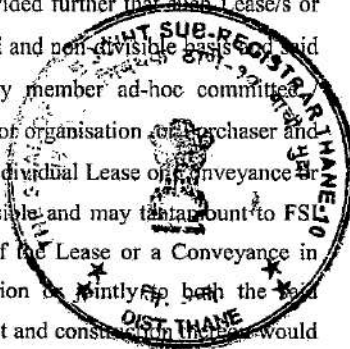


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- Bottom line: E-99C

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handed over to MMRDA as Co Owners and to lease or convey [as may be determined by Developer] the land under Amenity Open Space adm 4600 sq.mtrs with benefit of area under the said Right of Way and to lease or convey [as may be determined by Developer] the land beneath and with the Club House and other Common Facilities, and appurtenant thereto in common to both the said organisation and MMRDA/Apex Society of the premises handed over to MMRDA as Co Owners or at it's discretion retain unto itself or lease or convey same to said organisation. The Purchaser has accepted that the Conveyances shall be executed only after development of entire Larger Property [as defined hereinbefore] and as permissible till then and rights to exploit all FSI/TDR etc till that date permissible, notwithstanding that the land under MMRDA Rental Housing may have been conveyed prior in time for approval of Sale FSI permissible in lieu thereof to develop the Sale Buildings including in which the premises of Purchaser herein would be situate.

- (xiv) Unless referred to individually, the Second Property, the Third Property, the Fourth Property and the Fifth Property are hereinafter collectively referred to as the "Larger Property" and same is so defined subject to the condition further that if & when approved as part of Composite Layout, the said First Property with other and/or further property/ies as may be available and/or permissible to Developer are included, then these also would be deemed as part thereof and definition of said Larger Property herein shall stand extended to and include them also. The Revenue Records and Property Register Cards in respect of the Larger Property as of now are annexed hereto and marked as **Annexure "2"** collectively; Provided Always that on addition or deletion of any land to sanctioned Layout and / or approval of amended Layout, notwithstanding anything contained to the contrary, the term Larger Property shall mean and include such amended Layout area and concerned property/ies as may be comprised therein and the terms herein shall be read and construed as applicable to same. Provided further that such Lease/s or Conveyance/s as aforesaid shall always be on undivided and non-divisible basis and said organisation and the MMRDA's Organisation or any member ad-hoc committee association or any member/s of such ad-hoc committee of organisation of Purchaser and similar other Purchaser/s shall not be entitled to claim individual Lease or Conveyance or Sub Division as same is not and would not be permissible and may tantamount to FSI imbalance and Further that even after the execution of the Lease or a Conveyance in favour of the said organisation/MMRDA's Organisation or jointly by both the said organisation / MMRDA's Organisation, the development and construction would be absolute entitlement of Developer alone and any redevelopment or addition or alteration or reconstruction by any ad-hoc committee / association or person/s claiming by through, under or in trust for them or any of them, also shall not be permissible except after obtaining prior written consent of Developer and thereafter the said organisation or MMRDA's Organisation as the case may be and subject to such terms as may be imposed by Developer.



Ratim *F A* *[Signature]*

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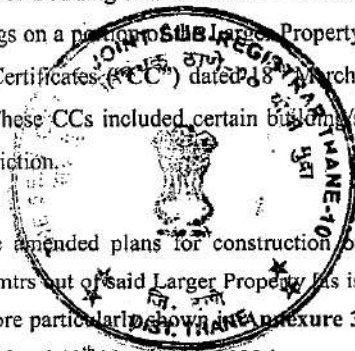
(xv) The First Property falls within the limits of Municipal Corporation of Greater Mumbai ("MCGM") and the Second Property, the Third Property, the Fourth Property and the Fifth Property fall within the limits of Mira Bhayander Municipal Corporation ("MBMC"). Pursuant to the Application made by the Developer, the State of Maharashtra directed vide its order dated 6th July 2006 directed the Commissioners of MCGM and MBMC to consider and sanction the proposal of the Developer to develop the larger property as Single integrated Layout;

(xvi) The development of said Larger Property [as of now] has been accordingly approved as integrated Layout and respective parts within MBMC Limits are sanctioned by MBMC vide Order bearing No. M.B./CORPN/NR/2804/09-10 dated 13th November, 2009 and same in respect of said First Property are awaited from the MCGM and same when approved shall be deemed as part of the Agreement herein and the Composite Layout as may be amended in view thereof and Purchaser gives his express NOC for the same and notwithstanding anything to the contrary, such amended approvals and any further amended approvals time to time shall be deemed to have been duly disclosed to Purchaser and Purchaser if needs copy/ies of same, shall be obliged to apply for in writing to Developer and obtain same on payment of applicable fees if any prescribed and / or may take inspection thereof at Office of Developer after due request in writing and fixing appointment with concerned Sales Executive/Director of the Company;

(xvii) The MBMC has thus sanctioned the plans for construction of buildings on a portion of the Larger Property [excluding area under Right of Way and for Amenity Open Space and Club House etc. and MMRDA's portion] in it's jurisdiction and issued Commencement of Certificates ("CC") dated 20th October, 2006, 22nd December, 2006, 6th November, 2008 and 13th November, 2009 bearing No. MB/CORPN/NR /2263/06-07, MB/CORPN/NR/3172/06-07, MB/CORPN/NR/3038/08-09 and MB/CORPN/NR/2804/09-10. The provisions of additional/amended approvals as stated above shall apply mutatis mutandis also in respect of Building Plans. Likewise MCGM has sanctioned the plans for construction of buildings on a portion of the Larger Property in it's jurisdiction and issued Commencement of Certificates ("CC") dated 13th March, 2008 bearing No. CHE/A- 4042/BP (WS)/ AR. These CCs included certain buildings falling partly in MBMC and partly in MCGM jurisdiction.

(xviii) On 13th November, 2009, MBMC sanctioned the amended plans for construction of various buildings on the portion adm 37,652.11 sq.mtrs out of said Larger Property [as is falling within MBMC jurisdiction] and which is more particularly shown in Annexure 3 hereto as bounded in **thick Red** line and issued CC dated 13th November, 2009 in respect of the said various Buildings type A to D and bearing Nos 1 to 24 & 27 to 30 proposed thereon [subject to further additional floor/s proposed thereon as set out in Annexure 3.

A copy of the said CC [subject to further amendments] is annexed hereto and marked as Annexure '4'. The Developer has also submitted the amended plan for construction of Buildings on the portion out of the said First Property [to form part of said Larger



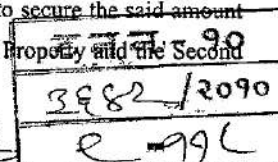
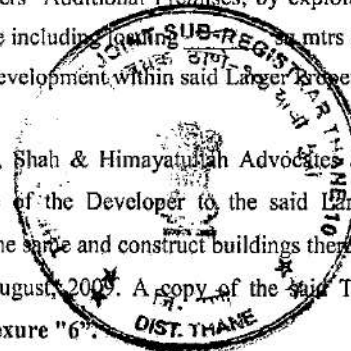
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Rahim *I A* *[Signature]*

Property on approval of amended plans] and which is more particularly shown in Annexure 3 hereto as hatched in **thick Blue** line (which falls within the jurisdiction of MCGM) to the MCGM for its approval, and the same is pending for MCGM's approval; **The portions under Red and Blue boundary lines are collectively described more particularly in the Sixth Schedule hereunder written and referred to collectively as the said Property [which would be subject matter of conveyance in favour of said organisation with all buildings thereon, in manner and at time agreed in terms of these presents as required in Sec 11 of MOFA]**

The other developments proposed in the remaining areas within said Larger Property excluding said Property and within the said Property as shown in Annexure B are in anticipation of the other issues of jurisdiction [like P Tax Assessment, Registration etc.] also being resolved in consonance with the sanction of UD Department given for such amalgamated development and in case of any difficulty, the proposed Building/s as are approved now are liable to vertical and/or horizontal extensions to overcome such difficulties and in that case the Flat No/Wing No or Floor of the Flat agreed to be purchased may change or vary as may be determined by the Developer and Purchaser is aware of same and shall execute all necessary writings in that behalf as may be directed by Developer and does not have and shall not raise any objections or requisitions to same and shall execute and register such document/s as and when required and demanded by the Developer. Similarly the layout and spread over of the common areas etc may also vary or get modified and the Final Plans as may be finally approved at the time of completion of entire Project shall be the Final and conclusive plans/layout and Purchaser has no objection to the same.

- (xix) In the circumstance, the Developer has accordingly become entitled to develop the said Property, and to construct various buildings thereon and sell the premises therein to General Public, save and except the Second Original Owners' Premises and Third Original Owners' Premises and said Third Owners' Additional Premises, by exploiting FSI permissible now as aforesaid and time to time including **_____** mtrs FSI of the property outside said Larger Property for development within said Larger Property;
- (xx) At the instructions of the Developer, Nagandhi, Shah & Himayatullah Advocates and Solicitors, had investigated the title and rights of the Developer to the said Larger Property and rights of the Developer to develop the same and construct buildings thereon, and issued their Title Certificate dated 31st August, 2009. A copy of the said Title Certificate is annexed hereto and marked as Annexure "6".
- (xxi) The Developer has been sanctioned loan / facilities from (i) State Bank of India, (ii) State Bank of Hyderabad and (iii) Bank of India to extent of Rs.60 crore, Rs.30 crore and Rs.20 crore respectively, aggregating to Rs.110 crore. In order to secure the said amount of Rs.110 crore, the Developer created a Mortgage of the First Property and the Second Property by deposit of title deeds on 29/05/2006.

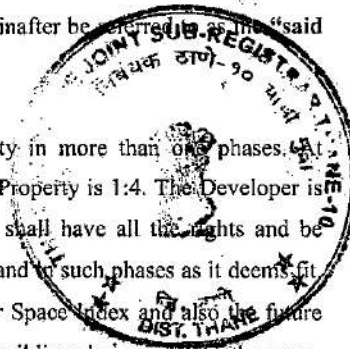


(xxii) The Developer has availed additional Term Loan from State Bank of Hyderabad of Rs.20 crore and Bank of India of Rs.30 crore and extended the mortgage in respect of the First Property and Second Property in favour of State Bank of Hyderabad and Bank of India by re-deposit of original title deeds on 27th September, 2008 in respect of the First Property and Second Property with State Bank of India acting for itself and as an agent of State Bank of Hyderabad and Bank of India to secure an amount aggregating to Rs.160 crore together with interest and costs.

(xxiii) By an Agreement to Mortgage cum Power of Attorney dated 25th November, 2008 entered into between the Developer of the first part and State Bank of India of the second part and Bank of India of the third part and State Bank of Hyderabad of the fourth part, the Developer agreed and undertook to create mortgage in respect of the Third Property and Fourth Property in favour of State Bank of India, Bank of India and State Bank of Hyderabad latest by 31st March, 2010 failing which the said State Bank of India, Bank of India and State Bank of Hyderabad as constituted attorney are entitled to create mortgage in respect of the Third Property and Fourth Property in their favour as a security for the due repayment of the amount to the tune of Rs.160 crore as set out in the said Agreement to Mortgage cum Power of Attorney.

(xxiv) The Purchaser being desirous of acquiring a flat No. 1005 admeasuring 624.11 square feet (carpet area) inclusive of balcony on 10th floor of Type A building No. 2 in the Complex known as "Orchid Ozone" being constructed on a portion of the said Property (hereinafter referred to as the "said premises") has approached the Developer and requested to allot him/her/them/it the said premises. Acceding to the aforesaid request of the Purchaser, the Developer agreed to allot to the Purchaser, and the Purchaser agreed to acquire from the Developer the said premises, for the consideration and on the terms and conditions hereinafter appearing. The typical floor plan indicating the said premises is annexed hereto and marked as Annexure "7". The name of the building shall be ^{TYPE A} Orchid Ozone 2 and shall hereinafter be referred to as the "said building";

(xxv) The Developer intends to develop the Larger Property in more than one phases. At present the Floor Space Index in respect of the Larger Property is 1:4. The Developer is entitled to further Floor Space Index. The Developer shall have all the rights and be entitled to develop the Larger Property in such manner and in such phases as it deems fit. The Developer is entitled to consume the present Floor Space Index and also the future Floor Space Index which it is entitled to and construct buildings by consuming the same. The present approvals are tentative and liable to amendment including for horizontal or vertical extensions and/or by approval of additional constructions so as to consume and exploit present 1:4 and/or any further FSI/TDR/Additional FSI on payment of premium or otherwise including claiming of areas Free of FSI on payment of Premium and all such rights and liberties are reserved.



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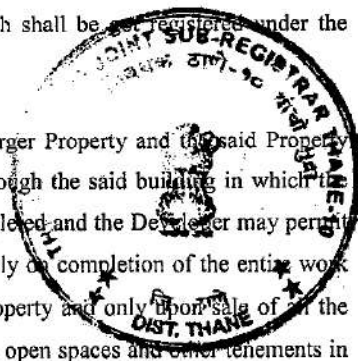
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(xxvi) The present layout of the Larger Property, design, elevation, plans etc., are contemplated and may be required to be amended from time to time by the Developer, and the Purchaser has entered into the present Agreement knowing fully well aware that the scheme of development proposed to be carried out by the Developer on the Larger Property and/or the said Property and/or any addition/s or deletion/s thereto, may take a very long time and therefore the Developer are and shall always be entitled to amend, from time to time, the plans, lay out, design, elevation etc. and the Purchaser does not have and cannot have and shall not raise any objection to the Developer making such amendments nor any ad-hoc committee / organisation and similar other Purchaser/s can have or shall claim any such right or raise objections;

(xxvii) The Purchaser has demanded inspection from the Developer and the Developer has given inspection to the Purchaser of all documents of title relating to the Larger Property including all the documents mentioned in the recitals hereinabove and also the plans, designs and specifications prepared by the Developer's Architects, the Certificate of title, revenue records and all other documents as specified under the Maharashtra Ownership Flat (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as "the M.O.F. Act") and the rules made thereunder, and also handed over the copies thereof;

(xxviii) Under Section 4 of the said M.O.F Act, the Developer is required to execute a written Agreement for Sale in respect of the premises agreed to be sold to the Purchaser and the Parties are therefore, executing these presents which shall be registered under the Indian Registration Act, 1908;

(xxix) The Purchaser is aware that development of the Larger Property and the said Property shall be over a lengthy period of time and that although the said building in which the said premises hereby agreed to be sold may be completed and the Developer may permit the Purchaser to use the said premises, however, only on completion of the entire work of development on the said Property and Larger Property and only upon sale of all the premises, flats, offices, shops, garages, stilt, parking, open spaces and other tenements in the buildings to be constructed on the said Property and also on the Larger Property and only upon receipt of all the amounts including entire consideration amount from the purchasers of the premises, the Developer shall take steps to form the said organisation and not an individual society of the each building and get the building/s and the land underneath thereto leased or conveyed in favour of the said organisation . This Agreement is entered into by the Purchaser on a specific understanding that the Purchaser shall not insist upon the lease or conveyance of the buildings and land underneath thereto being executed until the entire development of the said Property and the Larger Property and construction of all the buildings thereon is completed and until the sale of all the offices, shops, garages, stilt, parking, open spaces and other tenements, are effected by the Developer and all the amounts including entire consideration amount in respect



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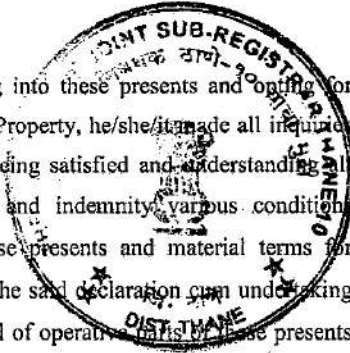
thereof are received by the Developer and/or their nominee/s and/or said Second Original Owners and Third Original Owner of their respective premises [unless they retain these premises as members of any ad-hoc committee / organisation in building/s in which same are to situate.

(xxx) The list of Annexures attached to this Agreement are stated hereinbelow:

Annexure "1":	Plan of the Property
Annexure "2":	Copies of the Revenue Records in respect of the Larger Property
Annexure "3":	Copies of the CC
Annexure "4":	Copy of the CC
Annexure "5":	Copy of the CC
Annexure "6":	Copy of the Title Certificate
Annexure "7":	Typical Floor Plan

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

- The Developer shall construct the said building Type A bearing No. 2 on the undivided and non-divisible portion admeasuring 40127.6 square meters and more particularly described in the Sixth Schedule hereunder written forming part of the said Property being undivided and non divisible out of said Larger Property, in accordance with the plans, specifications, designs and elevations as approved by the concerned local authority and which have been seen and approved by the Purchaser with such variations and modifications as the Developer may make from time to time. The name of the said Type A building is "Orchid Ozone 2".
- The Purchaser hereby agrees that prior to entering into these presents and for allotment of premises in the Layout of said Larger Property, he/she/it made all inquiries including thru his/her/its legal advisors and after being satisfied and understanding all terms has made a declaration cum undertaking and indemnity, various conditions mutually agreed that are basic foundation of these presents and material terms for arriving at the mutual agreement recorded herein. The said declaration cum undertaking and indemnity shall be deemed to be part and parcel of operative parts of these presents as if incorporated herein and Purchaser undertakes to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, thereunder and covenants of this clause are with aim and intent to bind himself/herself/itself and all person/s at any time claiming or to claim by, thru under or in trust for Purchaser or any of them including to the said ad-hoc committee / association and the said organisation as contemplated herein,



Rahim *F A* *[Signature]*

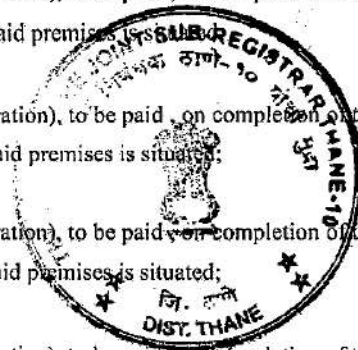
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3. The Developer hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authorities and/or Government bodies at the time of sanction of the said plans or thereafter.

4. Subject to the terms and conditions herein, and on payment of all the amounts including consideration amount by the Purchaser to the Developer, and on performance of all the terms, conditions, covenants, obligations etc. by the Purchaser, the Developer shall allot to the Purchaser and the Purchaser shall accept the allotment from the Developer, of the said premises being flat bearing No. 1005 admeasuring about 624.11 square feet (carpet area) inclusive of balcony, on 10th floor of Type A building No. 2 in the complex to be constructed on the portion of the said Property, at or for the consideration

of Rs. 2744250/- (Rs. Twenty seven lakhs forty four thousand two hundred and fifty only) ^{including 1 reserved car parking} The Purchaser shall pay the said consideration of Rs. 2744250/- (Rs. Twenty seven lakhs forty four thousand two hundred and fifty Only) to the Developer in the following manner:

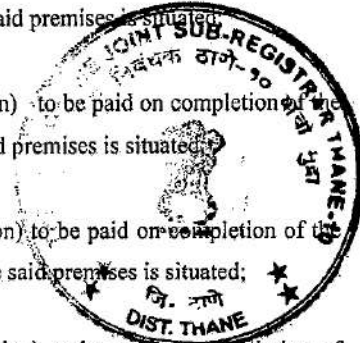
- (a) Rs. 274425 /-, (being 10% of the consideration) paid on execution of this Agreement being the earnest money;
- (b) Rs. 274425 /- (being 10% of the consideration), to be paid on completion of work of plinth of the said building in which the said premises is situated;
- (c) Rs. 109770 /- (being 4% of the consideration, to be paid , on completion of the 1st slabs of the said building in which the said premises is situated;
- (d) Rs. 109770 /- (being 4% of the consideration), to be paid , on completion of the 2nd slab of the said building in which the said premises is situated;
- (e) Rs. 109770 /- (being 4% of the consideration), to be paid , on completion of the 3rd slab of the said building in which the said premises is situated;
- (f) Rs. 109770 /- (being 4% of the consideration), to be paid on completion of the 4th slab of the said building in which the said premises is situated;
- (g) Rs. 109770 /- (being 4% of the consideration), to be paid , on completion of the 5th slab of the said building in which the said premises is situated;
- (h) Rs. 109770 /- (being 4% of the consideration), to be paid , on completion of the 6th slab of the said building in which the said premises is situated;
- (i) Rs. 109770 /- (being 4% of the consideration), to be paid , on completion of the 7th slab of the said building in which the said premises is situated;



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- (j) Rs. 109770/- (being 4% of the consideration, to be paid , on completion of the 8th slab of the said building in which the said premises is situated;
- (k) Rs. 109770/- (being 4% of the consideration), to be paid , on completion of the 9th slab of the said building in which the said premises is situated;
- (l) Rs. 109770/- (being 4% of the consideration), to be paid , on completion of the 10th slab of the said building in which the said premises is situated;
- (m) Rs. 109770/- (being 4% of the consideration), to be paid , on completion of the 11th slab of the said building in which the said premises is situated;
- (n) Rs. 109770/- (being 4% of the consideration), to be paid , on completion of the 12th slab of the said building in which the said premises is situated;
- (o) Rs. 109770/- (being 4% of the consideration), to be paid , on completion of the 13th slab of the said building in which the said premises is situated;
- (p) Rs. 109770/- (being 4% of the consideration), to be paid , on completion of the 14th slab of the said building in which the said premises is situated;
- (q) Rs. 109770/- (being 4% of the consideration), to be paid , on completion of the 15th slab of the said building in which the said premises is situated;
- (r) Rs. 82327/- (being 3% of the consideration) to be paid on completion of the brick-work of the said building in which the said premises is situated;
- (s) Rs. 82327/- (being 3% of the consideration) to be paid on completion of plastering of the said building in which the said premises is situated;
- (t) Rs. 82327/- (being 3% of the consideration) to be paid on completion of the Electric Work of the said building in which the said premises is situated;
- (u) Rs. 82327/- (being 3% of the consideration) to be paid on completion of flooring of the said premises;
- (v) Rs. 82327/- (being 3% of the consideration) to be paid on completion of INTERNAL painting of the said premises; and
- (w) Rs. 137212/- (being 5% of the consideration), being the balance consideration amount to be paid on a notice issued by the Developer to the Purchaser informing the Purchaser that the said premises is ready for use.



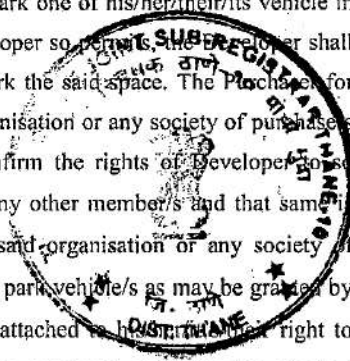
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All taxes (whether applicable/payable now or become applicable/payable in future) including Service Tax, VAT and/or any other levy, cess, rates or tax or payment that may be hereafter charged, levied or sought to be charged, levied or recovered in respect of the said Property, the said building and / or other structures standing thereon and / or the said premises or any part thereof shall be borne and paid by the Purchaser alone and the Developer shall never be liable, responsible and/or required to bear, and/or pay the same or any part thereof. The Purchaser is aware that the Central Government had by amendment in Finance Act introduced levy of Service Tax, which has been set aside by Common Order in High Court of Judicature at Delhi and same is under Challenge before Hon'ble Supreme Court and said SLP is pending. The Purchaser shall be bound by the outcome of same and has expressly undertakes to bear and pay such Service Tax if and when applicable and payable together with penalty etc if and as applicable, whether or not possession of said premises is taken and/or the transaction under these presents is completed by parties.

The Purchaser is also aware that levy of VAT has also been introduced and the same is under challenge before the Hon'ble High Court at Bombay. The Purchaser shall be bound by the outcome of same and has expressly undertakes to bear and pay such VAT, if and when applicable and payable together with penalty etc. if and as applicable, whether or not possession of said premises is taken and/or the transaction under these presents is completed by parties.

- 5. Subject to the terms and conditions herein and on performance of all the terms, conditions, covenants, obligations etc. by the Purchaser, the Developer may permit and the Purchaser shall have a right and be entitled to park one of his/her/their/its vehicle in the space earmarked by the Developer. If the Developer so permit, the Purchaser shall issue a letter in favour of the Purchaser and earmark the said space. The Purchaser for himself and as [direct or indirect] member of said organisation or any society of purchasers in said building no ^{TYPE A} 2 do hereby admit and confirm the rights of Developer to allocate any "vehicle park/s" to Purchaser and/or any other member/s and that same and shall be binding on the Purchaser and such said organisation or any society of purchasers in said building no ^{TYPE A} 2 and such right to park vehicle/s as may be granted by Developer shall be reserved for such Allottee and attached to his/her/their right to exclusive use of same as long as he/she/it/they is/are member/s and owns the attached Flat/s in said Complex and such right to park vehicle/s as may be granted by Developer shall be transferable to Transferee/s of the respective Flat/Premises to which same is attached or to any other Flat/Premises Owner within said Complex and also can be exchanged interse by such member/s i.e Flat/Premises Owner within said Complex. The Purchaser for himself and as [direct or indirect] member of said organisation or any society of purchasers in said building no ^{TYPE A} 2 do hereby expressly waives his/her/its/their rights if any to the contrary and such waiver shall be binding on said organisation or any society of purchasers in said building no ^{TYPE A} 2.



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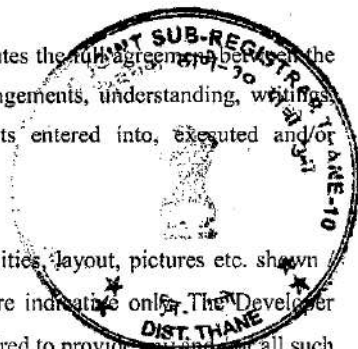
6. The Purchaser shall make all payments of the consideration amount due and payable to the Developer within 15 days of achieving of relevant progress at site and it would be obligation of Purchaser to keep track of progress and make payment, whether or not any demand notice in that behalf is issued or not by Developer. All payments shall be made only through an account payee cheque / demand draft / pay order / any other instrument drawn in favour of – “Neelkamal Realtors Suburban Private Limited” or such name as Developer may direct in writing from time to time. In case of any financing arrangement entered by the Purchaser with any financial institution with respect to the purchase of the said premises, the Purchaser undertakes to direct such financial institution to, and shall ensure that such financial institution does disburse/pay all such consideration amounts due and payable to the Developer through an account payee cheque / demand draft / pay order drawn in favour of – “Neelkamal Realtors Suburban Private Limited” or such name as Developer may direct in writing hereafter from time to time.

7. It is also made clear by the Developer that if the Developer have made any tie-up with any financial institution for the purpose of housing loan and the Purchaser avails the loan from the said financial institution, the Purchaser shall irrevocably consents to take the disbursement of his/her/their loan according to the terms set out as per the said tie-up.

8. The Developer shall have first lien and charge on the said premises agreed to be acquired by the Purchaser in respect of any unpaid amount payable by the Purchaser to the Developer hereunder. It is essential and integral term and condition of this Agreement, that only upon payment of the entire consideration and all other amounts, charges, dues, outgoing, etc. payable hereunder, having been paid on its respective due date/s without any default by the Purchaser to the Developer (and not otherwise), will the Purchaser have or be entitled to claim any rights, against the Developer under this Agreement and / or in respect of the said premises.

9. The Parties hereto confirm that this document constitutes the full agreement between the parties and supersedes all previous agreements, arrangements, understanding, writings, allotment, letters, brochures and/or other documents entered into, executed and/or provided.

10. It is agreed that the information, specifications, amenities, layout, pictures etc. shown contained in brochure shown to Purchaser, if any, are indicative only. The Developer shall not be liable, responsible, obligated and / or required to provide or all such amenities, specification etc. as contained in the brochure and/or these presents or to strictly adhere to any layout or nature of development of Larger Property or any building/s or Elevation/s as reflected therein and Purchaser is aware and admits same to be temporary and that the actual development would be and can be only as per sanctioned plans and approvals and amendments thereto from time to time. No right of any nature whatsoever shall be construed and/or deemed to have accrued in favour of any person

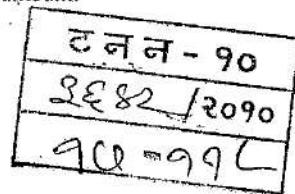
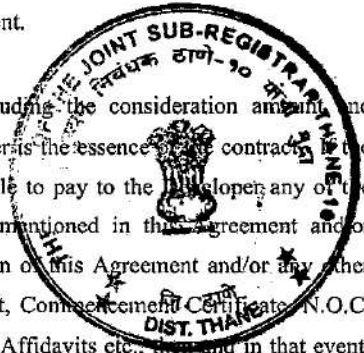


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and/or Purchaser from or by virtue of such brochure, plans, estimates, figures etc. And sarequest to purchase the said premises, as contained in Final Plans at completion of Project in its entirety as contemplated and mentioned herein and which Purchaser was made aware of completely prior to entering into transaction and opting to shall be deemed as Final and conclusive. The Developer is and shall not be liable and/or responsible for any loss, damages, cost, charges, expenses suffered / incurred and/or likely to be suffered and/or incurred by any person and/or Purchasers and no person or Purchaser shall have any right or be entitled to claim or enforce any right based on such brochure etc.

11. It is further agreed that the Developer shall have irrevocable and unconditional right to change, delete, substitute, alter, subtract, add, amend etc. the said plans, drawings, information, specification, amenities, lay-out etc. in such manner as the Developer may deem fit as permissible and permitted by authorities, without any further or other reference or recourse to Purchaser and/or any ad-hoc committee / association and/or the said organisation / MMDRA's Organisation.
12. The Purchaser agrees and confirms that the payment of instalments shall be made on the due dates, without any delay or default, in terms of this Agreement. The Purchaser agrees that the time for payment is the essence of the contract. An intimation forwarded by the Developer [though not obliged] to the Purchaser that a particular stage of construction is completed shall on despatch be sufficient proof that a particular stage of construction is completed. It is further agreed that if the Purchaser commits any delay or default in making payment of any of the amounts and/or instalments of any amount payable under this Agreement, the Developer shall without prejudice to any other rights or remedies that they may have against the Purchaser, including right to forfeit the consideration amount and/or terminate and/or put an end to this Agreement as mentioned herein, be entitled to receive and recover from the Purchaser and the Purchaser shall pay to the Developer interest on all outstanding payment at the rate of 21% per ^{Annium} month compounded on monthly rests from the due date till the date of actual payment.
13. Time for the payment of all the amounts including the consideration amount and performance of all the obligations by the Purchaser is the essence of the contract. If the Purchaser fails, neglects and/or is otherwise unable to pay to the Developer any of the amount including the consideration amount as mentioned in this Agreement and/or commits breach of any of the terms and condition of this Agreement and/or any other writing and/or the terms and conditions of layout, Connection Certificate, N.O.C. and other sanction, permission, Undertakings and Affidavits etc., and in that event, the Developer shall without prejudice to all other rights that the Developer may have against the Purchaser either under this Agreement, or in law or otherwise, be entitled to terminate this Agreement and forfeit and appropriate the following amount:



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a. a minimum of 10% (Ten percent) of the total consideration value, or all the losses and/or damages suffered in the sale of the said premises to a new purchaser, whichever is more.

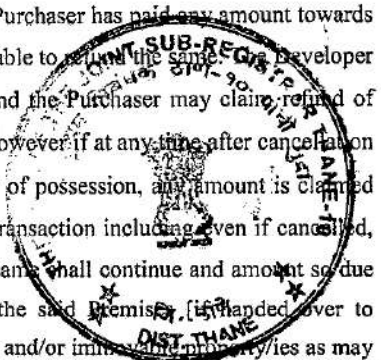
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b. a minimum of 12% (Twelve percent) of the total consideration value, or all the losses and/or damages suffered in the sale of the said premises to a new purchaser, whichever is more, in case of any brokerage was paid by Developers with respect to the sale of the said Premises to Purchaser.

The Developer shall refund without interest the balance if any due to the Purchaser only after deductions of all amounts deductible as aforesaid and the said premises is sold and all amounts including consideration amount has been received from the new purchaser in respect of the said premises. However, any profit and all other advantages and benefits arising from the sale of the said premises to a new purchaser shall be to the sole and exclusive credit / account of the Developer and the Developer shall be entitled to the said profits and all other advantages and benefits. If the amount paid by the Purchaser is less than the amount of forfeiture, then the Purchaser shall be liable to pay the difference of amount due on forfeiture to the Developer and shall forthwith pay the same.

14. On Purchaser committing breach of any of the terms and condition of this Agreement including failing and/or neglecting etc. to pay to the Developer any of the amount including the consideration amount as mentioned in this Agreement as aforesaid and/or on termination of this Agreement for any reason whatsoever, the Purchaser shall cease to have any right, title, interest, claim or demand or dispute of any nature whatsoever either against the Developer or against the said premises and the Developer shall be entitled to deal with and dispose of the said premises to any other person/s as they deem fit without any further act or consent of the Purchaser.

15. In case of a termination of this Agreement, if the Purchaser has paid any amount towards Service Tax or VAT, the Developer shall not be liable to refund the same. Developer at the most may issue a letter to the Purchaser and the Purchaser may claim refund of such amount paid towards Service Tax or VAT. However if at any time after cancellation or termination of this Agreement or handing over of possession, any amount is claimed by Government as Service Tax or VAT on such transaction including even if cancelled, the liability of the Purchaser to bear and pay the same shall continue and amount so due would always be deemed to be the charge on the said Premises, [if handed over to Purchaser] and if not handed over, on the movable and/or immovable property/ies as may be belonging to Purchaser at the time such amount is found due and demanded by Developer and the Purchaser declare and confirm that the limitation for claiming such amount if any shall commence on date such demand is made by authorities in writing upon Purchaser or the Developer, as case may be.



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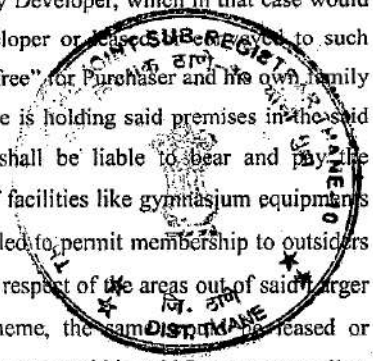
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16. It is expressly agreed that the right of the Purchaser under this Agreement or otherwise is restricted only to the said premises subject to the payment of all the amounts including the consideration amount payable by the Purchaser to the Developer and subject to compliance of all other terms and conditions hereof by the Purchaser. All other unsold flats, premises, parkings, rights for reserved allocation of car/vehicle parks and portion or portions of the buildings for said purpose/s with right to transfer such reserved rights with said premises, including licenses for use of any open spaces, terraces on the said Property and/or said Larger Property etc., shall be the sole and absolute property and rights/entitlements of the Developer even after the said Property is leased / conveyed to the said organisation. The Purchaser hereby after examining and understanding implications and seeking advise duly confirms and consents to the irrevocable, absolute and unfettered right of the Developer to develop, sub-develop and/or assign its rights, give on lease, sub-lease, and/or deal with and dispose off the said Property, the Larger Property and/or buildings and/or all other unsold flats and car parks and portion or portions of the said Property and within the Larger Property including open spaces, terraces, etc., in the manner deemed fit by the Developer without any further or other consent or concurrence.

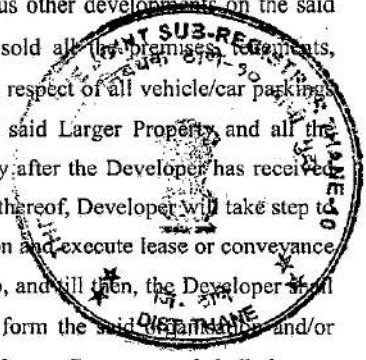
17. It is further expressly agreed by Purchaser that Developer shall become liable to execute lease or conveyance, in respect of the buildings and land underneath thereto in favour of the said organisation, only after the entire project in respect of development on said Larger Property [including any further addition/deletion thereto] is complete and Occupation Certificate of all structures and buildings etc on the same is duly issued by MCGM and MBMC, as the case may be and all flats and other premises are sold and all the consideration in respect thereof are received by the Purchaser. The lease or conveyance of any common areas and facilities within the said Property would may be given to said organisation at that time, unless any common area, amenity/facility including Club House, Swimming Pool etc is decided by Developer to be controlled and managed itself or through any agency appointed by Developer, which in that case would not be leased or conveyed but retained by Developer or its nominee/s to such agency. The membership of such Club would be "free" for Purchaser and his own family members i.e spouse and children so long as he/she is holding said premises in the said building These members including Purchaser/s shall be liable to bear and pay the applicable recurring fees for use and enjoyment of facilities like gymnasium equipments etc. The Developer/such agency shall also be entitled to permit membership to outsiders on such terms as they may deem fit and proper. In respect of the areas out of said Larger Property, as may be under Rental Housing Scheme, the same shall be leased or conveyed to MMRDA's Organisation. The common areas within said Property as well as benefits of membership of Club and Swimming Pool may also be conferred on it and/or purchasers of premises in said development and on such terms as may be determined by Developer. In respect of the Common Layout RG, the lease or conveyance shall be executed jointly in favour of the said organisation and MMRDA's Organisation and the Third Original Owner or it's nominee/s or Society of premises purchasers in respect of



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said Third Original Owner Premises [provided and only if the Developer decides in its discretion to give them advantage of access and use thereof]. The said organisation and MMRDA's Organisation shall be liable for maintenance of respective areas and jointly for maintenance of all such common areas as may be leased or conveyed. Pending same, the Developer may permit respective ad-hoc committee / association of respective buildings to look after administration and management of affairs of respective building/s as may be identified by Developer. However such identification shall be notional and would not mean any sub-division or partition of said Property in any manner nor same is or shall be permissible at any time. Till the said organisation takes over the management and administration of respective areas and common areas, if any within said Property, the Developers would endeavour to look after and maintain same from date they are ready and the Purchaser and the said ad-hoc committee / organisation of the said building shall be liable to bear and pay to Developers, monthly contribution as may be determined by Developer for purpose and in addition keep deposited the requisite Interest Free Deposits as set out in these presents before taking License to Enter the said premises and occupy/use and/or reside in the same on receipt of Occupation Certificate. Save and except execution of lease or conveyance in respect of the buildings and the land underneath thereto, the Developer shall not be liable, required, responsible and/or obligated to execute lease or conveyance in respect of any other part or portion of the said Property and Larger Property including car/vehicle parks areas, open spaces, terraces, etc. It is expressly reiterated by Purchaser that such lease or conveyance in respect of the buildings and land underneath thereto in favour of the said organisation shall be executed by the Developer only after the Developer has utilized, consumed, loaded etc. entire Floor Space Index ("FSI") all the rights, benefits, advantage, floating rights, FSI, yield, transferable development rights (TDR) including present and future FSI, rights, title, interest, benefits, advantage, TDR, yield etc. and only after the Developer has completed the construction of the buildings including the said building and other buildings on the said Property and also completed in all respect various other developments on the said Larger Property, and only after the Developer has sold all (let premises, allotments, allotted and allotted the reserved transferable rights in respect of all vehicle/car parking and all other premises etc. in the said Property and said Larger Property, and all the buildings and / or within the Larger Property and only after the Developer has received all the amounts and consideration from the purchasers thereof, Developer will take step to form the said organisation and MMRDA's Organisation and execute lease or conveyance in respect of the buildings and land underneath thereto, and will then, the Developer shall not be bound, liable, required and/or called upon to form the said organisation and/or MMRDA's Organisation within balance areas of said Larger Property, and shall also not be required to execute lease or conveyance in respect of buildings and land underneath thereto and the Purchaser agrees and irrevocably consents not to have any demand or dispute or objection in that behalf himself/herself/itself or through any ad-hoc committee / association of which he/she/it may be/become member. Further the Developer has sole and complete discretion either to execute lease or conveyance of the buildings and land underneath thereto in favour of the said organisation incorporating the covenants of



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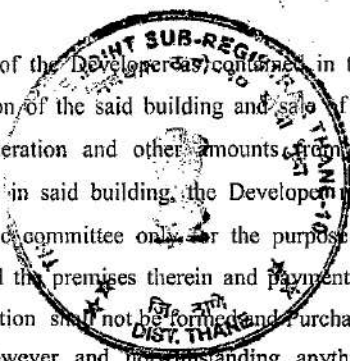
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Purchaser/s and other purchasers as conditions precedent thereto and covenants running with land and same would be valid and binding.

18. The Purchaser and the person to whom the said premises is permitted in writing by Developer to be transferred to by Purchaser, shall, from time to time, sign all applications, papers and documents and do all acts, deeds, and things as the Developer or the said organisation may require for safeguarding the interest of the Developer and/or the Purchaser and other purchasers in the said Property.

19. The Developer shall have an irrevocable right and the Purchaser hereby expressly consents and confirms that the Developer will always be entitled to utilize all FSI and/or TDR and/or any other rights, benefits including floating rights which may be available on the said Property and the Larger Property or any other property or properties, as the case may be, (whether in present or in future) and until the entire FSI and/or TDR and/or all other rights, benefits including floating rights which may be available on the said Property and the Larger Property and any other adjoining or other properties, is duly utilized or consumed or loaded by the Developer and until the construction of all the buildings on the said Property and the Larger Property is completed and until all the flats and other premises including garages, stilt, parking, open spaces and other tenements in the building/s are sold and until all the amounts are received by the Developer from the Purchasers in respect of the flats and other premises including garages, stilt, parking, open spaces and other tenements in the building sold to them, the Developer shall not till then be bound and shall not be called upon or required to form the said organisation, and shall not be required to execute lease or conveyance in respect of the buildings and the land underneath thereto and the Purchaser agrees and irrevocably consents not to have any demand or dispute or objection in that behalf either himself/herself/itself or through any ad-hoc committee / association of which he/she/it is or may become member.

20. Subject to and without prejudice to the rights of the Developer as contained in this Agreement, only after completion of construction of the said building and sale of all premises therein and receipt of entire consideration and other amounts from all prospective purchasers and holders of premises in said building, the Developer may permit formation of an association or ad - hoc committee only for the purpose of managing and maintaining the said building and the premises therein and payment of taxes in respect thereof and till then said organisation shall not be formed and Purchaser shall not participate in such formation/s. However and notwithstanding anything contained herein, it is expressly agreed and understood between the parties hereto that the granting of permission to form the said association or ad - hoc committee or formation of the said association or ad - hoc committee shall be subject to rights of the Developer including right to consume the entire FSI and all other rights, benefits, advantages etc. and execution of lease or conveyance of the buildings and the land underneath thereto in favour of the said organisation shall be only after entire development of the larger Property and construction of the buildings thereon and only after sell off all the premises,



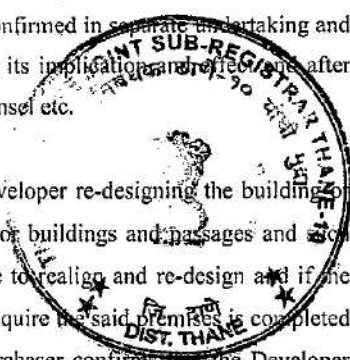
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flats, offices, shops, garages, stilt, parking, open spaces and other tenements in the buildings to be constructed on the said Property and also on the Larger Property and / or within the Larger Property and only after the Developer has received all the amounts including entire consideration from the purchasers of the premises etc.

21. It is agreed that notwithstanding anything contained to the contrary herein, the Developer shall be entitled at any time to amend the existing layout and/or to construct additional building/ structures on the said Property and/or additional floors on said building being constructed on the said Property, even after completion of said building and/or even after execution of lease/conveyance in respect of the said building in favour of the said organisation. All such additions, alterations, additional floors and/or additional wings, building and/or structures shall be the sole property of the Developer who shall be entitled to sell and/or otherwise deal with the same in the manner the Developer deems fit. Such additional construction may either be on account of additional FSI that may be available from the said Property and Larger Property or elsewhere and/or on account of TDR and/or any other rights, benefits including floating rights which may be available in respect of the said Property and Larger Property or other properties and/or any potential that may be available on account of the amendment in the Development Control Rules or FSI or otherwise or on account of floating rights and all other benefits and rights. The Developer shall be entitled to utilize and consume such TDR, FSI or any other potential, other rights, benefits including floating rights etc. to the extent possible in law. The Purchaser shall not be entitled to claim any rebate in price or any other advantage from the Developer on the ground of the Developer making additional construction or any other ground whatsoever. The Purchaser hereby confirms and consents to the irrevocable and unfettered right of the Developer to construct and sell the said building on the said Property and/or additional floors on the said building being constructed on the said Property in the manner deemed fit by the Developer without any further or other consent or concurrence in future and these consents and confirmation shall be treated as irrevocable No Objection ("NOC") consent, permission given by the Purchaser, under section 7 and 7 A of M.O.F. Act and same is also confirmed in separate undertaking and declaration given by Purchaser, after understanding its implications and after legal advise if any from his/her/its own advocate/counsel etc.

22. The Purchaser hereby expressly consents to the Developer re-designing the building increasing number of floors, adding more building or buildings and passages and other area or areas which the Developer may desire to realign and re-design and if the said building in which the Purchaser has agreed to acquire the said premises is completed earlier than other building/s structures, then the Purchaser confirms that the Developer will be entitled to utilise any FSI presently available and / or that may be available in the future on account of change in regulations / law / act etc which results in increase in FSI on the said Property, and Larger Property or any part thereof or adjoining property or properties as the case may be and the present and / or future FSI available on the said property and Larger Property is fully utilised by the Developer and the amount of 3382/2090

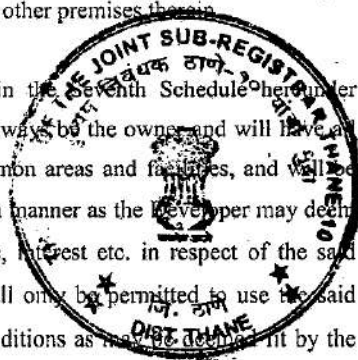


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amounts receivable by the Developer is/are duly received by the Developer and all the obligations required to be carried out by the Purchaser herein and the purchaser/s of premises from the said Developer are fulfilled by them the Developer shall not be bound and shall not be called upon or required to form the said organisation and the Purchaser agrees and irrevocably consent not to have any demand or dispute or objection in that behalf. The Developer may also during course of construction, alter or amend the elevations, features, amenities, specifications and plans etc including to add or delete wings, floors and have vertical or horizontal extensions.

23. The Developer shall be, if the Developer so decides, entitled to construct in, over or around or above the terrace of the said building or any additional area or facility permitted within the rules of the MBMC / MCGM.
24. The Developer shall be entitled to grant any right of way or licence of any right through, over or under the said Property and Larger Property to any person including occupant, purchaser or person entitled to any area or areas in any building which may be constructed by the Developer on the said Property and Larger Property or to any person as the Developer may desire or deem fit.
25. The Developer shall be entitled to revise the boundary or area or the layout of the said Property and Larger Property and to submit any revised layout or amended building plans for the purpose of revision of the layout in respect of the said Property and Larger Property as the Developer may desire or deem fit from time to time.
26. The Purchaser has made inquiries and is satisfied that the Developer has right and authority to develop the said Property and Larger Property and construct building thereon sell the flats and other premises therein. The Purchaser hereby undertakes not to raise any objection and/or requisitions to the title, right, authority etc. of Developer to the said Property and Larger Property and/or right of the Developer to construct the buildings including the said building thereon and sell flats and other premises therein.
27. The common areas and facilities are described in the Seventh Schedule hereunder written. It is agreed that : (a) the Developer shall always be the owner and will have all the rights, title, interest in respect of the said common areas and facilities, and will be entitled to deal with and dispose of the same in such manner as the Developer may deem fit; (b) the Purchaser will not have any right, title, interest etc. in respect of the said common areas and facilities; (c) the Purchaser shall only be permitted to use the said common areas and facilities on such terms and conditions as may be determined by the Developer and/or its agent, wherever such facilities or areas are determined to be retained by Developer as such. It is expressly clarified and Purchaser reiterates and confirms that purchase price agreed to be paid and consideration mutually agreed to be paid by Purchaser as mutually agreed with Developer, only in respect of the said



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premises and areas, amenities and specifications as agreed to be provided within the same and that no part/s of the same is for any common facilities or amenities etc.

28. It is made clear by the Developer that the quality, colour, shape, make and design of the materials used for providing amenities in the flats / shop may be differ from building to building in the project and it is not binding on the Developer to use the same quality, colour, shape, make and design materials in the entire project.
29. Upon completion of the said building being constructed on the said Property, the Developer shall permit the Purchaser to use the said premises as a Licensee and such License shall be transferable with transfer of ownership of said premises. The possession of the said premises shall be transferred simultaneously on execution of lease or conveyance of the buildings and land underneath thereto in favour of the said organisation as per time for it decided and agreed under these presents. The Developer shall endeavour to complete the construction of the said premises on or before 31st December, 2014, and if the construction of the said premises is not completed by 31st December, 2014, then the Developer shall complete the construction of the said premises within further period of 12 months after 31st December, 2014, provided always that the Developer shall be entitled to further extension of time for completion of the said building, if the completion of said building is delayed on account of:
- Non-availability of steel, cement, other building material, water or electric supply;
 - War, Civil Commotion or act of God;
 - Any notice, order, rule, notification of the Government, MBMC / MCGM and/or other public or other Competent Authority or Court, Tribunal;
 - Economic downturn;
 - Any other eventuality or event which is beyond the control of the Developer including precarious financial condition of the Developer and/or economic downswing in real estate or any other industry; and
 - Any other force majeure or viz-majeure;

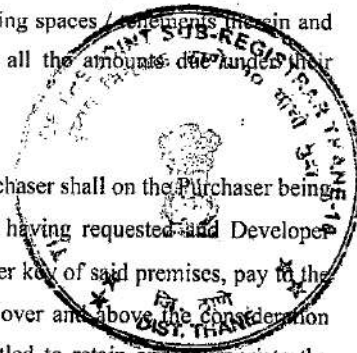
Subject to the aforesaid, and subject to other terms hereof, if the Developer is unable to offer possession of the said premises by the date stipulated hereinabove then the Developer agrees that they shall be liable to refund to the Purchaser the amounts already received by them in respect of the said premises with simple interest at the rate of 9% (nine percent) per annum from the date the Developer received the sum till the dates the amounts and interest thereon is re-paid by the Developer to the Purchaser.



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30. The Purchaser shall make payment of the instalments mentioned hereinabove along with all the other amounts as mentioned in clause 34 and 35 below. The Purchaser shall occupy the said premises within 7 days of the Developer giving written notice to the Purchaser intimating that the said premises is ready for occupation.
31. The Purchaser shall use the said premises only for residential purpose.
32. The Purchaser doth hereby agree, declare and confirm that the Purchaser and the other purchasers of the premises in the said building shall jointly and severally be liable and responsible to operate and maintain the various assets installed in the buildings within the Larger Property like water pumps, fire fighting system, filtration plants including other such items for Rain Water Harvesting System and other such equipments and appliances etc. as may be necessary for the purpose of use and management of the various amenities, facilities and plant and machinery by all the flat purchasers in common, as common amenities and facilities and thereby ensure compliance of the condition as imposed by MoEF or as may be imposed by them with respect to the development and construction of the buildings as the case may be.
33. The Developer shall at its sole discretion form and register the said organisation. The Purchaser agrees from time to time to sign and execute documents necessary under the Apartment Act or Maharashtra Co-operative Societies Act or any other relevant Act and . Such application shall be duly filled in, signed and returned to the Developer within 15 days of the same being forwarded by the Developer to the Purchaser, so as to enable the Developer to register the said organisation. However, lease or conveyance will be executed only after the Developer has completed the construction of all the buildings entirely and in all respect and the Developer is or will be entitled to construct by utilizing the additional FSI and/or TDR and/or all other rights, title, interest, benefits etc. and after receiving the Occupation Certificate in respect of all buildings and only after the Developer has sold all the flats / Shops/ Offices/ Parking spaces / ~~premises~~ and after all the purchasers have paid to the Developer all the amounts due under their respective agreements.
34. As part of the transaction contemplated herein, the Purchaser shall on the Purchaser being intimated to occupy the said premises, or Purchaser having requested and Developer [though not obliged] having acceded to and handed over key of said premises, pay to the Developer inter alia the following lumpsum amounts over and above the consideration mentioned in clause 3 above. The Developer is entitled to retain and appropriate the same.



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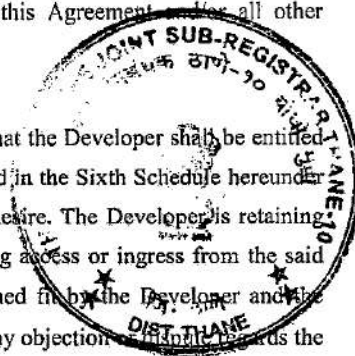
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indicative and not exhaustive and the Purchaser agrees to pay to the Developer, such other charges as the Developer may indicate.

36. It is agreed that in the event of any additional amounts becoming payable in respect of items mentioned in clause 34 and 35 above, the Purchaser shall forthwith on demand pay to and/or deposit the additional amounts with the Developer. The said amount shall not carry any interest.
37. All costs, charges and expenses incurred in connection with the formation of the said organisation as well as the costs of preparing, engrossing, stamping and registering all deeds, documents required to be executed by the Developer and by the Purchaser including stamp duty, registration charges etc., payable in respect of such documents, as well as the entire professional costs of the attorneys of the Developer for preparing and approving all such documents shall be borne and paid by the Purchaser and the said organisation as aforesaid and/or proportionately by all the holders of the flats and other premises, etc., in the buildings. The Developer shall not be liable to contribute anything towards such expenses.
38. The Purchaser shall bear and pay all the amounts payable towards stamp duty, registration charges and all out-of-pocket costs, charges and expenses on all documents for transfer of the said premises including on this Agreement. Any consequence of failure to register this Agreement within the time required shall be on the Purchaser's account.
39. It is agreed that one month prior to the execution of the lease or conveyance the Purchaser shall pay to the Developer, the Purchaser's share of stamp duty and registration charges payable, if any, by the said organisation on the execution of the lease or conveyance in respect of the buildings and land underneath thereto and the Developer shall not be liable or responsible for any of the said stamp duty and registration charges. The Purchaser alone will be responsible for consequences of insufficient and/or non-payment of stamp duty and registration charges on this Agreement and/or all other documents etc.
40. It is agreed between the Developer and the Purchaser that the Developer shall be entitled to develop the said Property more particularly described in the Sixth Schedule hereunder written in phase-wise manner, as the Developer may desire. The Developer is retaining unto themselves full rights for the purpose of providing access or ingress from the said Property and the Larger Property in the manner deemed fit by the Developer and the Purchaser unequivocally consents agree/s not to raise any objection towards the same now or any time in the future.
41. It is agreed between the Developer and the Purchaser that the Developer shall be entitled from time to time and at all times to make necessary amendments or changes or substitution or modification of the plan or as may be sanctioned by MBMC.



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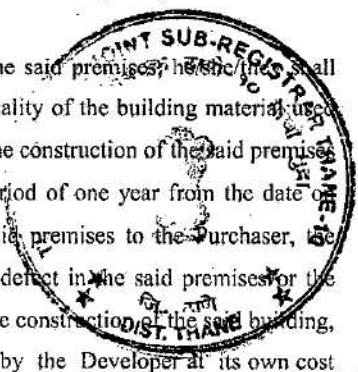
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respect of the said Property and the Larger Property to utilize FSI and/or development rights in respect thereof and for that purpose to submit Plan or Proposal as the Developer may desire. It is further agreed that the Developer in its absolute discretion shall be entitled to locate or provide in the buildings on the said Property and the Larger Property any additional floor or floors and use the same for residential, commercial and/or such other purpose or purposes as the Developer may desire without reference or recourse to the at the discretion and/or option of the Developer time to time.

- 42. It is agreed that the Developer shall be entitled to give on lease or conveyance of the buildings and land underneath thereto on un-sub-divided basis in favour of the said organisation and the Purchaser agrees not to raise any objection or dispute regards the same. It is made amply clear that the Developer shall be the entity which will ultimately decide about the grant of right of way or open spaces or any access or ingress to each of the building or buildings, wing or wings thereof, in the said Property and the Larger Property and the Purchaser shall not dispute or object to the same any time hereafter in any manner whatsoever. The Purchaser is fully aware that the Developer has entered into this Agreement on the faith, assurances and the Agreement between the Developer and the Purchaser is that the Developer alone shall be entitled to decide the portion or portions to be demised by way of lease or conveyance on un-sub-divided basis and the Purchaser agrees not to raise any objection or dispute regards the same.

Notwithstanding what is contained to the contrary the Developer shall be entitled to lease or convey the buildings any part thereof or portion or portions thereof either phase-wise or wing-wise to the said organisation and the option to be selected and exercised by the Developer shall be the sole option of the Developer and the Purchaser confirms that neither the Purchaser herein nor the said organisation will be entitled to call upon or compel the Developer to select any specific option as the case may be.

- 43. Upon the Purchaser being permitted to enter upon the said premises, he/she shall have no claim against the Developer as regard the quality of the building material used for construction of the said premises or the nature of the construction of the said premises or otherwise howsoever, provided that if within a period of one year from the date on which the Purchaser being permitted to enter the said premises to the Purchaser, the Purchaser brings to the notice of the Developer any defect in the said premises or the material used therein or any unauthorised change in the construction of the said building, then, wherever possible such defect shall be rectified by the Developer at its own cost and in case it is not possible to rectify such defects, then the Purchaser shall be entitled to receive from the Developer/s reasonable compensation for such defect or change as determined by the Authority appointed under the M.O.F. Act.



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- 44. So long as each flat / garage /other premises in the buildings are not being separately assessed for municipal taxes and water charges etc., the Purchaser shall pay to the Developer a proportionate share of the Municipal tax and water charges assessed on the

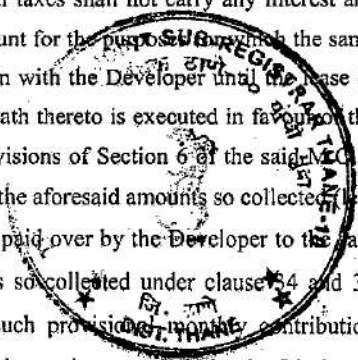
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buildings . Such proportion to be determined by the Developer on the basis of the area of the said premises, however for the purpose of determining such proportion, the area of the unsold flats/premises will not be taken into account. The Purchaser along with the other purchasers/allottees will not require the Developer to contribute a proportionate share of the maintenance charges, municipal taxes, water charges and all other rent, rates and taxes in respect of the flats, shops, offices, garages, car parkings and other premises which are not sold or disposed of by the Developer even after the said buildings and land underneath thereto has been leased or conveyed in favour of the said organisation.

45. Commencing immediately after notice in writing is given by the Developer to the Purchasers that the said premises is ready for occupation or Purchaser having requested and Developer [though not obliged] having acceded to and handed over key of said premises, the Purchaser shall be liable to bear and pay the proportionate share of outgoings in respect of the said Property and the said building known as "Orchid Ozone 2" including local taxes, betterment charges or such other levies by the concerned local authority and/or Government. The Purchaser shall also pay his proportionate share towards maintenance and repairs to the buildings, the compound, the compound walls, water pumps and electrical fittings, drainage and plumbing installations and fittings, car and passenger lifts, etc., water and sewerage charges and taxes, cost of water supplied by water tankers, rent and cost of water meter or electric meters, insurance, common lights, repairs, salaries of clerks, bill collectors, chowkidars, sweepers, and also other expenses necessary and incidental to the management and maintenance of the said Property in addition to the amounts mentioned in clause 34 and 35 hereof. It is agreed that if the Developer so requires, the Purchaser shall make such additional payment towards the outgoings on a continuous basis, beginning from the time the notice in writing is given by the Developer to the Purchaser till the lease or conveyance of the buildings and land underneath thereto to the said organisation. All amounts paid by the Purchaser to the Developer on account of outgoings and municipal taxes shall not carry any interest and the Developer shall be entitled to spend such amount for the purpose for which the same are collected and the unspent balance shall remain with the Developer until the lease or conveyance of the buildings and the land underneath thereto is executed in favour of the said organisation as aforesaid. Subject to the provisions of Section 6 of the said M.C.F. Act, on such lease or conveyance being executed, the aforesaid amounts so collected (less deductions provided for this Agreement) shall be paid over by the Developer to the said organisation. After the utilisation of the amounts so collected under clause 34 and 35 hereinabove, the Purchaser undertakes to pay such provisionally monthly contribution towards proportionate share of municipal taxes and outgoings regularly by the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever otherwise interest at the rate of 2% per month (compounded at monthly rest) will be charged. The right of the Developer to charge the said interest is without prejudice to their rights including right to terminate this Agreement, levy cancellation charges etc.

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46. It is agreed, confirmed and covenanted by and between the Parties hereto that the Developer shall have full right and absolute authority and shall be entitled to, at any time hereafter, change, alter and amend the layout, plans, designs, elevation, etc. of said building and/or the said Property and the Larger Property and/or get the said Property and the Larger Property sub-divided into small portions or parts or amalgamate the same with any other property or properties and the Purchaser shall not have any objection in this regard. Further it is agreed between the parties hereto that the Purchaser shall not be entitled to nor shall he/she/they insist for sub-division of the said Property and the Larger Property or be entitled to any FSI exceeding the FSI used and consumed in the said building and that the Purchaser and/or the said organisation shall not be entitled to put up any further or additional construction on the buildings exceeding the FSI consumed therein at the time of lease or conveyance to be executed in their favour for any reason whatsoever.

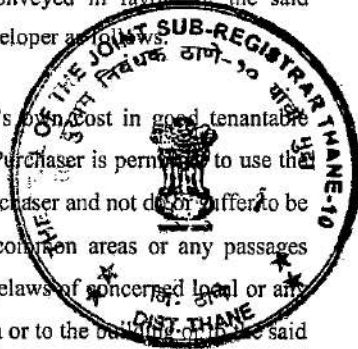
47. It is further agreed, confirmed and covenanted between the parties hereto that Purchaser shall not change the user of the said premises and/or make any structural alteration and/or construct any additional structures, mezzanine floors, whether temporary or permanent, in the said premises and shall not cover or construct any thing on the open spaces and/or parking spaces and/or refuge areas.

48. The Purchaser by himself/herself/themselves with intention to bind all persons into whose hands the said premises and other premises may hereinafter come, even after buildings and land underneath thereto is leased or conveyed in favour of the said organisation, is executed, hereby covenant/s with the Developer as follows:

(a) To maintain the said premises at the Purchaser's own cost in good tenable repair and condition from the date on which the Purchaser is permitted to use the said premises is given by the Developer to the Purchaser and not do or suffer to be done anything in or to the building, staircase, common areas or any passages which may be against the rules, regulations or byelaws of concerned local or any other authority or change/alter or make addition in or to the building or the said premises itself or any part thereof;

(b) Not to store anything in the passages, open spaces, staircase in the building within the said Property etc.

(c) Not to store anything on any open area in the said premises which are hazardous, combustible or of dangerous nature or are so heavy as to damage the construction or structure of the said building or storing of which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages on the upper floors which may damage or likely to damage the staircases, common passages or any other structure of the said building and in case any damage caused to the said building on account of negligence or default

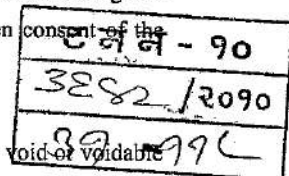
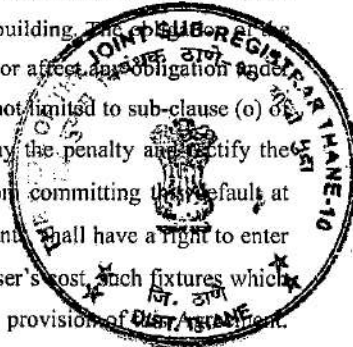


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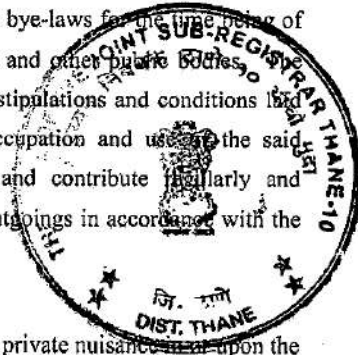
of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of the breach and shall repair the same at his/her/their own costs;

- (d) To carry out at his/their own costs all internal repairs to the said premises and maintain the said premises in the same condition, state and order in which it was delivered by the Developer to the Purchaser and not to do or suffer to be done anything in or to the building or in the said premises which may be against the rules and regulations and bye-laws of the concerned local authority or other public authority and in the event of the Purchaser committing any act in contravention of the above provision, the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority and also pay any penal charges levied by the authorities;
- (e) Not to demolish or cause to be demolished the said premises or any part thereof neither at any time make or cause to be made any addition or alteration of whatsoever nature in or to the said premises or any part thereof nor any alteration in the elevation and outside colour scheme of paint and glass of the said building and keep the portion, sewers, drains, pipes in the said premises and appurtenances thereto in good tenable repair and condition and in particular so as to support, shelter and protect other parts of the said building and not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, part or other structural members in the said premises without the prior written permission of the Developer and/or the said organisation. The Purchaser further undertakes not to affix any fixtures or grills on the exterior of the said building for the purposes of drying clothes or for any other purpose and undertakes not to have any laundry drying outside the premises. He/she/they, shall not be allowed to install window A.C. which would deface the elevation of the said building. The Purchaser under this sub-clause shall not prejudice or affect any obligation under any other clauses of this Agreement, including but not limited to sub-clause (o) of this clause. In the event the Purchaser fails to pay the penalty and rectify the default of his/her obligation within one month from committing the default at his/her own cost then the Developer through its agent shall have a right to enter upon the said premises and dismantle at the Purchaser's cost, such fixtures which are in contravention of this sub-clause or any other provision of this Agreement. Should the Purchaser desire to affix grills within the premises, the same shall be affixed in such a manner as will not deface the elevation of the said building and its exterior aesthetic features, and for this purpose, prior written consent of the Developer shall be sought by the Purchaser;
- (f) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said Property and the Larger Property and said building in which the said premises is situate or any part thereof or whereby any increase in the premium shall become payable in respect of the insurance;



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- (g) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said premises into the compound or any open areas or any portion of the said Property and the Larger Property and the buildings including the said building in which the said premises is situated;
- (h) Pay to the Developer within 10 days of demand by the Developer, in addition to the amounts collected in clause 34 and 35 above, their share of security deposit demanded by any concerned local authority or government, MBMC, MCGM for giving water, or any electric supply company for giving electricity or any other service connection to the said building which the said premises is situated;
- (i) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority from time to time;
- (j) Till the Purchaser has obtained the prior written consent of the Developer, the Purchaser shall not let, sublet, sell, mortgage and/or otherwise transfer, assign or part with the Purchaser's interest or benefit under this Agreement and/or the said premises. Such transfer shall be only in favour of the Transferee as may be approved by the Developer and not otherwise;
- (k) Shall observe and perform all the rules and regulations which the said organisation may have at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of buildings and the premises therein and for the observance and performance of the building rules, regulations and bye-laws for the time being of the concerned local authority and of government and other public bodies. Purchaser shall also observe and perform all the stipulations and conditions laid down by the said organisation regarding the occupation and use of the said premises in the said building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement;
- (l) Shall not at any time cause or permit any public or private nuisance or upon the said premises, said building or the said Property or the Larger Property or any part thereof or do anything which shall cause an annoyance, inconvenience, hardship or disturbance to the occupants or to the Developer;
- (m) Shall not discharge, dump, leave or burn nor to cause or permit the discharging, dumping, leaving or burning of any wastage including but not limited to pollutants into the surface or other drains or in or upon any part of the said premises and/or open space nor litter or permit any littering in the common areas

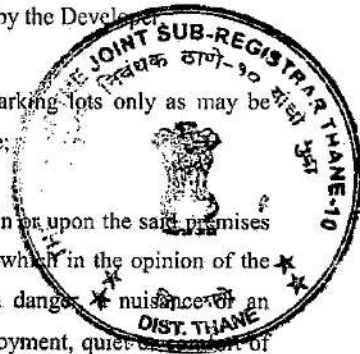


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in or around the said premises and/or said building and/or buildings and at the Purchaser's own cost and expense to make good and sufficient provision for the safe and efficient disposal of all waste generated at the said premises and/or the said building and/or buildings to the requirement and satisfaction of the Developer and/or relevant government and statutory authorities;

- (n) Shall not do either by himself/itself or any person claiming through the Purchaser anything which may or is likely to endanger or damage to said building or any part thereof, greenery, fencing, saplings, shrubs, trees and the installations for providing facilities within the Larger Property. No damage shall be caused to the electricity poles, cables, wiring, telephone cables, sewage line, water line, compound gate, or any other facility provided within the Larger Property;
- (o) Shall not display at any place in the buildings including the said building and/or said Property or the Larger Property or any part thereof any bills, posters, hoardings, advertisement, name boards, neon signboards or illuminated signboards. The Purchaser shall not stick or affix pamphlets, posters or any paper on the walls of the buildings or common area therein or in any other place or on the window, doors and corridors of the buildings;
- (p) Shall not affix, erect, attach, paint or permit to be affixed, erected, attached, painted or exhibited in or about any part of the said building or the exterior wall of the said premises or on or through the windows or doors thereof any placard, poster, notice, advertisement, name plate or sign or announcement, flag-staff, air conditioning unit, television or wireless mast or aerial or any other thing whatsoever save and except the name of the Purchaser in such places only as shall have been previously approved in writing by the Developer in accordance with such manner, position and standard design laid down by the Developer;
- (q) Shall park all vehicles in the allotted/ designated parking lots only as may be prescribed by the Developer and not at any other place;
- (r) Shall not do or permit or suffer to be done anything in or upon the said premises or any part of the said building which is or may, or which in the opinion of the Developer is or may, at any time be or become a danger, nuisance or an annoyance to or interference with the operations, enjoyment, quiet enjoyment of the occupants of adjoining flat or the neighbourhood provided always that the Developer shall not be responsible to the Purchaser for any loss, damage or inconvenience as a result of any danger, nuisance, annoyance or any interference whatsoever caused by the occupants of the adjoining flat of the buildings and the Purchaser shall not hold the Developer so liable;



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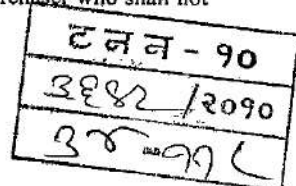
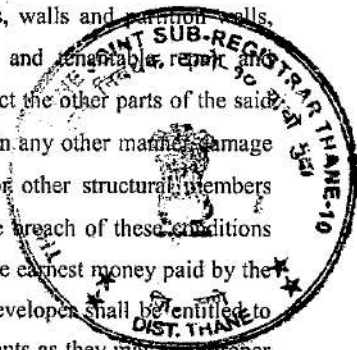
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- (s) Shall not obstruct, cause or permit any form of obstruction whatsoever whether by way of depositing or leaving any article, item or thing of whatsoever nature, movable or otherwise, within the said premises or in or on the common stairways, corridors and passageways in and of the buildings including the said building;
- (t) Shall abide by all rules and regulations framed by the Developer or by the said organisation, for the purposes maintenance and up-keep of the buildings;
- (u) Shall not ever and in any manner enclosed any flower beds/pocket terrace/s and other areas to be kept open in any manner including installing any temporary or part shed or enclosure and shall not include the same in the said premises and keep the same unenclosed at all time. The Developer shall have the right to inspect the said premises at all times and also to demolish any such addition or alteration or enclosing of the open areas without any consent or concurrence of the Purchaser and without payment of any compensation to the Purchaser for such demolition in any manner whatsoever; and
- (v) Shall not enclose any flower beds/pocket terraces now or in the future and shall not tamper with the elevation features. The Developer shall have the right to inspect the premises and also demolition of any such addition and alteration to the open areas affecting the present or further FSI potential of the Developer.

The Developer will have irrevocable, unconditional and unfettered right and be entitled to and the Purchaser shall permit the Developer and its surveyors and agents with or without workmen and others, at all times, to enter into and upon the said premises to view and examine the state and conditions thereof.

49. The Purchaser hereby covenants to keep the said premises, walls and partition walls, sewers, drains, pipes and appurtenances thereto in good and tenable, repair and condition and in particular so as to support shelter and protect the other parts of the said building. The Purchaser further covenants not to chisel or in any other manner damage the columns, beams, slabs, or R.C.C. partition or walls or other structural members without the prior written permission of the Developer. The breach of these conditions shall cause this Agreement, ipso facto come to an end and the earnest money paid by the Purchaser to the Developer shall stand forfeited and the Developer shall be entitled to deduct from the payments made by the Purchaser such amounts as they may find proper to compensate for the damage so caused and if such payments are inadequate, the Developer shall be entitled to recover further amounts from the Purchaser to compensate for the damage so caused and the Purchaser hereby consents to the same. The decision of the Developer in that regard shall be final and binding upon the Purchaser who shall not dispute the decision of the Developer in this regard.



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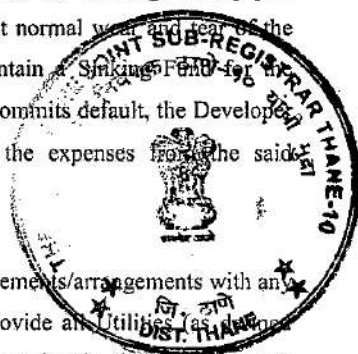
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50. Until all the amounts payable by the Purchaser to the Developer are paid and until all the obligations required to be performed by the Purchaser, are performed, nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said premises in favour of the Purchaser and the Purchaser shall not have any right, title, interest or claim of any nature whatsoever in respect of the said premises. Further, the Purchaser shall never have any right, title, interest, claim or demand of any nature whatsoever in respect of open spaces, unsold parking spaces, lobbies, staircases, terrace, etc., even after the buildings and land underneath thereto is leased or conveyed to the said organisation which will always remain the property of the Developer. It is further agreed that should any grant or demise be construed in the Purchaser's favour in respect of the said premises then there shall deem to be a charge on the Purchaser's interest in the said premises, for all payments due under this Agreement from the Purchaser. The Purchaser shall have permission only to use open spaces (other than the open car parking spaces), terrace, lobby, stair case and lift.

51. It is expressly agreed that the said organisation will maintain the street lighting, common water tanks and water pipe lines and water connections and all other common services, benefits, facilities and advantages and it is hereby expressly agreed and confirmed between the parties that all such general facilities shall be for the use of the purchasers of the premises in the buildings within the Larger Property and the Purchaser shall pay proportionate share thereof. The proportionate share payable by the Purchaser to the Developer / the said organisation as may be determined by the Developer, shall be final and binding on the said organisation and the Purchaser.

52. The Developer shall have the right to enter into contract with any third party/agency for the purpose of maintenance and upkeep of the said Property and the Larger Property, such decision shall be final and binding until the lease or conveyance in respect of the buildings and land underneath thereto is executed in favour of the said organisation. Thereafter, the said organisation will undertake to maintain the buildings or any part thereof in the manner it was handed over save and except normal wear and tear of the property and the said organisation shall create and maintain a sinking fund for the purpose of such maintenance and if the said organisation commits default, the Developer shall have a right to rectify the default and recover the expenses from the said organisation of the purchaser / allottee.

53. It is agreed that as and when the Developer enters into agreements/arrangements with any person, or otherwise the Developer is in a position to provide any Utilities (as defined hereinafter) or any of them, then in that event the Purchaser herein shall procure such Utilities only from the Developer or any person as may be nominated by the Developer in that behalf, as the case may be, and pay such amount as may be fixed by the Developer, to the Developer. This is one of the essential, fundamental and material terms of this Agreement. For the purposes of this clause, Utilities refers to gas, water, electricity,



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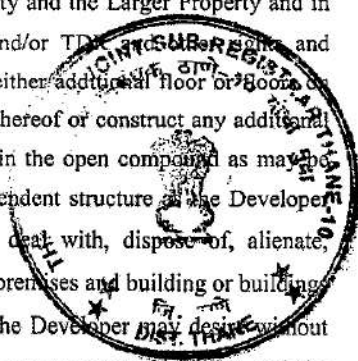
telephone, cable television, internet services and such other service of mass consumption as may be utilized by the purchasers on a day-to-day basis.

54. The Purchaser shall permit the Developer and their surveyors and agents with or without workmen and others at reasonable times to enter into and upon the said premises or any part thereof for the purpose of making, maintaining, rebuilding, cleaning, lighting and keeping in order and good conditions all services, drains, pipes, cables, water covers, gutters, wires, party walls, structure or other conveniences belonging to or serving or used for the buildings and also for the purpose of laying down, maintaining, repairing and also for purpose of cutting of essential services including water supply to or any of the premises of the buildings in respect whereof the Purchaser of such other premises, as the case may be, shall have made default in paying his share of taxes, maintenance charges etc.

55. The Purchaser shall at no time demand partition of the buildings and/or said Property and the Larger Property etc. and/or his/her/their interest, if any, therein and the same shall never be partitioned.

56. It is agreed that the said premises shall be of normal brick with cement plaster only and shall contain specifications, fixtures, fittings and/or amenities as set out in the Eighth Schedule hereunder written. The Purchaser hereby agrees, declares and confirms that save and except the specification, fixtures, fittings and/or amenities as set out in the Eighth Schedule hereunder written, the Developer shall not be liable, required and/or obligated to provide any other specifications, fixtures, fittings and/or amenities in the said premises or in the said building.

57. It is expressly agreed between the Developer and the Purchaser and the Purchaser confirms that he/she/they are aware that the Developer is likely to receive additional FSI, TDR and other rights and benefits on the said property and the Larger Property and in such event of Developer receiving additional FSI and/or TDR and other rights and benefits the Developer shall be entitled to construct either additional floor or floors of the buildings including the said building or any part thereof or construct any additional structure on the said property or the Larger Property in the open compound as may be permissible either as Annexe structure or as an independent structure as the Developer may desire and the Developer shall be entitled to deal with, dispose of, alienate, encumber or transfer such additional floor or floors or premises and building or buildings or structures for such consideration to such party as the Developer may desire without reference or recourse or consent of the Purchaser in any manner whatsoever and the Purchaser agrees not to dispute or object to the same.



58. That the name of the said building shall always be known "Orchid Ozone" and/or any other name and the name of the said organisation shall contain the name as "Orchid Ozone" and/or any other name

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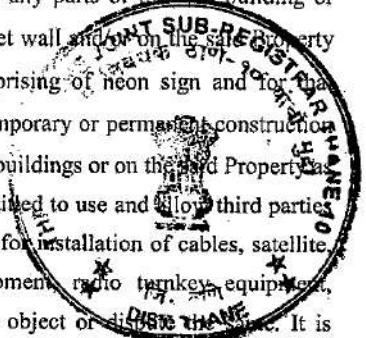
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other name the Developer may desire and this name shall not be changed without the prior written permission of the Developer.

59. In the event of the said organisation and / or ad - hoc committee and / or association being formed and registered before the sale and disposal by the Developer of all the premises, then the powers and the authority of the said organisation, and / or ad - hoc committee and / or association shall be subject to the over all authority and control of the Developer in respect of all the matters concerning the buildings and, in particular the Developer shall have absolute authority and control as regards the unsold premises, car parking, shops, offices, tenements etc. and the same and disposal thereof. PROVIDED AND ALWAYS the Purchaser hereby agrees and confirms that in the event of the said organisation and / or ad - hoc committee and / or association being formed earlier than the Developer has completed all the said buildings and sold all the premises, car parkings, tenements, offices, shops etc. then notwithstanding such formation of the said Organisation, the Developer shall have all rights and entitle to complete the construction of remaining buildings and developments and sell all remaining premises, tenements, offices, shops etc. and the allottees thereof shall be admitted as members to such organisation or ad - hoc committee or association on being called upon by the Developer without payment of any premium or any additional charges save and except Rs.250/- for the share money and Rs.100/- as entrance fee and such allottee purchaser or transferee thereof shall not be discriminated or treated prejudicially by the said Organisation or ad - hoc committee or association as the case may be and similarly Developers shall also are and remain to allot all car/vehicle parkings as reserved to any Flat/Premises on terms as aforesaid and same shall remain binding on said organisation or any society/ies of any building/s as may be formed in the meantime.

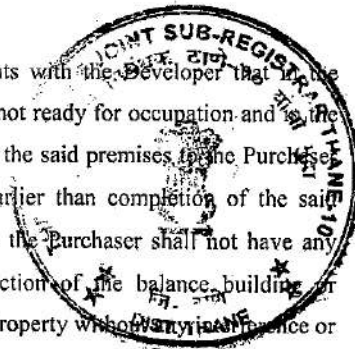
60. It is expressly agreed that the Developer shall have an irrevocable and perpetual right even after the execution of the lease or conveyance in favour of the said organisation and be entitled to put a hoarding on the said Property or any parts of the said building or buildings including on the terrace and/or on the parapet wall and/or on the safe of property and the said hoardings may be illuminated or comprising of neon sign and for the purpose, the Developer is fully authorised to allow temporary or permanent construction or erection for installation either on the exterior of the buildings or on the said Property as the case may be and further the Developer shall be entitled to use and allow third parties to use any part of the buildings and the said Property for installation of cables, satellite communication equipment, cellular telephone equipment, radio turnkey equipment, wireless equipment etc. The Purchaser agrees not to object or disturb the same. It is further expressly agreed that the Developer shall have an irrevocable and perpetual right and be entitled to receive, recover, retain and appropriate all the rents, profits and other compensation including any increase thereof and the Purchaser shall not have any right or be entitled to any of the rents, profits and other compensation including any increase thereof or any part thereof. All the rents, profits and other compensation including any increase thereof shall be solely and absolutely belonging to the Developer.



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61. No forbearance, indulgence or relaxation or inaction by the Developer at any time to require performance of any of the provisions of these presents shall in any way affect, diminish or prejudice their rights to require performance of that provision and any waiver or acquiescence by them of any breach of any of the provisions of these presents shall not be construed as a waiver or acquiescence of any continuing or succeeding breach of such provisions or a waiver of any right under or arising out of these presents, or acquiescence to or recognition of rights and/or position other than as expressly stipulated in these presents.
62. Any delay tolerated or indulgence shown by the Developer in enforcing the terms of this Agreement or any forbearance or giving of time to the Purchaser by the Developer shall not be construed as a waiver on the part of the Developer 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 Developer.
63. As part of the transaction contemplated herein, it is agreed between parties hereto that for every sale or transfer of the said premises or any part thereof, the Purchaser and all subsequent third parties who have purchased or have agreed to purchase, the said premises or who have become the owners of the said premises, as the case may be, shall be liable and shall pay to the Developer transfer fees/charges calculated at 2% of the total consideration value of the said premises.
64. Notwithstanding what is stated hereinabove, the Developer shall not be liable or required to pay any transfer fees/charges and/or any amount, compensation whatsoever to the said organisation for the sale or transfer of the unsold premises in the buildings or the said Property and the Larger Property even after the lease or conveyance is executed in favour of the said organisation.
65. The Purchaser hereby expressly agrees and covenants with the Developer that in the event of the said building on the said Property being not ready for occupation and in the event of the Developer offering license to enter upon the said premises to the Purchaser or handing over occupation of the said premises earlier than completion of the said building on the said Property then and in that event the Purchaser shall not have any objection to the Developer completing the construction of the balance building or additional floors on the said Property and the Larger Property without any interference or objection by the Purchaser. The Purchaser further confirms that he/she/they shall not object or dispute construction of the balance building or buildings, wing or wings or additional floors or additional construction or part or parts thereof by the Developer on any ground including on the ground of nuisance, annoyance or any other ground or reason whatsoever and the Developer shall be entitled to either themselves or through any nominees to construct and complete the said additional storeys, wing or wings or building or buildings on the said Property and the Larger Property as they may desire in their

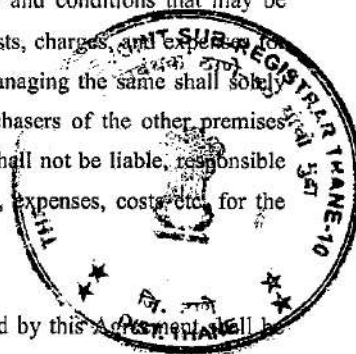


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absolute discretion without any interference or objection or dispute by the Purchaser. The Purchaser hereby consents to the same.

66. Notwithstanding anything contrary to contained herein or in any other letter, no objection, permission, deeds, documents and writings (whether executed now or in future by the Developer) and notwithstanding the Developer giving any no objection/permission for mortgaging the said premises or creating any charge or lien on the said premises and notwithstanding the mortgages/charges/lien of or on the said premises, the Developer shall have first and exclusive charge on the said premises and all the right, title and interest of the Purchaser under this Agreement for recovery of any amount due and payable by the Purchaser to the Developer under this Agreement or otherwise.
67. Notwithstanding anything contained herein, it is agreed between the parties hereto:
- (a) that the Developer shall have irrevocable and unfettered right and be entitled, at any time hereafter, to mortgage, create charge and other encumbrances and in respect of the said Property and the Larger Property and/or the buildings and all premises therein and also the buildings to be constructed hereafter and its right, title and interest therein without any consent of the Purchaser;
 - (b) that the Purchaser shall be solely and exclusively liable and responsible and shall bear and pay all the costs, charges, taxes including services tax, etc. payable in respect of the transaction contemplated herein; and
 - (c) that the Developer shall not be liable, responsible, required and/or obligated to provide any facility. However if the Developer provide any such facility, than the Purchasers may be allowed to use such facility or any of them at the sole discretion of the Developer and also on the terms and conditions that may be imposed by the Developer. In any event all the costs, charges, and expenses for providing such facilities and/or for maintaining, managing the same shall solely and exclusively be borne and paid by all the purchasers of the other premises including the Purchaser herein and the Developer shall not be liable, responsible or required to bear, pay or contribute any charges, expenses, costs etc for the same.
68. All notices to be served on the Purchasers 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/Courier or by hand delivery to the address of the addressee at his/her/their address hereinbefore mentioned



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The Second Schedule Above Referred To

ALL THAT piece and parcel of land together with buildings and structures standing thereon bearing C.T.S. Nos. 4509 to 4513, 4517, 4547, 4548, 4572 to 4575, 4604, 4609 to 4611, 4652, 4691, 4692, 4702, 4710 to 4721, 4724 to 4732 admeasuring in aggregate 38,975.10 square meters situate lying and being at Village Mahajanwadi, Mira Road, Taluka and District Thane in the registration District and Sub District of Thane and bounded as follows:

On or towards North by : Property of Lion Pencils Village Mahajanwadi Taluka
Thane
On or towards South by : Property of Vendor in Village Dahisar
On or towards East by : land under Industrial Zone & beyond that forest
On or towards West by : Land under National Highway & Service Rd. and land
bearing New S. No. 21 (part)

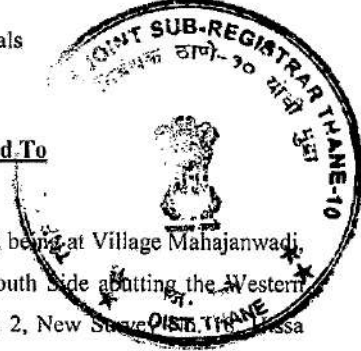
The Third Schedule Above Referred To

All those pieces and parcels of land or ground together with structures standing thereon bearing Old Survey Nos. 95/10, 11, 12, 14, 15 and 97/3 and 97/5 (part) and CS No.20/10, 11, 12, 14, 15 and 21/3 and 21/5 (part) admeasuring about 3,390 square meters or thereabout available on the south side abutting the Western Express Highway at Mira Road and bounded as follows:

On or towards North by : By Golden Chemical and Hanuman Mandir Trust
On or towards South by : By Golden Chemical
On or towards East by : Property of Golden Chemicals
On or towards West by : Western Express Highway

The Fourth Schedule Above Referred To

All those pieces and parcels of lands or ground situated lying and being at Village Mahajanwadi, in the Registration District and sub-District of Thane on the South Side abutting the Western Express Highway bearing Old Survey No.94, Hissa Nos. 1 and 2, New Survey No.94, Hissa Nos. 1 and 2, Old Survey No.96, Hissa Nos. 1 and 4 and New Survey No.19, Hissa Nos. 1 and 4 admeasuring 10,269.60 square yards equivalent to 8586.70 square meters.



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The Fifth Schedule Above Referred To

ALL THOSE pieces or parcels of lands or ground situated lying and being in the Registration District and Sub-District of Thane and bearing New Survey No. 12 (Part) and Old Survey No 260 (Part) and in all admeasuring 5,162 square meters with proper 6 mtrs wide internal road leading to the said 5162 sq. mtrs ground area and connected thru part thereof as common Access/Right of Way of 6.00 mtrs wide for ingress/egress thereto and also to said Lion's Plot [defined above] and bounded as follows:

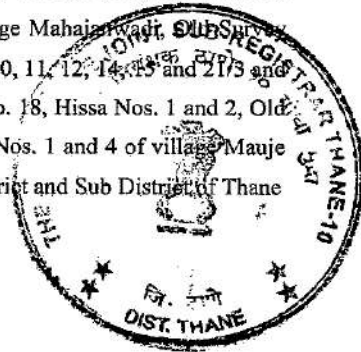
On the North : By 30 mtrs. wide road
 On the West : By Western Express Highway
 On the East : By National Park Boundary and
 On the South : By Golden Chemical Factory.

The Six Schedule Above Referred To

A portion of the Larger Property admeasuring _____ square meters [to exclude amenity open space areas and Right of Way area and Club House Area and MMRDA's area] bearing Survey Nos. _____, _____, _____ and _____ Hissa Nos. _____, _____, _____ and _____.

Sixth Schedule Above Referred To

ALL THAT pieces and parcels of land a portion of the Larger Property admeasuring 40,217.6 square meters bearing Survey No. 95 Hissa No. 1 and 2 (part), Survey No. 98, Hissa No. 2, 8 and corresponding CTS Nos. 3113 (part), 3107 (part) and 3114 now amalgamated into single CTS No. 3113 D Village Dahisar, Taluka Borivali in the registration District and Sub District of Mumbai Suburban & C.T.S. Nos. 4509 to 4513, 4517, 4547, 4548, 4572 to 4575, 4604, 4609 to 4611, 4652, 4691, 4692, 4702, 4710 to 4721, 4724 to 4732 Village Mahajirvad, Sub-District of Thane Nos. 95/10, 11, 12, 14, 15 and 97/3 and 97/5 (part) and CS No.20/10, 11, 12, 14, 15 and 21/3 and 21/5 (part), Old Survey No.94, Hissa Nos. 1 and 2, New Survey No. 18, Hissa Nos. 1 and 2, Old Survey No.96, Hissa Nos. 1 and 4 and New Survey No.19, Hissa Nos. 1 and 4 of village Mauje Mire, Mira Road, Taluka and District Thane in the registration District and Sub District of Thane



Kalim

FA

४

टनन - १०
३६४२ / २०१०
२२-११८

SEVENTH SCHEDULE

(A) Common areas and facilities of the said premises in relation to the said Building :

(a) The said Property on which the plinth of the said Building shall be constructed, and the common services lines such as electricity, water, drainage, common recreation areas and other specific service are in the said Property.

(B) The following facilities located throughout the building:

- (a) Water tank located on the Terrace of the Building or in the Compound of the said Building.
- (b) Plumbing net work throughout the Building
- (c) Electric wiring network throughout the Building
- (d) Necessary light, telephone and public water connection
- (e) The foundation and main walls, columns, girders, beams and roofs of the building.
- (f) All apparatus and installation existing for common use.

(C) The following facilities located in each one of the upper floors of the said Building are restricted common areas and restricted to the premises of the respective floor.

- (a) A lobby which gives access to the stairway from the said premises.
- (b) A lobby on each upper floor access to each flat.
- (c) Ramps from the road to stilt & basement level for ingress and egress.

(D) Common areas of the complex:

- (a) Common Club House & Swimming Pool
- (b) Common drive ways & pathways
- (c) Common Sewerage Treatment Plant/s and sewage line



Rahim *F A*

87

टनन - १०
३६४/२०१०
४३-११८

EIGHTH SCHEDULE**ORCHID OZONE****PROPOSED SPECIFICATION OF RESIDENTIAL FLATS AT****"ORCHID OZONE"**

- STRUCTURE : RCC framed structure.
- WALLS : Internal walls of the Flat will be plastic emulsion paint or equivalent.
External walls of the building will be heavy texture paint or equivalent.
- DOORS : Door frames of Red marandy
Door shutters will be flush doors for bedroom and main door.
Good quality hardware fitting.
- WINDOWS : Aluminium sliding windows with glass. Marble sill on windows will be provided.
- FLOORING : Vitrified tile flooring in living and dining room with 4" high skirting, glazed tiles flooring in bedrooms & passages with 4" high skirting will be provided.
Vitrified flooring in lift landing and entrance lobby with 4" high skirting. Staircase will be finished in Kotah stone.
- TOILETS : Flooring with Ceramic tiles.
Dado upto 7' in glazed / ceramic tiles.
G.I. and PVC plumbing with white sanitary ware and CP fittings will be provided.
One Geyser will be provided in each toilet.
- KITCHEN : Granite kitchen platform with stainless steel sink. Dado with glazed tiles upto 2' height above platform. Flooring with Glazed tiles.
- INTERNAL ELECTRIFICATION : Copper wiring laid in concealed PVC conduits with adequate lights & power points. One Telephone & TV point in bed rooms and living room. Modular type switches will be provided.
- EXTERNAL ELECTRIFICATION : Provisions for wiring and light in corridor, staircase and building compound.
- LIFTS : Two lifts in each will be provided.
- PIPED GAS : One piped gas connection will be provided. **
- INTERNET : Cable TV & Internet wiring will be provided. **



** SUBJECT TO CONDITIONS

Rahim *Y* *A* *SK*

टनन - 90
3E82/2090
मम-99C

SIGNED AND DELIVERED by
the withinnamed "Developer"
Neelkamal Realtors Suburban Private Limited

through its Authorised Signatories
Arun Suresh
MONIL PANNIA

in the presence of..

1.

SIGNED AND DELIVERED
by the withinnamed "Purchaser"
MOHAMMED KALIM KHAN
MOHAMMED SHAFIQUE KHAN

in the presence of.

1.

Neelkamal Realtors Suburban Private Limited
]
] Authorised Signatory
]
]
]

RECEIPT

RECEIVED on or before the execution from the within named Purchaser a sum of Rs. 529900/-
(Rupees Five lakhs twenty nine thousand and nine hundred only) being the amount within
mentioned to have been due to us and accordingly paid by him/her/them to us as part payment towards
and out of total consideration of Rs. 2744250/- (Rupees
Twenty seven lakhs forty four thousand two hundred and fifty only) against agreeing to sell the said
Premises as described herein

WITNESS :

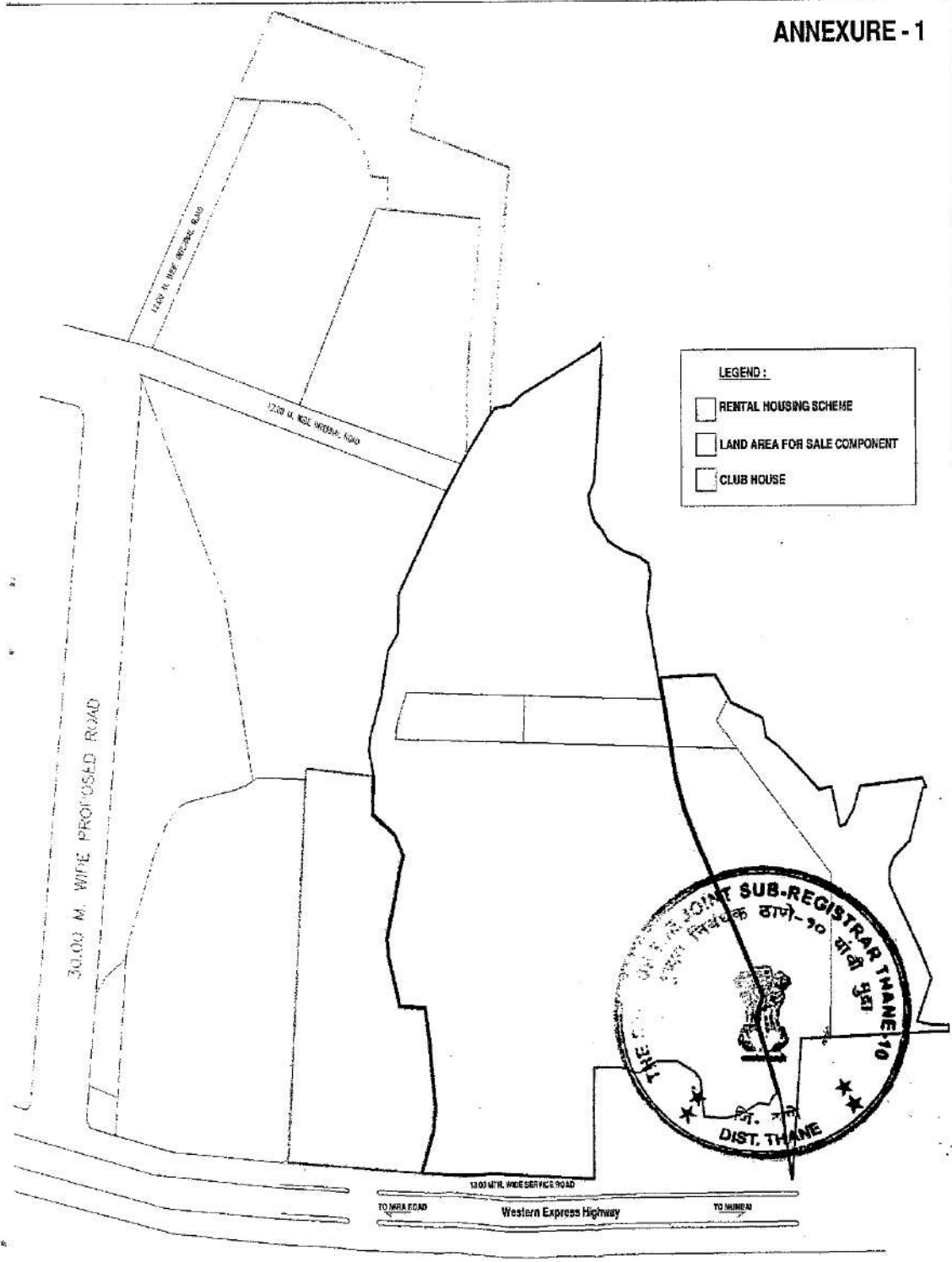
WE SAY RECEIVED
M/S Neelkamal Realtors Suburban Pvt.Ltd.

Authorised Signatories



ट न न - १०
३६४२/२०१०
११५-११८

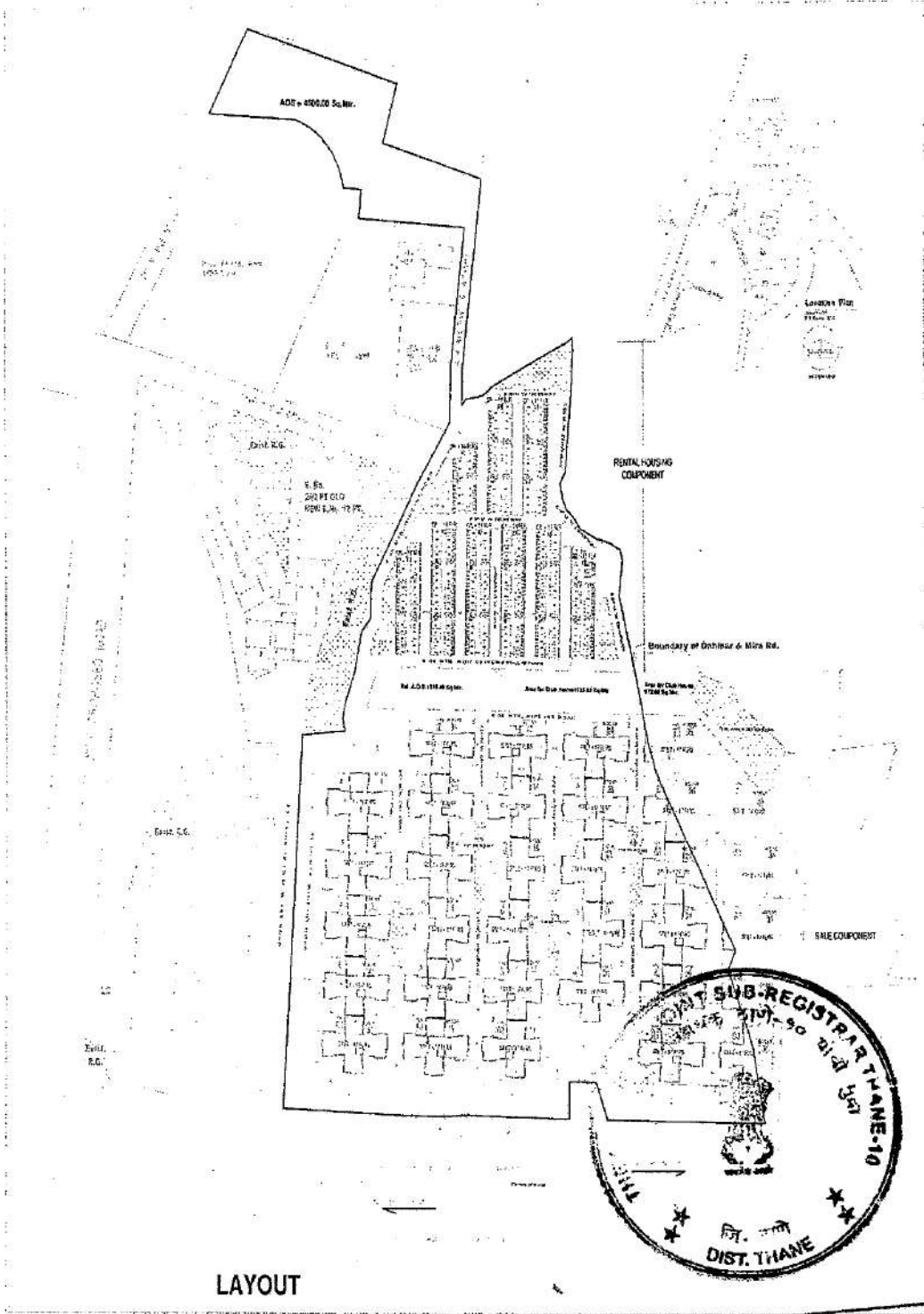
ANNEXURE - 1



LAYOUT PLAN



टॉकन - १०
३६८२/२०१०
४६-११८



टनन - 90
3E62/2090
700-99L

19903

कनकपुरा के माई काका के लिये उगाई

किसान का नाम	कनकपुरा के माई काका
पता	
विकास क्षेत्र	
तहसील	
जिला	

श्री प्रत
 श्रीमान
 श्रीमान

478

कनकपुरा के माई काका के लिये उगाई

किसान का नाम	कनकपुरा के माई काका
पता	
विकास क्षेत्र	
तहसील	
जिला	

श्री प्रत
 श्रीमान
 श्रीमान

19903

कनकपुरा के माई काका के लिये उगाई

किसान का नाम	कनकपुरा के माई काका
पता	
विकास क्षेत्र	
तहसील	
जिला	

श्री प्रत
 श्रीमान
 श्रीमान

478

कनकपुरा के माई काका के लिये उगाई

किसान का नाम	कनकपुरा के माई काका
पता	
विकास क्षेत्र	
तहसील	
जिला	

श्री प्रत
 श्रीमान
 श्रीमान



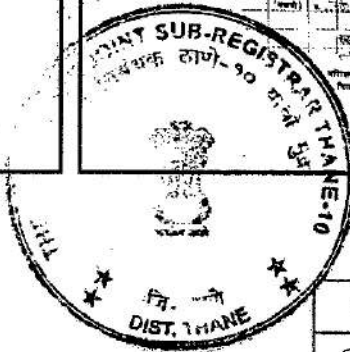
टनन-90
 5882/2090
 90-99L

Form with header text in Hindi, a circular stamp, and a table with multiple rows. Below the table, there is a signature line and a name: श्री. प्रमोद.

Form with header text in Hindi, a circular stamp, and a table with multiple rows. Below the table, there is a signature line and a name: श्री. प्रमोद.

Form with header text in Hindi, a circular stamp, and a table with multiple rows. Below the table, there is a signature line and a name: श्री. प्रमोद.

Form with header text in Hindi, a circular stamp, and a table with multiple rows. Below the table, there is a signature line and a name: श्री. प्रमोद.



ट न न - ९०
३६४२/२०९०
५९-७९८

१. नाम:
 २. पता:
 ३. जिला:
 ४. तहसील:
 ५. पोस्ट:
 ६. पिन कोड:

७. जमीन का विवरण:
 ८. मालिक का नाम:
 ९. प्लॉट नंबर:
 १०. क्षेत्रफल:
 ११. मूल्य:

१२. **सर्वे प्रत**
 १३. **सहायक सुपरीक**
 १४. **द्वारा जारी**

१. नाम:
 २. पता:
 ३. जिला:
 ४. तहसील:
 ५. पोस्ट:
 ६. पिन कोड:

७. जमीन का विवरण:
 ८. मालिक का नाम:
 ९. प्लॉट नंबर:
 १०. क्षेत्रफल:
 ११. मूल्य:

१२. **सर्वे प्रत**
 १३. **सहायक सुपरीक**
 १४. **द्वारा जारी**

१. नाम:
 २. पता:
 ३. जिला:
 ४. तहसील:
 ५. पोस्ट:
 ६. पिन कोड:

७. जमीन का विवरण:
 ८. मालिक का नाम:
 ९. प्लॉट नंबर:
 १०. क्षेत्रफल:
 ११. मूल्य:

१२. **सर्वे प्रत**
 १३. **सहायक सुपरीक**
 १४. **द्वारा जारी**

१. नाम:
 २. पता:
 ३. जिला:
 ४. तहसील:
 ५. पोस्ट:
 ६. पिन कोड:

७. जमीन का विवरण:
 ८. मालिक का नाम:
 ९. प्लॉट नंबर:
 १०. क्षेत्रफल:
 ११. मूल्य:

१२. **सर्वे प्रत**
 १३. **सहायक सुपरीक**
 १४. **द्वारा जारी**



ट न न - १०
 ३६४२/२०१०
 ५२ - ११८

Form 1 (Part 1) - Maharashtra State

2017-18

1. Name of the applicant: _____

2. Address: _____

3. Nature of the land: _____

4. Area of the land: _____

5. Date of acquisition: _____

6. Source of funds: _____

7. Other details: _____

8. Declaration: _____

9. Signature of the applicant: _____

10. Signature of the officer: _____

Form 1 (Part 2) - Maharashtra State

2017-18

1. Name of the applicant: _____

2. Address: _____

3. Nature of the land: _____

4. Area of the land: _____

5. Date of acquisition: _____

6. Source of funds: _____

7. Other details: _____

8. Declaration: _____

9. Signature of the applicant: _____

10. Signature of the officer: _____

Form 1 (Part 1) - Maharashtra State

2017-18

1. Name of the applicant: _____

2. Address: _____

3. Nature of the land: _____

4. Area of the land: _____

5. Date of acquisition: _____

6. Source of funds: _____

7. Other details: _____

8. Declaration: _____

9. Signature of the applicant: _____

10. Signature of the officer: _____

Form 1 (Part 2) - Maharashtra State

2017-18

1. Name of the applicant: _____

2. Address: _____

3. Nature of the land: _____

4. Area of the land: _____

5. Date of acquisition: _____

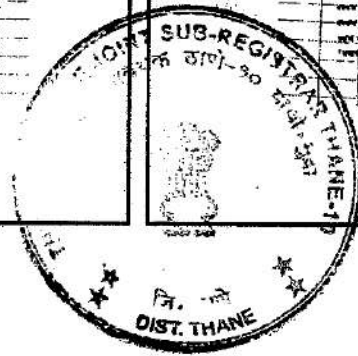
6. Source of funds: _____

7. Other details: _____

8. Declaration: _____

9. Signature of the applicant: _____

10. Signature of the officer: _____



टनन-१०
 ३६४२/२०१०
 ५४-११८

S. No.		Date									
Registration No. / Details											
<p>(Section for details)</p> <p>Signature / Stamp</p> <table border="1"> <tr> <td>Name</td> <td>Address</td> <td>Age</td> <td>Marital Status</td> </tr> <tr> <td>...</td> <td>...</td> <td>...</td> <td>...</td> </tr> </table>				Name	Address	Age	Marital Status
Name	Address	Age	Marital Status								
...								

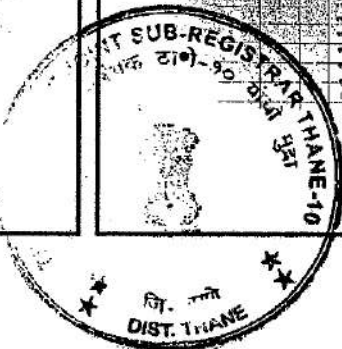
Section 17 of the Indian Income Tax Act, 1961.
 This section deals with the taxation of capital gains arising from the transfer of a capital asset.
 The text discusses the provisions related to the calculation of capital gains and the tax payable thereon.

Section 18 of the Indian Income Tax Act, 1961.
 This section deals with the taxation of interest income.

S. No.		Date									
Registration No. / Details											
<p>(Section for details)</p> <p>Signature / Stamp</p> <table border="1"> <tr> <td>Name</td> <td>Address</td> <td>Age</td> <td>Marital Status</td> </tr> <tr> <td>...</td> <td>...</td> <td>...</td> <td>...</td> </tr> </table>				Name	Address	Age	Marital Status
Name	Address	Age	Marital Status								
...								

Section 19 of the Indian Income Tax Act, 1961.
 This section deals with the taxation of dividend income.

Section 20 of the Indian Income Tax Act, 1961.
 This section deals with the taxation of interest income.



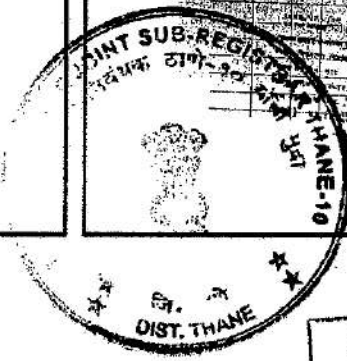
टनन - १०
 ३६४२/२०१०
 ५६७९९८

775
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 सती प्रत
 श्री. प्रताप
 श्री. प्रताप

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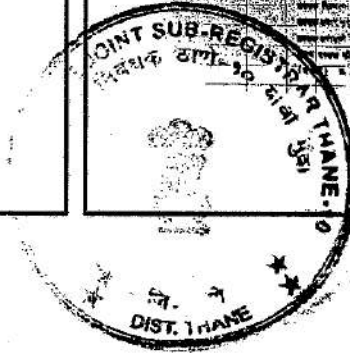
टन न - 90
 3682 / 2090
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4085
 खरी पत
 भारतीय न्यायपालिका
 धारा 108

4857
 खरी पत
 भारतीय न्यायपालिका
 धारा 108

खरी पत
 भारतीय न्यायपालिका
 धारा 108

खरी पत
 भारतीय न्यायपालिका
 धारा 108



टनन-९०
 ३६८२/२०९०
 ५८-१९८

STATE OF BIHAR
 FORM NO. 10
 4794

सर्वो मृत
 श्रीमान् पुनम
 निवासी

STATE OF BIHAR
 FORM NO. 10
 4794

सर्वो मृत
 श्रीमान् पुनम
 निवासी

STATE OF BIHAR
 FORM NO. 10
 4794

सर्वो मृत
 श्रीमान् पुनम
 निवासी

STATE OF BIHAR
 FORM NO. 10
 4794

सर्वो मृत
 श्रीमान् पुनम
 निवासी



टमन - 90
 ३६२/२०१०
 ५२-११८

Form with header and a large, heavily obscured central area. The bottom section contains a table with multiple rows and columns, and a signature block at the bottom right.

Form with header and a large, heavily obscured central area. A circular official stamp is visible in the top right corner. The bottom section contains a table and a signature block.

Form with header and a large, heavily obscured central area. A circular official stamp is visible in the top right corner. The bottom section contains a table and a signature block.

Form with header and a large, heavily obscured central area. A circular official stamp is visible in the top right corner. The bottom section contains a table and a signature block.



टनून-१०
 ३६५२/२०१०
 ६०-११८

4511
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4511
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टनन-90
 3882/2090
 E2-99L

Handwritten notes and signatures on the top-left document page.

Official document page (top-right) containing a circular stamp with the number 4875 and a signature.

Handwritten notes and signatures on the bottom-left document page.

Official document page (bottom-right) containing a circular stamp with the number 4804 and a signature.



ठान-९०
३६२/२०१०
६६९१८

नाम: [Handwritten Name]
 पता: [Handwritten Address]
 मालिकता: [Handwritten Details]
 दिनांक: [Handwritten Date]

मि. जे. ए. राजेंद्र [Handwritten Signature]
 सहायक न्यायाधीश

वकील सहायक न्यायाधीश

4692L
 नं. [Handwritten]
 मंडल: [Handwritten]

नाम	पता	मालिकता

मि. जे. ए. राजेंद्र [Handwritten Signature]
 सहायक न्यायाधीश

नाम: [Handwritten Name]
 पता: [Handwritten Address]
 मालिकता: [Handwritten Details]
 दिनांक: [Handwritten Date]

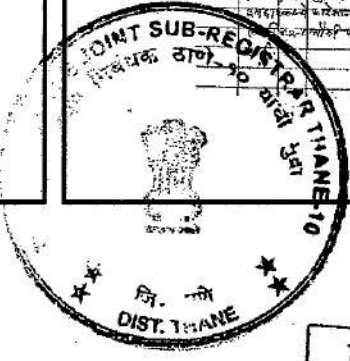
मि. जे. ए. राजेंद्र [Handwritten Signature]
 सहायक न्यायाधीश

वकील सहायक न्यायाधीश

477H
 नं. [Handwritten]
 मंडल: [Handwritten]

नाम	पता	मालिकता

मि. जे. ए. राजेंद्र [Handwritten Signature]
 सहायक न्यायाधीश



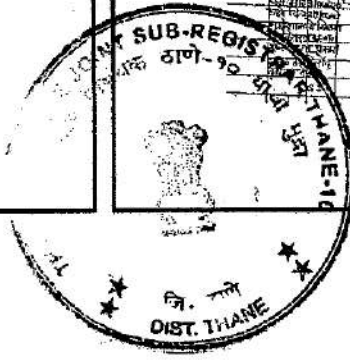
टक्षन-१०
 ३६४२/२०१०
 ६९-११८

Handwritten text and tables in the top-left quadrant, possibly a ledger or record book page.

Handwritten text and tables in the top-right quadrant, including a circular stamp and a table with columns for 'Date' and 'Particulars'.

Handwritten text and tables in the bottom-left quadrant, similar to the top-left quadrant.

Handwritten text and tables in the bottom-right quadrant, including a circular stamp and a table with columns for 'Date' and 'Particulars'.



टनन - 90
 3682/2090
 00 99L

Handwritten notes and a table with columns for 'Date', 'Particulars', and 'Amount'. The text is in Hindi and appears to be a ledger or account book entry.

Stamp: 4714 ✓

Handwritten entries in a table with columns for 'Date', 'Particulars', and 'Amount'. Includes a signature and date at the bottom right.

Handwritten notes and a table with columns for 'Date', 'Particulars', and 'Amount'. The text is in Hindi and appears to be a ledger or account book entry.

Stamp: 4715 ✓

Handwritten entries in a table with columns for 'Date', 'Particulars', and 'Amount'. Includes a signature and date at the bottom right.



नं. 90
3882/2090
02-99L

Handwritten document with columns and text, possibly a ledger or record book. The text is mostly illegible due to blurriness.

Handwritten document with a circular stamp at the top right. Below the stamp is a table with columns and rows, containing handwritten entries. The text is mostly illegible.

Handwritten document with columns and text, similar to the top-left document. The text is mostly illegible.

Handwritten document featuring a large circular stamp that reads "SUB-REGISTRAR" and "DIST. THANE". Below the stamp is a table with columns and rows, containing handwritten entries. The text is mostly illegible.

टनन - 90
 3882/2090
 102-99L

ANNEXURE 3

मिरा भाईंदर महानगरपालिका

मुख्य कार्यालय, भाईंदर (प.),
छत्रपती शिवाजी महाराज मार्ग, ता. जि. ठाणे - ४०



जा. क्र. मि.भा./मनपा/नर/... 3035 / 2005-06 दिनांक :- ६/११/२००५

- जयंत/जागापालक - श्री. गोवर्धन केविकार प्र.लि. व मे. लखन वीसल प्र.लि.
अधिकार प्रथमांक - मे. विलकमल निरवर्तन (सर्व्हिस) प्र.लि. व मे. लखन वीसल प्र.लि.
दारा - भास्विनाथर - मे. अविभाज्य दुतरे अंश असु व मे. अविभाज्य
- विषय :- मिरा भाईंदर महानगरपालिका क्षेत्रातील सोने - महाजनवारी
- स.क्र./दि.क्र. गोवर्धन केविकार १४/४, १५/१ ते १९/१९, १६/१३, १७/१३, १८/४, १९/१३, २०/१३, २१/१३, २२/१३, २३/१३, २४/१३, २५/१३, २६/१३, २७/१३, २८/१३, २९/१३, ३०/१३, ३१/१३, ३२/१३, ३३/१३, ३४/१३, ३५/१३, ३६/१३, ३७/१३ या जागांत निघोळीत बांधकामात बांधकाम प्रारंभपर्यंत विक्रीबाबत.
- मंदप :- १) जायला दि. २५/०५/२००५ या अंत.
- २) मे. लखन वीसल प्र.लि. भागी संकलन ठाणे पंचिकातील अवेरा क्र. ५ एल.सी./टी.ए.टी. ५/४/एल.आर.विर.२०१, दि.२२/०३/०६ची मंजूरी व औद्योगिक क्षेत्रात बांधकामातील स.क्र.सी./जी-१७/एलसी/आयसी/जीसी/१५५६, दि.११/०७/१९७९ व स.क्र.सी./टी.टी/सी.आर-२२/आयसी/आयसी-५५९, दि.०९/१०/०३ स.क्र.सी./टी.टी.५/४/मिरा/एल.आर-२३०, दि.२२/०६/२००७ चे आदेश.
 - ३) कामगार भायूक्त, महाराष्ट्र राज्य, मुंबई यांचे पत्र क्र. काआ/माहप्र/प्र.क्र.१२६/२००६/कार्यालय-२२, दि.२३/०३/२००६.
 - ४) अभियंता विभागाकडील पत्र क्र. मिभा/मनपा/अग्नि/१७३/०६-०७, दि.२०/१०/०६
 - ५) या कार्यालयाचे पत्र क्र. मिभा/मनपा/नर/२२६३/२००६-०७, दि.२०/१०/२००६ व मिभा/मनपा/नर/६५३/२००७-०६, दि.०६/०६/२००७ अन्वये बांधकाम परवानगी.
 - ६) मे. कामगार भायूक्त महाराष्ट्र राज्य मुंबई यांचेकडील पत्र क्र. काआ/ओ.सी./नवेप्र/२००४/कार्यालय/१९, दि.२८/११/२००४.
 - ७) मा. उद्योग उपसंचालक (बांधकाम) यांचेकडील पत्र क्र. यु.एम.सी./राकिण/२००४/सी.२६६४४, दि.२९/११/२००४.
 - ८) मा. उपायुक्त (अभियंता दल) यांचे दि.२४/०९/२००४ चे पत्र.
 - ९) भारतीय राष्ट्रीय राजमार्ग प्राधिकरण पत्र क्र. NHAI/CMP/Ghodbandar P-II/1163A, dt.10/04/2006.
 - १०) मा. लिट्लवर्ड अधिकारी, ठाणे यांच्याकडील पत्र क्र. गृह/क-१/६-१/वि.गु.न.ह.द.ल/सिबल-०४/०४, दि.२३/०५/२००५.
 - ११) अभियंता विभागाकडील पत्र क्र. मिभा/मनपा/अग्नि/२९/०७-०८, दि.०३/०५/२००७.
 - १२) पर्यावरण विभागाकडील पत्र क्र. 21-368/06-1A-III/Govt. of India, दि.२६/११/२००६ अन्वयेचा ताद्वकाल दाखला.
 - १३) भारतीय राष्ट्रीय राजमार्ग प्राधिकरण यांचेकडील पत्र क्र. NHAI/CMP/Ghodbandar 113-NO/4277, दि.२३/११/२००७.
 - १४) मा. सार्वजनिक अवेरा क्र. मुंबई/विप्रीए-१२०७/१७७/प्र.क्र.७३/०६/पबि-१२, दि.२९/०६/०६

:- **बांधकाम प्रारंभपर्यंत** :- (शॉर्टिंग मोलच्या मर्यादित)

- (फक्त ओप्यार्पेल)
- महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या कलम ४५ अन्वये य मुंबई शहरिक महानगरपालिका अधिनियम १९६९ चे कलम २५३, २५४ (प्रकरण १२ सह) विकास क्षेत्रातील बांधकाम / बांधकाम प्रारंभपर्यंत विक्रीबाबत आपण विवकीत केले मुदत मिरा भाईंदर महानगरपालिकेने क्षेत्रातील सोने - महाजनवारी वि.स.मं./सिवे क्र./हिरा क्र. प्रवीण प्रमाणे या जागेतील बांधकाम, महाराष्ट्र बांधकाम नकशास खालील अटी व प्रतीचे अनुपालन आवश्यकद्वन. होण्याच्या अधीन राहून ही मंजूरी देण्यात येत आहे.
- १) सदर भूखंडाचा बापर फक्त बांधकाम नकारात दर्जकितल्या रुग्िवास + वाणिज्य बापरारामुनेच करावयाचा आहे.
 - २) सहरच्या बांधकाम परवानगीने आपणाल आपल्या हक्कान नसलेल्या जागेवर कोणतेही बांधकाम करता येणार नाही.



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ANNEXURE 3

- ३) मंजूर नकाशाप्रमाणे जागेवर प्रत्यक्ष भोजणी करून घेणेची आहे व त्यांची तात्काळ निरीक्षण भूमि अभिलेख ठाणे यांनी प्रमाणित केलेली नकाशाची प्रत या कार्यालयाच्या अधिलेखार्थ देणे प्रतीमध्ये पाठविणेची आतं व त्यास मंजूरी देणे आवश्यक आहे.
- ४) सदर भूखंडाची उपविभागणी महानगरपालिकेच्या पूर्वपरवानाशिवाय करता येणार नाही. तसेच मंजूर रेखांकनातील इमारती विक्रीत करण्यासाठी इतर/दुस-या विकासकास अधिकार दिल्यास / विकासकासाठी प्रतिकूल केल्यास दुय्यम / दुस-या विकासकाने मंजूर बांधकाम नकाशा व चार्टर क्षेत्राचे व परवानगीत नमुद अटी व शर्तीचे उल्लंघन केल्यास/पालन न केल्यास या सर्व कृतीस मुळ विकासक व वास्तुविशारद जबाबदार राहिल.
- ५) या जागेच्या आजूबाजूला जे पुर्वीचे नकाशे मंजूर झाले आहेत त्याचे रस्ते हे सदर नकाशातील रस्त्याशी प्रत्यक्ष जोडणीचे व सिमांकनाचे वेळी सुसंगत जुळणे आवश्यक आहे. तसेच या जागेवरील प्रस्तावीत होणा-या बांधकामास रस्ते संलग्नित ठेवणे व सार्वजनिक वापरासाठी खुले ठेवणेची जबाबदारी विकासक/वास्तुविशारद / धारक यांची राहिल. रस्त्याबाबत व वापराबाबत आपली / धारकाची कोणतीही हरकत असणार नाही.
- ६) नागरी जमीन धारणा कायदा १९७६ चे तरतुदीना व महाराष्ट्र जमीन मत्सूल अधिनियम च्या तरतुदीस कोणत्याही प्रकारची धाया देता कामा नये व या दोन्ही कायद्यान्वये पारित झालेल्या व यापुढे वेढोवेढी होणा-या सर्व आदेशाची अंमलबजावणी करण्याची जबाबदारी विकासक व वास्तुविशारद इतर धारक यांची राहिल.
- ७) रेखांकनात /बांधकाम नकाशात इमारतीचे समोर दर्शविण्यात / प्रस्तावीत करण्यात आलेली सामासिक अंतराची जागा ही सार्वजनिक असून महानगरपालिकेच्या मालकीची राहिल व या जागेचा वापर सार्वजनिक रस्त्यासाठी /रस्ता व्दीकरणासाठी करण्यात येईल. याबाबत अर्जदार व विकासक व इतर धारकांचा कोणताही बांधदारी हरकत असणार नाही.
- ८) मालकी हक्काबाबतचा वाद उत्पन्न झाल्यास त्यास अर्जदार, विकासक, वास्तुविशारद, धारक व संबंधीत व्यक्ती जबाबदार राहतील. तसेच वरील जागेस पांच मार्ग उपलब्ध असल्याची व जागेच्या इदी जागेवर प्रत्यक्षपणे जुळविण्याची जबाबदारी अर्जदार, विकासक, वास्तुविशारद यांची राहिल. यासध्ये तपासत निर्माण झाल्यास सुधारीत मंजूरी घेणे क्रमप्राप्त आहे.
- ९) मंजूर रेखांकनातील रस्ते, ड्रेनेज, गटार व खुली जागा (आर.डी.) अर्जदाराने / विकासकाने महानगरपालिकेच्या नियमाप्रमाणे पूर्ण करून सुविधा सार्वजनिक वापरासाठी कायम स्वतःची खुली ठेवणे बंधनकारक राहिल.
- १०) मंजूर रेखांकनातील इमारतीचे नियमावलीनुसार जाल्याचे प्रमाणपत्र प्राप्त केल्याशिवाय उर्वरित बांधकाम करण्यात येऊ नये.
- ११) इमारतीस उदवाहन, अग्निशामक तरतुद, पाण्याची जमिनीवरील व इमारतीवरील अशा दोन टाब्या, दोन इलेक्ट्रिक पंपसेटसह तरतुद केलेली असली पाहिजे.
- १२) महानगरपालिका आपणांस बांधकामासाठी व पिण्यासाठी व इतर कारणासाठी पाणी पुरवठा करण्याची हमी घेत नाही. याबाबतची सर्व जबाबदारी विकासक/धारक यांची राहिल. तसेच सांडपाण्याची सोय व मैलविसर्जनाची व्यवस्था करण्याची जबाबदारी विकासकाची/ धारकाची राहिल.

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३६४२/२०१०
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ANNEXURE 3

- २६) प्रौद्योगिकीय / नव्याने पूर्ण होणा-या उपाययोजनांचे विद्यमान रचियेवारीच्या मॉडेलच्या आधारे जबाबदारी बांधकामशाखात, विकासक व शेतकरी यांच्यात वाटप करणेची कार्ये घेणे. (विकासकाने रचियेवारीचे अंदाजपत्रक करारनामा व इतर काही) विकासकाने / शेतकरीने करणे संयोजक शाखेत या मंडळीची मुदत दि. १२/०८/२००७ पासून दि. १२/०८/२००७ पर्यंत राहिल. तदनंतर महाराष्ट्र प्रादेशिक व महाराष्ट्र राज्य अभियंता १९६६ चे तरतुदीनुसार विहित कायदावरील नुसतीकरण करण्यात येईल अन्यथा सदरची मंडळी कायदेवारीच्या अणुअणु रद्द होईल.
- २७) यापूर्वीचे पत्र क्र. मिभा/सका/स/२२६३/२००६-०७, दि.२०/१०/२००६ व पत्र क्र. मिभा/सका/स/८५३/२००७-०८, दि.०८/०८/२००७ अन्वये देण्यात आलेली मंडळी रद्द करण्यात येत आहे.
- २९) सदर जागेच्या मातळीबाबत व स्थापत्यपात दोषा प्रसंगीत नसल्याबाबत आपण प्रतिज्ञापत्र दि.१८/०८/२००७ रोजी दिलेले आहे. पायाभूत काहीही विसंगती आढळून आल्यास दिलेली परवानगी रद्द करण्यात येईल.
- ३०) सदरच्या आदेशातील नमूद अटी व शर्तीचे पालन करण्याची जबाबदारी अर्जदार, बांधकामशाखात, विकासक, अधिकार पत्रधारक, सांयोजकपर्यवेक्षक व इतर अधिकारी यांच्यात राहिल.
- ३१) जागेवर तेज चौदर हाबंदीपुढी व्यवस्था करणे तसेच अग्निशमन व्यवस्था करणे व त्याबाबत महानगरपालिकेचे अग्निशमन विभागाकडील पाहण्यात दाखला सादर करणे आपणावर संयोजककारक राहिल.
- ३२) सदर बांधकाम परवानगी तळ + १ मजल्यासाठी असून उर्वरित बांधकाम मग, मिस्राधिकारी, ठाणे पोचेकडील सुधारित अकृषिक आदेश सादर केल्यानंतर सुरु करणे आपणावर संयोजककारक राहिल.
- ३३) प्रस्तावित इमारतीसाठी भोगवटा दाखल्यापूर्वी सतर उर्जा विलस पाणी गरम करण्याची व्यवस्था (सोलार वॉटर हीटिंग सिस्टीम) बसवून काढावीत करणे आपणावर संयोजककारक राहिल.
- ३४) भोगवटा दाखल्यापूर्वी वृक्ष प्राधिकरणाकडील नहरकत दाखला सादर करणे संयोजककारक राहिल.
- ३५) जोर्याच्या दाखल्यापूर्वी विकास घेवला असल्याने शायीत क्षेत्राचा नोंदणीकृत कारारनाम्यासह मिरा भाईदर महानगरपालिकेच्या मायेच्या निविदात ७/१२ उतारा सादर करणे संयोजककारक राहिल.

मिभा/सका/३०३८/०८/०७

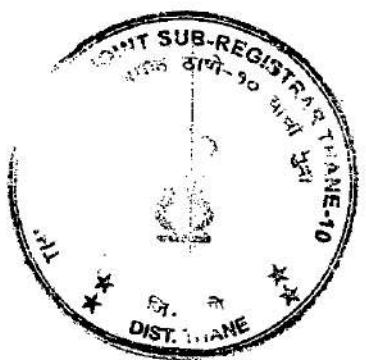


जि. ६/११/२००६

- सायबान -

मिरा भाईदर महानगरपालिकेच्या मायेच्या निविदात ७/१२ उतारा सादर करणे संयोजककारक राहिल.

आयुक्त
मिरा भाईदर महानगरपालिका



टबल - १०
३६८२/२०१०
८२-११८

ANNEXURE 5

- 8) मंजूर नकाशाप्रमाणे जागेवर प्रत्यक्ष मोजणी करून घेणेची आहे व त्याची लागू कराविलेल्या भूमि अधिलेख उ रणे यांनी प्रमाणित केलेली नकाशाची प्रत या कार्यालयच्या अभिलेखास द्यावे प्रतीमध्ये पाठविणेची आहे. व त्यास मंजूरी घेणे आवश्यक आहे.
- 8) सदर भूखंडाची उपविभागाची महानगरपालिकेच्या पूर्वप्रधानमंत्र्यांच्या करत घेणार नाही. तसेच मंजूर रेखांकनातील इमारती विकसीय करण्यासाठी इतर/दुस-या विकासकास अधिकार दिल्यास / विकासकासाठी प्रयुक्त केल्यास दुय्यम / दुस-या विकासकाने मंजूर बांधकाम नकाशे व घटई क्षेत्राचे व परवानगीत नमुब अटी व शर्तीचे उल्लंघन केल्यास/पालन न केल्यास या संबंधी कृतीत गुळ विकासक व वास्तुविशारद/वास्तुविशारद राहिले.
- 9) या जागेच्या आजूबाजूला जे पूर्वीचे नकाशे मंजूर झाले आहेत त्याच रस्ते हे सदर नकाशातील रस्त्याची प्रत्यक्ष मोजणीचे व सिमांकनाचे वेळी सुसंगत ठरणे आवश्यक आहे. तसेच या जागेवरील प्रस्तावित हांगा-या बांधकामास रस्ते संलग्नित ठेवणे व सार्वजनिक बांधकामासाठी खुले ठेवणेची जबाबदारी विकासक/ वास्तुविशारद / धारका यांची राहिले. रस्त्याबाबत व बांधकामाबाबत आपली / धारकाची जबाबदारी हरकत झाल्यास नाही.
- 10) जागरी जमीन कायदा क्र. 1956 चे तरतुदीना व महाराष्ट्र जमीन महसूल अधिनियम च्या तरतुदीना कोणत्याही प्रकारची बाधा येता अशा अर्थे या जागेची कायदावजाची प्रती झालेल्या व यापूर्वी वेळापत्रकी होण-या सर्व आदेशांचे अनुसरण करणेची कारणाची जबाबदारी विकासक व वास्तुविशारद इतर धारका यांची राहिले.
- 11) रेखांकनात / बांधकाम नकाशात इमारतीचे समोर बांधिल्यास / प्रस्तावित बांधकाम आजूबाजू साधारण अंतराची जागा ही सार्वजनिक खुले महानगरपालिकेच्या मालकीची राहिले व या जागेचा बापर सार्वजनिक रस्त्यासाठी / रस्ता स्वीकरणसाठी करण्यात येईल. बांधकाम अर्जावर व विकासक व इतर धारकांचा कोणताही कायदेशीर हक्क असणार नाही.
- 12) मालकी हक्काबाबतचा याच क्षेत्र झाल्यास त्यास अर्जावर, विकासक, वास्तुविशारद, धारक व संबंधित व्यक्ती जबाबदार राहिले. तसेच इतर जागेस पोष माण उपलब्ध असल्याची व जागेच्या हद्दी जागेवर प्रत्यक्षपणे जबाबदारी जबाबदारी अर्जावर, विकासक, वास्तुविशारद यांची राहिले. धारक तयार व निर्माण झाल्यास सुधारित मंजूरी घेणे आवश्यक आहे.
- 13) मंजूर रेखांकनातील रस्ते, वृक्षे, घटारे व खुली जागा (आर.जी.) अनेकांच्या विकासकाने महानगरपालिकेच्या निवडणुकापूर्वी पूर्ण करून घ्यावे. सार्वजनिक बांधकामासाठी कायदा रस्त्या खुली ठेवणे बांधकामाक राहिले.
- 14) मंजूर रेखांकनातील इमारतीचे नियमवलीनुसार कोणत्या प्रमाणात पाय केल्यासकडे अर्जावर बांधकाम करण्यात येऊ नये.
- 15) इमारतीस अडथळी, अग्निप्रमाणक, तरतुदी, पाण्याची जमिनीसकळ, व इमारतीवरील अशा नोक टाकणे, दोष, अडथळी उपसेट व इतर कोणत्याही अडथळी राहिले.
- 16) महानगरपालिकेच्या आपणास बांधकामासाठी व रिषकासाठी व इतर कारणासाठी आपले पुरवठा करण्याची हमी घेत नाही. बांधकामाची सर्व जबाबदारी विकासक/धारक यांची राहिले. तसेच साहज्यापणे सोपे व मेतबिसेनेच्या अर्थाने करण्याची जबाबदारी विकासकाची/ धारकाची राहिले.



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ANNEXURE 5

सध्या अनुज्ञेय क्षेत्र
SALE COMPONENT

अ.क्र.	इमारतीचे नाव/प्रकार	संख्या	तळ + मंजूर	प्रस्तावित बांधकाम क्षेत्र चौ.मी.
1	४	१०	४००० + १०००	४०००
2	४	१	४००० + १०००	४०००
3	४	१	४००० + १०००	४०००
4	४	१	४००० + १०००	४०००
5	४	१	४००० + १०००	४०००
6	४	१	४००० + १०००	४०००
7	४	१	४००० + १०००	४०००
8	४	१	४००० + १०००	४०००
9	४	१	४००० + १०००	४०००
10	४	१	४००० + १०००	४०००
11	४	१	४००० + १०००	४०००
12	४	१	४००० + १०००	४०००
13	४	१	४००० + १०००	४०००
14	४	१	४००० + १०००	४०००
15	४	१	४००० + १०००	४०००
16	४	१	४००० + १०००	४०००
17	४	१	४००० + १०००	४०००
18	४	१	४००० + १०००	४०००
19	४	१	४००० + १०००	४०००
20	४	१	४००० + १०००	४०००
21	४	१	४००० + १०००	४०००
22	४	१	४००० + १०००	४०००
23	४	१	४००० + १०००	४०००
24	४	१	४००० + १०००	४०००
25	४	१	४००० + १०००	४०००
एकूण				२९७६५.२६ चौ.मी.

RENTAL HOUSING SCHEME

अ.क्र.	इमारतीचे नाव/प्रकार	संख्या	तळ + मंजूर	प्रस्तावित बांधकाम क्षेत्र चौ.मी.
1	अप्र-१, अप्र-२	१	४०० + २	४००
2	अप्र-१, अप्र-२, अप्र-३	१	४०० + २	४००
3	अप्र-५	१	४०० + २	४००
4	अप्र-६	१	४०० + २	४००
5	अप्र-७	१	४०० + २	४००
6	अप्र-८	१	४०० + २	४००
7	अप्र-९	१	४०० + २	४००
एकूण				२९६२.०२ चौ.मी.

- १८) सदरच्या परवानगी सध्याच्या अकृषिक आवेशाच्या अध्यादेश सर्व इमारतीसाठी सिटिव्हेट + ३ सटी असून उर्वरित मजल्यांचे बांधकाम सध्याच्या अकृषिक आदेश सावर केल्यानंतरच सुरू करणे आपणावर बांधकाम कार्य राहिल.
- १९) इमारतीचे बांधकामासाठी व पूर्णत्वासाठी निपटाराला लागू कर. ३३ चे कोर्टाचे कार्य अंमलबजावणी करणाऱ्या संपूर्ण जबाबदारी विकासक, सार्वजनिक स्वरुपाने अंमलबजावणी करणेबाबत बांधकाम पर्यवेक्षक व शहरक यांची राहिल.
- २०) महानगरपालिकेने मंजूर केलेले बांधकाम नकाशे व अंतिम प्रारंभ पत्र २६ कोषाच्या कार्यवाही खात्यात वाचविलेले करण्यात येईल व मुंबई शहरी महानगरपालिका अधिनियम १९४९ व महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या तरतुदीनुसार संशोधनात्मक विधीन कार्यवाही करण्यात येईल.
- १) मंजूर बांधकाम नकाशाप्रमाणे बांधकाम व केल्यात.
 - २) मंजूर बांधकाम नकाशे व प्रारंभ पत्रातील नमुद सर्व अटी व शर्तीचे पालन नसल्याचे निदर्शनास आल्यास.
 - ३) प्रस्तावित जागेचे वापरतात महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे इतर अधिनियमात्मक प्रस्तावाखालील जागेच्या वापरास कडत होत असल्यास अथवा वापरतात अडत करपणाचे निर्वाचित केल्यास.
 - ४) महानगरपालिकेकडे सादर केलेल्या प्रस्तावात चुकीचे माहिती व विधी प्रारंभ नसलेली बांधकामे सादर केल्यास व प्रस्तावाच्या अनुषंगाने महानगरपालिकेची दिशाभूत केल्याचे निदर्शनास आल्यास या अधिनियमाचे कलम २५६ अन्वये कार्यवाही करण्यात येईल.



ट न व - १०
३६९२/२०१०
८०-११८

ANNEXURE 5

मनासा 14/2008/02-90/99/99/2008

- २१) प्रस्तावित इमारतीमध्ये तहसिलत्यावर स्टिप्ट (SHU) प्रस्तावीत केले असल्यामुळे विविध बांधकाम उर्वरी मंजुरी बांधकाम नकाशाप्रमाणे ठे वण्यात यावी व या जागंधा बापर दाखलाविसाठी ठे करण्यात यावा.
- २२) मंजूर विकास योजनेत विकास योजना रस्त्याने / रस्ता स्वीकरणाने बांधकाम योजने क्षेत्र ७२०.०० चौ.मी. महानगरपालिकेकडे हस्तांतर केले असल्याने व इया हस्तांतर केलेल्या जागेच्या मोबदल्यात आपणांस जतिरिक्त चटई क्षेत्रांचा लाभ/ मंजुरी देण्यात आली असल्याने सदरचे क्षेत्र कायमस्वरुपी खूपे, मोकळे, अनिक्रमणविरहित देण्याची जबाबदारी विकासकार्या राहिल, तसेच या जागंधा पालकी हक्क इतरांकडे कोणात्याही परिस्थितीत व केव्हाही वाग करता येणार नाही, तसेच या क्षेत्राच्या इतरांकडून मोबदला आपणांस इतर संबंधितास व थारकास स्विकारता येणार नाही.
- २३) मंजूर येथील जागेच्या जागेत विद्यमान इमारत तोडण्याचे प्रस्तावीत केले असल्यात विद्यमान बांधकामक्षेत्र महानगरपालिकेकडून प्रदाणीत करून घेतल्यानेतर विद्यमान इमारत तोडून यथोक्त बांधकामास प्रारंभ करणे यथनकारक आहे.
- २४) प्रस्तावित इमारतीचे बांधकाम पूर्ण झाल्यानेतर नियमाप्रमाणे पूर्ण झालेल्या इमारतीस प्रथम क्षयर परवाना प्राप्त करून घेणे व तदनंतरच इमारतीचा क्षयरतासठी वापर करणे अनिवार्य आहे. महानगरपालिकेकडून क्षयर परवाना न घेता इमारतीचा वापर चालू असल्याचे निदर्शनास आल्यास वास्तुविभागाद, विकासक व थारक यांच्यावर ज्वलनकार कायदेशीर कार्यवाही करण्यात येईल.
- २५) या मंजुरीची मुदत दि.११/११/२००७ पासून दि.१२/११/२००७ पर्यंत राहिल. नवनेतर महाराष्ट्र प्रादेशिक व नगरपालिका अधिनियम १९६६ चे तरतुदीनुसार विहित कालावधीसाठी मूलनोकर्ण करण्यात येईल अन्यथा सदरची मंजुरी कायदेशीररुप्या आपोआप रद्द होईल.
- २६) यापूर्वीचे पय क्र. मनासा/१२/२००८/२००८-०९, दि.०५/१२/२००८ अन्वये देण्यात आलेली मंजुरी रद्द करण्यात येत आहे.
- २७) सदर जागेच्या मालकाबाबत व न्यायालयात दाखल प्रसंगीत नसल्याबाबत आपण प्रतिज्ञापत्र दि.१८/०८/२००७ रोजी दिलेले आहे. याबाबत काहीही विसंगती आढळून आल्यास दिलेली परवानगी रद्द करण्यात येईल.
- २८) मंजूरच्या आदेशातील नमूद अटी व शर्तीचे पालन करण्याची जबाबदारी आपण, वास्तुविभागाद, विकासक, अधिकार पत्रधारक, बांधकामपर्यवेक्षक व थारक अर्थात अर्थात व थारक यांची राहिल.
- २९) जागेवर सेन वॉटर हायड्रॉग्राफी व्यवस्था करणे आपणावर बंधनकारक राहिल.
- ३०) बांधकाम साहित्य रस्त्यावर व सार्वजनिक ति काठी ठेवता येणार नाही. याबाबतचे उल्लंघन झाल्यास महानगरपालिकेकडून आपणाविरुद्ध दंडात्मक कार्यवाही करण्यात येईल.
- ३१) प्रस्तावित इमारतीसाठी भौगंडा दाखल्यापूर्वी मीर उर्जा वित्त पाणी गरम करण्याची व्यवस्था (सोलार वॉटर हीटिंग सिस्टीम) बसवून घ्यावीत करणे आपणावर बंधनकारक राहिल.
- ३२) भौगंडा दाखल्यापूर्वी मूल प्राधिकरणाकडून नाहरकत दाखला सादर करणे यथनकारक राहिल.
- ३३) जागेच्या दाखल्यापूर्वी विकास योजना रस्त्याने बांधीत क्षेत्राचा नोंदणीकृत कार्याप्यासह मिरा भांडेकर महानगरपालिकेच्या नावेचा निविदाद ७/१२ उजाा सादर करणे यथनकारक राहिल.



ट न न - १०
३६४ / २०१०
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ANNEXURE 5

- ३४) भा. जिल्हाधिकारी, ठाणे यांचेकडील अकृषिक परवानगीच्या आदेशातधील अटीशर्तीची पूर्तता करणे आपणावर बंधनकारक राहिल.
- ३५) जात्याच्या दाखल्यापूर्वी इन्स्टट इंफोर्मेट फॅ. प्र.सि. यांचेकडील नाहरकण वाळख सावर करणे बंधनकारक राहिल.
- ३६) सावर जागेवर मंजूर पत्राचा व्यतिरिक्त बांदीव बांधकाम क्षेत्रात नळ क्रमेकाल व लाइट अर्जद्वारा (संपूर्ण विभागास कळवून) कायदा टाकण्यात येईल याची नोंद घ्यावी.
- ३७) सध्याच्या विभागाकडील नाहरकण दाखला ३७२०००.०० घौ.सि. बांधकाम क्षेत्राकडील असून स्वतंत्र बांधकाम क्षेत्रासाठी जप्त नमुद विभागाचा दाखला सावर करणे आपणावर बंधनकारक राहिल.
- ३८) मजबूत असलेले Civil Aviation कडील नाहरकण दाखला सावर करणे बंधनकारक राहिल.
- ३९) तिस-या मजल्याचा दाखल्यापूर्वी झॅमिनीटी ऑपन स्पेस चा करारनामा सावर करणे बंधनकारक राहिल.
- ४०) १०% Premium मिरा भाईंदर महानगरपालिका व १०% Premium MMRDA (संपूर्ण MMRDA कडे जमा करून) त्यांची पायती इकडे सावर करावी.
- ४१) भविष्यात सुरज भासल्यास अग्निजामन सल्लागार, महाराष्ट्र शासन यांचेकडून नाहरकण दाखला सावर करणे बंधनकारक राहिल.

ना.सं/सं/२२०८/१००-९०

दि. १३/११/२००९



मिरा भाईंदर, महानगरपालिका

प्रति -
 भा. महानगर आयुवन
 मुंबई महानगर प्रदेश विकास प्राधिकरण (MMRDA)
 बांद्रा कुर्ला कॉम्प्लेक्स, बांद्रा (पु.), मुंबई



टन न - १०
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ANNEXURE 3

मिरा भाईंदर महानगरपालिका
मुख्य कार्यालय, भाईंदर (प.),
छत्रपती शिवाजी महाराज मार्ग, ता. जि. ठाणे - ४०१ १०२.



जा. क्र. नि.भा./मनपा/नर/... २१६९ /... १३७५

दिनांक :- २०/०१/१६

प्रति.
जमीन/जागामालक - श्री. गोव्हडन केनिकलस प्रा.लि.
अधिकार पत्रधारक - मे. निलकमल रिजल्टस (सबवॉन) प्रा.लि.
द्वारा - जास्तुविशारद - मे. अचिनाश म्हाडे अॅन्ड अर्सा.

विषय :- मिरा भाईंदर महानगरपालिका क्षेत्रातील भोजे - महाजनवाडी
सर्वे क्र./ हिस्सा क्र. १४/३, १५/१ ते १, १३, १६, १६/२, ३, ५ ते ९,
१० ये. ११ ते १३, १७/२, ३, १८ ये. १८६/४
या जागेत नियोजित बांधकामात बांधकाम प्रारंभपत्र
मिळवणेबाबत.

- संदर्भ :- १) आपला दि. २१/०६/०६ चा अर्ज.
२) मे. सक्षम प्राधिकारी नागरी संकुलन ठाणे यांचेकडील आदेश क्र.
पु.एल.सी./टी.ए/टे.नं. ४/एस.आर-मिरा-३०९, दि. २२/०३/०६
ची मंजूरी व औद्योगिक संचालक यांचेकडील पु.एल.सी./जी-१७
/एमसी/आरसी/जीजेडी/१५५६, दि. १९/०७/१९७९ चे आदेश.
३) कामगार आयुक्त, महाराष्ट्र राज्य, मुंबई यांचे पत्र क्र. काआ/नाहम
/प्र.क्र.११६/२००६/कार्यालय-२२, दि. २३/०३/२००६.
४) अनिश्चित विभागाकडील पत्र क्र. निभा/मनपा/अग्नि/१७३/
०६-०७, दि. २०/१०/०६

:- बांधकाम प्रारंभपत्र :-
(फक्त जात्यापर्यंत)

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या कलम ४५ अन्वये व मुंबई
प्रांतिक महानगरपालिका अधिनियम १९४९ चे कलम २५३, २५४ (प्रकरण १२ सह)
विकास कार्य करण्यासाठी / बांधकाम प्रारंभपत्र मिळवण्यासाठी आपण विनंती केले
नुसार मिरा भाईंदर महानगरपालिका क्षेत्रातील भोजे - महाजनवाडी सि.स.नं./सर्वे
क्र./हिस्सा क्र. वरील प्रमाणे या जागेतील रेखांकन, इमारतीचे बांधकाम नकाशास
खालील अटी व शर्तीचे अनुपालन आणणाऱ्या हॉग्याच्या अधीन राहून ही जागेत
देण्यात येत आहे.

- १) सदर मुळांदाचा वापर फक्त बांधकाम नकाशात दर्शविलेल्या औद्योगिक
वापरासाठीच करण्याचा आहे.
- २) सदरच्या बांधकाम परवानगीने आपणास आपल्या हक्कात नसलेल्या जागेवर
कोणतेही बांधकाम करता येणार नाही.



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ANNEXURE 3

- ३) मंजूर नकाशाप्रमाणे जागेवर प्रत्यक्ष भौतिकी करून घेणेची आहे व त्यांची तालुका निरिभक्त भूमि अभिलेख ठाणे यांनी प्रमाणीत केलेली नकाशाची प्रत या कार्यालयाच्या अभिलेखाव्यतिरिक्त दोन प्रतीमात्रे पाठविणेची आहे व त्यात मंजूरी घेणे आवश्यक आहे.
- ४) सदर भूखंडाची उपविभागणी महानगरपालिकेच्या पूर्वपरवानगीशिवाय करता येणार नाही. तसेच मंजूर रेखांकनातील इमारती विकसीत करण्यासाठी इतर/वृत्त-यां विकासकास अधिकार दिल्यास / विकासकासाठी प्रयुक्त केल्यास दुय्यम / दुस-या विकासकाने मंजूर बांधकाम नकाशा व चटई क्षेत्राचे व परवानगीत नमूद अटी व शर्तीचे उल्लंघन केल्यास/पालप न केल्यास या सर्व कृतोस मुळ विकासक व वास्तुविशारद जबाबदार राहिल.
- ५) या जागेच्या आजूबाजूला जे पुर्वीचे नकाशा मंजूर झाले आहेत त्याचे रस्ते हे सदर नकाशातील रस्त्याशी प्रत्यक्ष जोडणीचे व सिंबांकनाचे वेळी सुसंगत जुळणे आवश्यक आहे. तसेच या जागेवरील प्रस्तावीत होणा-या बांधकामात रस्ते संलग्नित ठेवणे व सार्वजनिक जाग्यासाठी खुले ठेवणेची जबाबदारी विकासक/वास्तुविशारद / धारक यांची राहिल. रस्त्याबाबत व चापरबाबत आपली / धारकाची कोणतीही हरकत असणार नाही.
- ६) नागरी जमीन धारणा कायदा १९७६ चे तरतुदीना व महाराष्ट्र जमीन महसूल अधिनियम च्या तरतुदीस कोणत्याही प्रकारची बाधा येता कामा नये व या दोन्ही कायद्यान्वये पारित झालेल्या व बापुदे वेळोवेळी होणा-या सर्व आदेशांची अंमलबजावणी करण्याची जबाबदारी विकासक व वास्तुविशारद इतर धारक यांची राहिल.
- ७) रेखांकनात /बांधकाम नकाशात इमारतीचे समोर दर्शविण्यात / प्रस्तावीत करण्यात आलेली सामासिक अंतराची जागा ही सार्वजनिक असून महानगरपालिकेच्या मालकीची राहिल व या जागेचा वापर सार्वजनिक रस्त्यासाठी /रस्ता स्वीकारण्यासाठी करण्यात येईल. घाबाबत अर्जदार व विकासक व इतर धारकांचा कोणताही कायदेशीर हक्क असणार नाही.
- ८) भालका हक्काबाबतचा वाद उत्पन्न झाल्यास त्यास अर्जदार, विकासक, वास्तुविशारद, धारक व संबंधीत व्यक्ती जबाबदार राहिल. तसेच वरील जागेस पांच मार्ग उपलब्ध असल्याची व जागेच्या इदी जागेवर प्रत्यक्षपणे जुळविण्याची जबाबदारी अर्जदार, विकासक, वास्तुविशारद यांची राहिल. घाबध्ये सहाय्यत निर्माण झाल्यास सुधारीत मंजूरी घेणे क्रमप्राप्त आहे.
- ९) मंजूर रेखांकनातील रस्ते, ड्रेनेज, गटारे व खुली जागा (आर.जी.) अर्जदारने / विकासकाने महानगरपालिकेच्या नियमाप्रमाणे पुर्ण करून सुविधा सार्वजनिक जाग्यासाठी कायम खर्ची खुली ठेवणे बंधनकारक राहिल.
- १०) मंजूर रेखांकनातील इमारतीचे नियमावलीनुसार जागेचाच प्रमाणपत्र प्राप्त केल्याशिवाय उर्वरीत बांधकाम करण्यात येऊ नये.
- ११) इमारतीस उदवाहन, अग्निशामक तरतुद, पाण्याची जमिनीवरील व इमारतीवरील अशा दोन टाक्या, दोन इलेक्ट्रीक पंपसेटसह तरतुद केलेली असली पाहिजे.
- १२) महानगरपालिका आपणांस बांधकामासाठी व पिण्यासाठी व इतर कारणासाठी पाणी पुरवठा करण्याची हमी घेत नाही. घाबाबतची सर्व जबाबदारी विकासक/धारक यांची राहिल. तसेच सांडपाण्याची सोय व भेलविसर्जनाची व्यवस्था करण्याची जबाबदारी विकासकाची/ धारकाची राहिल.

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ANNEXURE 3

- १४) अर्जदाराने सं.नं., दि.नं., मोठे, महानगरपालिका मंजूरी, जिल्ह्याचे अतिकडेवटचे नाव, अक्षयिक मंजूरी व इतर मंजूरीचा तपशील दर्शविणारा प्रत्यक्ष जागेवर लावण्यात आल्यानंतरच इतर विकास कामास सुरुवात करणे बंधनकारक राहिल. तसेच सर्व मंजूरीचे मुळ कागदपत्र तपासणीसाठी/निरीक्षणासाठी जागेवर सर्व कालावधीसाठी उपलब्ध करून ठेवणे हो वास्तुविशारद व विकासक यांची संयुक्त जबाबदारी आहे. अशी कागदपत्रे जागेवर प्राप्त न झाल्यास तातडीने काम बंद करण्यात येईल.
- १४) मंजूर रेखांकनातील इमारतीचे बांधकाम करण्यापूर्वी मातीची चाचणी (Soil Test) घेऊन व बांधकामाची जागा भूकंप प्रवण क्षेत्राचे अनुषंगाने सर्व तांत्रिक बाबी विचारात घेऊन (Specifically earthquake of highest intensity in seismic zone should be considered) आर.सी.सी. डिझाईन तयार करून संघीत सत्रम अधिका-यांची मंजूरी घेणे. तसेच इमारतीचे आयुष्यमान, वापर, बांधकाम चालू साहित्याचा दर्जा व गुणवत्ता व अग्नि क्षमण अवस्था याबाबत नॅशनल बिल्डींग कोड प्रमाणे तरतुदी करून कार्यान्वीत करणे तसेच बांधकाम चालू असताना तांत्रिक व अंतांत्रिक कार्यवाही पूर्ण करून त्याची पालन करण्याची जबाबदारी अर्जदार, विकासक, स्ट्रक्चरल अभियंता, वास्तुविशारद, बांधकाम पर्यवेक्षक, धारक संयुक्तपणे राहिल.
- १५) रेखांकनातील जागेत विद्यमान झाडे असल्यास तोडण्यासाठी महानगरपालिकेची व इतर विभागांची पूर्व मंजूरी प्राप्त करणे बंधनकारक आहे, तसेच खाल्या जागेत वृक्षारोपण करण्यात यावे.
- १६) मंजूर बांधकाम नकाशे व जागेवरील बांधकाम धासवणे तपासून असल्यास नियमावलीनुसार त्वरीत सुधारित बांधकाम नकाशांना मंजूरी घेणे बंधनकारक आहे अन्यथा हे बांधकाम, मंजूर विकास निर्धेयन नियमावलीनुसार अनधिकृत ठरते त्यानुसार उक्त अनधिकृत बांधकाम तोडण्याची कार्यवाही करण्यात येईल.
- १७) यापूर्वी पत्र क्र. दि. अन्वये /यासोबतच्या मंजूर रेखांकनात प्रस्तावित केलेल्या इमारतीचे बांधकाम खालीलप्रमाणे प्रस्तावित ठेवून त्यानुसार कार्यान्वीत करणे बंधनकारक राहिल.



अ.क्र.	इमारतीचे नाव/प्रकार	संख्या	तळ + मजले	प्रस्तावित बांधकाम क्षेत्र चौ.मी.
१	१	१	तळ + १	३२६६५.१२
एकूण				



ट न न - १०
 ३६४२ / २०१०
 २२-११८

ANNEXURE 3

MCC/10/20

- १८) बांधकाम साहित्य रस्त्यावर व सार्वजनिक ठि काणी ठे वता येणार नाही. याबाबतचे इल्लेजम झाल्यास महानगरपालिकेकडून आपणासिद्ध देहात्मक कार्यवाही करण्यात येईल.
- १९) इमारतीचे बांधकामाबाबत व पूर्णत्वाबाबत नियमावलीतील बाब क्र. ४३ ते ४६ ची काटेकोरपणे अंमलबजावणी करण्याची अनुपूर्व जबाबदारी विकासक, वास्तुविशारद, स्ट्रक्चरल अभियंता, बांधकाम पर्यवेक्षक व धारक यांची राहिल.
- २०) महानगरपालिकेने मंजूर केलेले बांधकाम नकाशे व बांधकाम प्रारंभ पत्र रद्द करण्याची कार्यवाही खालील बाबतीत करण्यात येईल व मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ व महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या तरतुदीनुसार संबंधितांसिद्ध विहित कार्यवाही करण्यात येईल.
 - १) मंजूर बांधकाम नकाशाप्रमाणे बांधकाम न केल्यास,
 - २) मंजूर बांधकाम नकाशे व प्रारंभ पत्रातील ममुद सर्व अटी व शर्तीचे पालन होत नसल्याचे निदर्शनास आल्यास,
 - ३) प्रस्तावित जागेचे वापरात महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ व इतर अधिनियमान्वये प्रस्तावाखालील जागेच्या वापरात बदल होत असल्यास अथवा वापरात बदल करण्याचे नियोजित केल्यास,
 - ४) महानगरपालिकेकडे सादर केलेल्या प्रस्तावात चुकीची माहिती व विधी ग्राह्यता नसलेली कागदपत्रे सादर केल्यास व प्रस्तावाच्या अनुषंगाने महानगरपालिकेची दिशाभूल केल्याचे निदर्शनास आल्यास या अधिनियमाचे कलम २५८ अन्वये कार्यवाही करण्यात येईल.
- २१) प्रस्तावीत इमारतीमध्ये तळमजल्यावर स्टिप्ट (Stilt) प्रस्तावीत केले असल्यास स्टिप्टची उंची मंजूर बांधकाम नकाशाप्रमाणे ठे वण्यात यावी व या जागेच्या वापर बाह्यतळासाठी रूढ करण्यात यावा.
- २२) मंजूर बांधकाम नकाशातील १५.० मी. पेक्षा जास्त उंचीचे इमारतीचे अभिज्ञानम व्यवस्थेबाबत सक्षम अधिका-यांचे 'म्य इरकत प्रमाणपत्र' सादर करणे बंधनकारक आहे.
- २३) मंजूर रेखांकनाच्या आगेत विद्यमान इमारत तोडण्याचे प्रस्तावीत केले असल्यास विद्यमान बांधकामक्षेत्र महानगरपालिकेकडून प्रमाणीत करून घेतल्यानंतर विद्यमान इमारत तोडून नवीन बांधकामास प्रारंभ करणे बंधनकारक आहे.
- २४) प्रस्तावतील इमारतीचे बांधकाम पूर्ण झाल्यानंतर नियमाप्रमाणे पूर्ण झालेल्या इमारतीस प्रथम वापर परवाना प्राप्त करून घेणे व तदनंतरच इमारतीचा वापरासाठी वापर करणे अनिवार्य आहे. महानगरपालिकेकडून वापर परवाना न घेता इमारतीचा वापर चालू असल्याचे निदर्शनास आल्यास वास्तुविशारद, विकासक व धारक यांच्यावर व्यक्तींशः कायदेशीर कार्यवाही करण्यात येईल.
- २५) पुनर्विकसित / नव्याने पूर्ण होणा-या इमारतीमध्ये विद्यमान रहिवाशांना सामावून घेण्याची कायदेशीर जबाबदारी वास्तुविशारद, विकासक व धारक यांची राहिल. याबाबतची सर्व कायदेशीर पूर्तता (विकासकाने रहिवाशांसोबत करावयाय करारनामा व इतर बाबी) विकासकाने /धारकाने करणे बंधनकारक राहिल. या मंजुरीची मुदत दि. ३०/०६/१६ पासून दि. ३०/०६/१६ पर्यंत राहिल. तदनंतर महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे तरतुदीनुसार विहित कालावधीसाठी नूतनीकरण करण्यात येईल अथवा सदरची मंजुरी कायदेशीररीत्या आपोआप रद्द होईल.



ट न न - १०
३८४२/२०१०
९९-११८

ANNEXURE 3

- २७) सवरच्या आदेशातील नमुद अटी व शर्तीचे पालन करण्याची जबाबदारी अर्जदार, वास्तुविशारद, विकासक, अधिकार पत्रधारक, बांधकामपर्यवेक्षक स्ट्रक्चरल अभियंता व धारक यांची राहिल.
- २८) जागेवर रेन वॉटर हार्व्स्टिंगची व्यवस्था करणे तसेच अग्निशमन व्यवस्था करणे व त्याबाबत महानगरपालिकेचे अधिशासन विभागाकडील माहूरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- २९) प्रस्तावित इमारतीसाठी भोगवटा बांधल्यापूर्वी सौर ऊर्जा घरिल पाणी गरम करण्याची व्यवस्था (सोलार वॉटर हीटिंग सिस्टीम) बसवून कार्यान्वीत करणे आपणावर बंधनकारक राहिल.
- ३०) जोत्याच्या बांधल्यापूर्वी पर्यावरण विभाग व राष्ट्रीय महामार्ग क्र. ८ कडील माहूरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.

यनपा/नस/२२३५/०६/१७७

दि. २०/१०/०८

सावधान -

“मैसुर बांधकाम नकाशे व पारंभ पत्रात नमुद अटी व शर्तीचे पालन न करता बांधकाम केल्यास नियमावलीनुसार आवश्यक असलेल्या परवानग्या न घेता बांधकाम करणे वापर करणे बेकायदेशीर असून सवर बांधकाम अनधिकृत उरते व अनधिकृत बांधकामाबाबत महाराष्ट्र प्रादेशिक व नगरस्तरात अधिनियम १९६६ च्या तरतुदीनुसार दखलनाम गुन्हा ठरून संचयीत व्यक्ती शिक्षेस पात्र ठरतात.”



आपुकी
मिरा भाईंदर महानगरपालिका



तज न - १०
३३४२/२०१०
२४-११८

ANNEXURE 3

मिरा भाईंदर महानगरपालिका

मुख्य कार्यालय, भाईंदर (प.)

उत्तरी शिवाजी महाराज मार्ग, ता. जि. ठाणे - ४०१ १०६



जा. क्र. मि.भा./मनपा/नर/३३१०२/०६-०७ दिनांक : २२/०७/१०

प्रति,
जमीन/जागामालक - मे. लायन पॅसिल प्रा.लि.
अधिकृत पत्रधारक - मे. लायन पॅसिल प्रा.लि.
ठामा - वास्तुविशारद - मे. आकिझम

विषय :- मिरा भाईंदर महानगरपालिका क्षेत्रातील मोजे - महानगरवाडी
सर्वे क्र./ हिस्सा क्र. नव्वीन १७/११, २१, ३१, ४ ते १६, १८ ते ३२,
३४, ३५, ३६/१ ते ४, १३१, जमा १३/११, ११, ३१, ४ ते १६,
१७, १८ ते २१, २३, २५, २६/१ ते ४, १६०, १६०, १६०
या जागेत नियोजित बांधकामास बांधकाम प्रारंभपत्र
मिळणेबाबत.

- संदर्भ :- १) आपला दि.०७/११/२००६ चा अर्ज,
२) मे. सहाम प्राधिकारी नागरी संकुलन ठाणे यांचेकडील आदेश क्र.
बु.एल.सी./टी.ए/सेवशन-२२/भाईंदर/एल.आर-१५१, दि.०१/१०/०३
ची मंजूरी,
३) मा. मिल्हाधिकारी ठाणे यांचेकडील अतिरिक्त पावामणी
आदेश क्र. महसूल/क-१/टी-१/एनएपी/एसअर-१७३/०३,
दि.०७/१३/२००४,
४) या कार्यालयचे पत्र क्र. मि.भा./मनपा/नर/२१११/२००५-०६,
दि.१७/११/२००५ अन्वये सुधारीत बांधकाम प्रारंभपत्र.

-सुधारीत बांधकाम प्रारंभपत्र - (सुधारीत रेखांकनासह) (इंग्लिश प्रकार १ व बी च्या प्रमाणित)
(फक्त अंत्यपरत - इमारत प्रकार - बी)

महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ च्या कलम ४५ अन्वये प्र सुधारीत
प्रमाणित महानगरपालिका अधिनियम १९४९ च्या कलम २५३, २५४ (प्रकरण १२ सह)
विकास कार्य करण्यासाठी / बांधकाम प्रारंभपत्र मिळवण्यासाठी आपण विवर्ती केले
दुसरे मिरा भाईंदर महानगरपालिका क्षेत्रातील मोजे - महानगरवाडी सि.स.नं./सर्वे
क्र./हिस्सा क्र. नवीन वरील प्रमाणे जमा वरील प्रमाणे या जागेतील रेखांकन, इमारतीचे
बांधकाम नकाशांस द्यावेल अटी व शर्तीचे अनुपालन आपणाकडून होण्याच्या
अर्थाने राहून ही मंजूरी देण्यात येत आहे.

- १) सदर भूखंडाचा चापर फक्त बांधकाम नकाशात दर्शविलेल्या रद्दिवारस व बांधकाम
नकाशावरून करण्यात येईल असे नमूद आहे.
२) भवकाम बांधकाम पावामणीने आपणास आपणास बांधकाम नकाशात जागेवर
कोणतेही बांधकाम करता येणार नाही.



द.सं.क्र. = ३०
३६८२/२०१०
२५-११८

ANNEXURE 3

- ३) मंजूर नकाशाप्रमाणे जागेवर प्रत्यक्ष भोजणी करून घेणेची आहे व त्यांचे नमुनेवाले निरीक्षक भूमि अभिलेखी व एणे यांनी प्रमाणीत केलेली नकाशाची प्रत या कार्यालयाच्या अभिलेखार्ष दोन प्रतीमध्ये पाठविणेची आहे व त्यावर मंजूरी घेणे आवश्यक आहे.
- ४) सदर भूखंडाची उपनिष्पत्ती महानगरपालिकेच्या पूर्वपरवानगीशिवाय करता येणार नाही. तसेच मंजूर रेखांकनातील इमारती विक्रीतील करण्यासाठी इतर/दुस-या विकासकास अधिकार दिल्यास / विकासाराठी प्रतिकृत केल्यास दुय्यम / दुस-या विकासकाने मंजूर बांधकाम नकाशे व चटई क्षेत्राचे व परवानगीत नमुद अटी व शर्तीचे उल्लंघन केल्यास/पालन न केल्यास या सर्व कृतीस मूळ विकासक व वास्तुविशारद जबाबदार राहिल.
- ५) या जागेच्या आजूबाजूला जे पूर्वीचे नकाशे मंजूर झाले आहेत त्याचे रस्ते हे सबर नकाशातील रस्त्याशी प्रत्यक्ष जोडणारे व सिमांकनाचे वेळी सुसंगत जुळणे आवश्यक आहे. तसेच या जागेवरील प्रस्तावीत होणा-या बांधकामास रस्ते संलग्नित ठेवणे व सार्वजनिक वापरसाठी खुले ठेवणेची जबाबदारी विकासक/ वास्तुविशारद / धारक यांची राहिल. रस्त्याबाबत व वापराबाबत आपली / धारकाची कोणतीही हरकत असणार नाही.
- ६) नागरी जमीन धारणा कायदा १९७६ चे तरतुदींना व महाराष्ट्र जमीन महसुल अधिनियम च्या तरतुदीस कोणत्याही प्रकारची बाधा येता कामा नये व या दोन्ही कायद्यान्वये पारित झालेल्या व चापुके वेळोवेळी होणा-या सर्व जादेशाची अंमलबजावणी करण्याची जबाबदारी विकासक व वास्तुविशारद इतर धारक यांची राहिल.
- ७) रेखांकनात /बांधकाम नकाशात इमारतीचे समोर दृग्दिग्घात / प्रस्तावीत करण्यात आलेली सामासिक अंतराची जागा ही सार्वजनिक असून महानगरपालिकेच्या मालकीची राहिल व या जागेचा वापर सार्वजनिक रस्त्यासाठी /रस्ता वेदीकरणासाठी करण्यात येईल. शाब्दित अर्जादार व विकासक व इतर धारकांचा कोणताही कायदेशीर हक्क असणार नाही.
- ८) मालकी हक्काबाबतचा चार उत्पन्न झाल्यास त्यास अर्जादार, विकासक, वास्तुविशारद, धारक व संबंधीत व्यक्ती जबाबदार राहतील. तसेच वरील जागेस भोव पागे उपलब्ध असल्याची व जागेच्या हद्दी जागेवर प्रत्यक्षपणे जुळविण्याची जबाबदारी अर्जादार, विकासक, वास्तुविशारद यांची राहिल. यामध्ये तफावत निर्माण झाल्यास सुधारीत मंजूरी घेणे क्रमप्राप्त आहे.
- ९) मंजूर रेखांकनातील रस्ते, ड्रेनेज, गटारे व खुले जागा (आर.जी.) अर्जादाराने / विकासकाने महानगरपालिकेच्या नियमाप्रमाणे पूर्ण करून सुविधा सार्वजनिक वापरासाठी कायम करली खुली ठेवणे बंधनकारक राहिल.
- १०) मंजूर रेखांकनातील इमारतीचे नियमावलीमूखर जोत्याचे प्रमाणपत्र प्राप्त केल्याशिवाय उर्वरित बांधकाम करण्यात येऊ नये.
- ११) इमारतीस उदयाहन, अग्निशामक तरतुद, पाण्याची जमिनीवरील व इमारतीवरील अशा दोन टाक्या, दोन इलेक्ट्रीक पंपरीट सह तरतुद केलेली असावी पाहिजे.
- १२) महानगरपालिका आपणांस बांधकामासाठी व पिण्यासाठी व इतर कारणासाठी योगी पुरवठा करणाची हमी घेत नाही. यद्बाबतची सर्व जबाबदारी विकासक/धारक यांची राहिल. तसेच सांडपाण्याची स्तंभ व मेलविस्तरणाची व्यवस्था करण्याची जबाबदारी विकासकाची/ धारकाची राहिल.



ट नं - ३०
३८८२/२०१०
२६-११८

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114141/198/3362/08-010 दि 22/02/08



अर्जादारांनी स.नं., दि.नं., मोजे, महानगरपालिका मंजूरी, बिल्डरचे नांव, अर्जादाराचे नांव, अर्जादाराचे मंजूरी व इतर मंजूरींचा तपशील दर्शविणारा फलन प्रत्यक्ष जागेदार लावण्यात आल्यानंतरच इतर विकास कामास सुरुवात करणे बंधनकारक राहिले. तसेच सर्व मंजूरीचे भूळ कागदपत्र तयारसोबत/मितीक्षणासाठी जागेवर सर्व कालावधीसाठी उपलब्ध करून देणे ही वास्तुविशारद व शिवास्तक यांची संयुक्त जबाबदारी आहे. अर्जा कागदपत्रे जागेवर प्राप्त न झाल्यास तातडीने काम बंद करण्यात येईल.

१४) मंजूर रेखांकनातील इमारतीचे बांधकाम करण्यापूर्वी मातीची चाचणी (Soil Test) घेऊन व बांधकामाची जागा भूकंप प्रवण क्षेत्राचे अनुषंगाने सर्व तांत्रिक बाबी विचारत घेऊन (Specifically earthquake of highest intensity in seismic zone should be considered) आर.सी.सी. डिझाईन तयार करून संवेदीत सक्षम अधिका-यांची मंजूरी घेणे. तसेच इमारतीचे आधुनिक, चाकर, बांधकाम चालू राहिल्याचा दर्जा व गुणवत्ता व अग्नि क्षमता व्यवस्था यानास्त नॅशनल बिल्डिंग कोड प्रमाणे तयारी फक्त कार्यान्वीत करणे तसेच बांधकाम चालू असताना तांत्रिक व आंगणिक कार्यवाही पूर्ण करून त्याची पालन करण्याची जबाबदारी अर्जादार, शिवास्तक, एटक्वॉल अभियंता, वास्तुविशारद, बांधकाम पर्यवेक्षक, धारक संयुक्तपणे राहिले.

१५) रेखांकनातील जागेत विद्यमान झाडे असल्यास तोडण्यासाठी महानगरपालिकेची व इतर विभागांची पूर्ण मंजूरी प्राप्त करणे बंधनकारक आहे. तसेच खुल्या जागेत वृक्षारोपण करण्यात यावे.

१६) मंजूर बांधकाम नकाशे व जागेवरील बांधकाम यामध्ये तफावत असल्यास नियमावलीनुसार त्वरीत सुधारीत बांधकाम नकाशांना मंजूरी घेणे बंधनकारक आहे अन्यथा हे बांधकाम मंजूर विकास नियंत्रण नियमावलीनुसार अनधिकृत ठरते त्यानुसार उच्च अनधिकृत बांधकाम तोडण्याची कार्यवाही करण्यात येईल.

१७) बापूची पत्र क्र. _____ दि. _____ अन्वये /यारोपितच्या मंजूर रेखांकनात प्रस्तावित केलेल्या इमारतीचे बांधकाम जहाीलप्रमाणे मर्यादित वेळ त्यानुसार कार्यान्वीत करणे बंधनकारक राहिले.

अ.क्र.	इमारतीचे नाव/प्रकार	संख्या	तळ + मजले	प्रस्तावित बांधकाम क्षेत्र चौ.मी.
१	१	१	तळ + ७	३५६४.००
२	१	१	तळ + ८	७६२३.२१
३				
४				
५				
६				
७				
८				
९				
१०				
एकूण				११४०७.२१ चौ.मी.



टलन - १०
 ३६४२/२०१०
 ए०९९८

ANNEXURE 3

- १८) बांधकाम साहित्य रस्त्यावर व सार्वजनिक स्थानां व जमा येणार नाही. उल्लेखित इतल्यास महानगरपालिकेकडून आपणाविल्या दंडात्मक कार्यवाही करण्यात येईल.
- १९) इमारतीचे बांधकामावस्थेत व पूर्णत्वापावत नियमावलीतील बाब क्र. ४३ ते ४६ ची काटेकोरपणे अंमलबजावणी करण्याची संपूर्ण जबाबदारी विकासक, वास्तुविशारद, स्ट्रक्चरल अभियंता, बांधकाम पर्यवेक्षक व धारक यांची राहिल.
- २०) महानगरपालिकेने मंजूर केलेले बांधकाम नकाशे व बांधकाम प्रारंभ पत्र रद्द करण्याची कार्यवाही खालील बाबतीत करण्यात येईल व मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ व महाराष्ट्र प्रादेशिक व नगरपालिका अधिनियम १९६६ च्या तरतुदीनुसार संबंधित विषय विहीत कार्यवाही करण्यात येईल.
- १) मंजूर बांधकाम नकाशाप्रमाणे बांधकाम न केल्यास.
- २) मंजूर बांधकाम नकाशे व प्रारंभ पत्रातील नमुद सार्व अटी व शर्तीचे पालन होत नसल्याचे निर्दर्शन आल्यास.
- ३) प्रस्तावित जागेचे चापरता महाराष्ट्र प्रादेशिक व नगरपालिका अधिनियम १९६६ व इतर अधिनियमांमध्ये प्रस्तावाबाबतील जागेच्या चापरता बदल होत असल्यास अथवा चापरता बदल करण्याचे निबोधित केल्यास.
- ४) महानगरपालिकेकडे सादर केलेल्या प्रस्तावात चुकीची माहिती व जिमी प्रोहण्या नसलेली बाबतचे सादर केलेल्या व प्रस्तावकच्या अनुयोगाने महानगरपालिकेची दिशाभूल केल्याचे निर्दर्शन आल्यास या अधिनियमाचे कलम २५८ अन्वये कार्यवाही करण्यात येईल.
- २१) प्रस्तावीत इमारतीमध्ये एकमजल्यावर स्टिअट (Stilt) प्रस्तावीत केले असल्यास स्टिअटची उंची मंजूर बांधकाम नकाशाप्रमाणे ठेवण्यात यावी व या जागेचा चापर वाहनतळासाठी ठेव करण्यात यावा.
- २२) मंजूर विकास योजनेत विकास योजना रस्त्याने / रस्त्या मदींकरणाने बांधित होणारे क्षेत्र ७२०.०० चौ.मी. महानगरपालिकेकडे हस्तांतर केले असल्याने व ह्या हस्तांतर केलेल्या जागेच्या मोठ्यात आपणास अतिरिक्त चटई क्षेत्रांचा लाभ/ मंजुरी देण्यात आली असल्याने सदरचे क्षेत्र कायभरवळी खुले, गोठे, अतिक्रमणविहीत ठेवण्याची जबाबदारी विकासकाची राहिल. नरोध या जागेचा मात्की हक्क हस्तांतर केलेल्या परिसरिधीत व वेळोवेळी वर्ग करत येणार नाही. तसेच या क्षेत्राचा इतरांकडून मोठ्या आपणास इतर संबंधित व धारकास विकारता येणार नाही.
- २३) मंजूर बांधकाम नकाशातील १५.० मी. पेक्षा जास्त उंचीचे इमारतीचे अधिगमन व्यक्तीसमक्ष सक्षम अधिका-यांचे 'ना हारपात प्रमाणपत्र' सादर करणे बांधकामक आहे.
- २४) मंजूर रेखांकनाच्या जागेत विद्यमान इमारत तोडण्याचे प्रस्तावीत केले असल्यास विद्यमान बांधकामाचे महानगरपालिकेकडून प्रमाणीत करून घेतल्यानंतर विद्यमान इमारत तोडून नवीन बांधकामास प्रारंभ करणे बांधकामक आहे.
- २५) प्रस्तावातील इमारतीचे बांधकाम पूर्ण झाल्यानंतर नियमाप्रमाणे पूर्ण झालेल्या इमारतीस प्रथम चापर परवाना प्राप्त करून घेणे व तदनंतरच इमारतीचा चापरतासाठी चापर करणे अनिवार्य आहे. महानगरपालिकेकडून चापर परवाना न घेता इमारतीचा चापर घालून अतल्याचे निदर्शन आल्यास वास्तु विकासक व धारक यांच्यावर अतिरिक्त कार्यवाही करण्यात येईल.



टलन - १०
३६४२/२०१०
९८-११८

ANNEXURE 3



- पुनर्विकसनीय / नव्याने पूर्ण होणा-या इमारतीमध्ये विद्यमान रहिवासींना समावून
 २६) कायदेशीर जबाबदारी वास्तुविशारद, विकासक व धारक यांची राहिल.
 याबाबतची सर्व कायदेशीर पुर्तिका (विकासकाने रहिवाशांसोबत करावयाचा
 करारनामा व इतर काही) विकासकाने / धारकाने करणे बंधनकारक राहिल.
 २७) या मंजूरीची मुदत दि.२२/१२/१६ पासून दि.२२/१२/२०१७ पर्यंत राहिल. तदनंतर
 महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६९ चे तरतुदीनुसार विहित
 कालावधीसाठी पुनर्निकषा करण्यात येईल अन्यथा सर्वची मंजूरी
 कायदेशीररीत्या आपोआप रद्द होईल.
 २८) यापूर्वीचे पत्र क्र. सिभा/सनपा/नर/१८५३/०४-०५, दि.२२/१२/०४ अन्वये
 इमारत प्रकार - बी व सिभा/सनपा/नर/२२१६/२००५-०६, दि.१७/१२/२००५
 अन्वये देण्यात आलेली मंजूरी रद्द करण्यात येत आहे.
 २९) सदरच्या आदेशातील नमूद अटी व शर्तीचे पालन करण्याची जबाबदारी
 अर्जदार, वास्तुविशारद, विकासक, अधिकार पत्रधारक, ज्येष्ठसमर्थक
 स्ट्रक्चरल अभियंता व धारक यांची राहिल.
 ३०) जाग्यार रीन वॉटर हार्केटींगची व्यवस्था करणे तसेच अग्निशामन व्यवस्था करणे
 व त्याबाबत महानगरपालिकेचे अग्निशामन विभागाकडील नाहरकत दाखला सादर
 करणे आपणावर बंधनकारक राहिल.
 ३१) प्रस्तावित इमारतीसाठी भोगवटा दाखल्यापूर्वी सौर उर्जा वरिल पाणी गरम
 करण्याची व्यवस्था (सोलार वॉटर हीटिंग सिस्टीम) बसवून कार्यान्वीत करणे
 आपणावर बंधनकारक राहिल.

सनपा/नर/३२७८/१८६-१८७



दि. 27-12-10 E

आयुक्त

मिरा भार्देर महानगरपालिका

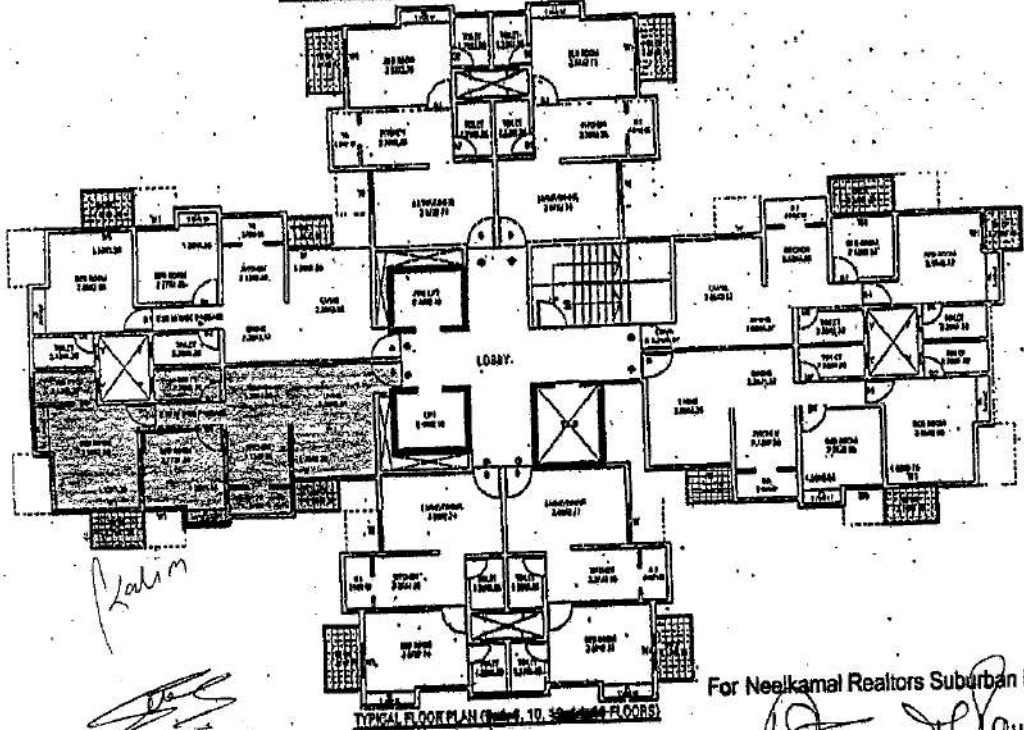
सावधान -
 मंजूर बांधकाम नकाशे व
 तारणे फावत नसून असे व शर्तचे
 पालन न करता बांधकाम केल्यास व
 निवामयसंशुद्धीर आवश्यक असलेल्या
 परवानग्या व शर्त बांधकाम करणे व
 तारणे करणे बेकायदेशीर असून सर्व
 बांधकाम अनेकदाच ठरले व अनेकदाच
 बांधकामाबाबत महाराष्ट्र शासकीय व
 महाराष्ट्र अधिनियम १९६६ च्या
 तरतुदीनुसार बंधनकारक मुदत ठरवून
 सर्वोच्च न्यायालय शिष्टोक्त धाक ठरवता.



द न न - १०
 ३६४/२०१०
 २२-११८

TYPE 'A' BUILDING NO:- 0, 2, 3, 4, 7, 8, 10, 20, 20, 20

ANNEXURE - 7

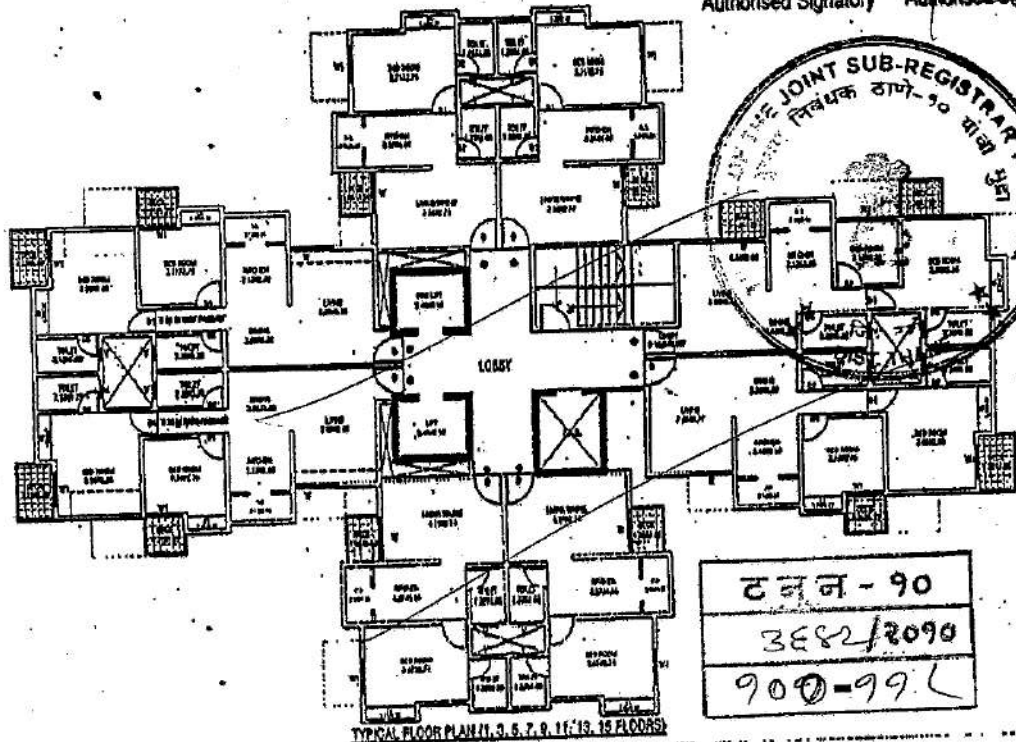


TYPICAL FLOOR PLAN (4, 10, 14 FLOORS)

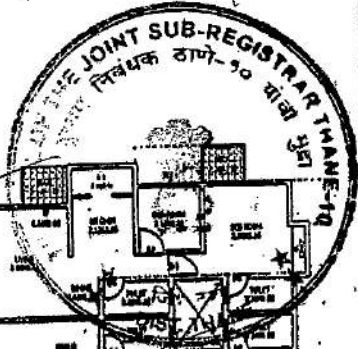
Handwritten signature

For Neelkamal Realtors Suburban Pvt. Ltd

Handwritten signature
 Authorised Signatory



TYPICAL FLOOR PLAN (11, 5, 7, 9, 11, 13, 15 FLOORS)



टनन - १०
 ३६२/२०१०
 १००-११८



EXTRACT FROM THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF NEELKAMAL REALTORS SUBURBAN PRIVATE LIMITED HELD ON 19.9.2009

The Board authorized Mr. Rajiv Agarwal, Ms. Jessie Kuruvilla, Mr. Monil Pandya, Mr. Faizan Pasha and Mr. Suresh Atkur severally to execute agreements for sale on behalf of the company and to appear before the Sub-Registrar of the respective jurisdiction and admit the execution and complete the registration formalities and also sign the allotment letters.

**CERTIFIED TRUE COPY
For NEELKAMAL REALTORS SUBURBAN PRIVATE LIMITED**


DIRECTOR



टलन - १०
३६४२/२०१०
१०९-११८

TO WHOMSOEVER IT MAY CONCERN

Re : All that pieces and parcels of land together with buildings and structures standing thereon and affected by Nallah, Well, under reservation of Industrial Zone, bearing Old Survey No.94/3, 95/1 to 9, 95/13, 95/16, 96/2, 3, 5, 6 to 9, 19 (part), 11 to 13, 97/2, 3 (part), 188/4, 5 and New Survey Nos.18/3, 20/1 to 9, 20/13, 20/16, 19/2, 3, 5, 6 to 9, 10 (part), 11 to 13, 21/2, 3 (part) and 22/4, 5 and admeasuring in aggregate 38,975.1 Sq. Meters situate, lying and being at Village Mahajanwadi, Taluka & Dist. Thane (hereinafter referred to as "Property-I")

All that pieces and parcels of land together with buildings and structures standing thereon and affected by Nallah, Well and various reservations viz. Industrial Zone – 7168.20 Sq. Meters R.G. (a) 443.10 Sq. Meters and (b) 339.50 Sq. Meters and Check Naka Extension 4700 Sq. Meters or thereabouts, bearing Survey No.95 Hissa No.1 and 2 (part), Survey No.98, Hissa No.2, 8 and corresponding C.T.S Nos. 3113(Part), 3107 (part) and 3114 now amalgamated into single C.T.S. No.3113 D admeasuring in aggregate 12648.80 square meters area (physical) situate lying and being at village Dahisar, Taluka Borivali (hereinafter referred to as "Property -II")

All those piece and parcel of lands or ground situated lying and being at Village Mahajanwadi, in the Registration District and Sub-District of Thane on the South side abutting the Western Express Highway bearing Old Survey No. 94, Hissa Nos 1 and 3, New Survey No. 18, Hissa Nos. 1 and 2 and Old Survey No. 96, Hissa Nos 1 and 4 and New Survey No. 19, Hissa Nos. 1 and 4 admeasuring 10,269.60 sq. yards equivalent to 8586 Sq. mtrs or thereabout of village Mhajanwadi/Mira, Dist Thane (hereinafter referred to as "Property -III")

All that piece or parcel of land together with buildings and shed standing thereon and hereditaments and premises situate lying and being at Mira Village Tulaka Thane in Registration, Sub-District and District Thane bearing Old Survey Nos. 95/10,11, 12,14 and 15 and 97/3, 97/5 (part) and C S No. 20/10,11,12,14, and 15 and 2/13 and 2/15(part) admeasuring about 3390 sq. mtrs i.e 36816 sq.ft or thereabout of village Mhajanwadi/Mira, Dist Thane on south side abutting the Western Express High Way(hereinafter referred to as "Property -IV")

Under instructions from and on behalf of our clients, Neelkamal Realtors (Suburban) Private Limited having their registered office at Dynamix House, Yashodham, Gen. A.K. Vaidya Marg, Goregaon (East), Mumbai – 400063 we have examined the right of Neelkamal Realtors (Suburban) Private Limited in respect of the above Property I, II, III and IV and have issued on 5th April 2008 our Reports in respect of the above Property I, II, III and IV.

After the issuance of said Reports, we have caused searches to be made at the office of Sub-Registrar of Assurances at Thane, Bhayander, Mira Road, Goregaon and Borivali, through Professional Search Clerk Mr. Vijay Takke who has submitted to us his Search Reports and we have also caused searches to be made at the office of Registrar of Companies, Mumbai, in respect of Neelkamal Realtors (Suburban) Private Limited and Lion Pencil Limited through Professional Company Secretaries, M/s. V. Laxman & Co. who have submitted to us their Search Report.

We have also on 14th July 2009 caused Public Notices to be issued in two newspapers viz; The Press Journal (English) and Nav-Shakti (Marati) inviting claims in respect of the above property I, II, III and IV. However, till date we have not received any claims from any person/s entity in respect of the above Property I, II, III and IV. From the perusal of the said Search Reports:-

(i) In respect of property I and II, by a Deed of Rectification dated 31st December 2008 entered between Golden Chemicals Private Limited as the Part of the One Part and Neelkamal Realtors Suburban Private Limited as the Party of the Other Part, the said Golden Chemicals Private Limited confirmed having sold and transferred all that pieces and parcels of land together with buildings and structures standing thereon bearing Old Survey No.94/3, 95/1 to 9, 95/13, 95/16, 96/2, 3, 5, 6 to 9, 19 (part), 11 to 13, 97/2, 3 (part), 188/4, 5 and New Survey Nos.18/3, 20/1 to 9, 20/13, 20/16, 19/2, 3, 5, 6 to 9, 10 (part), 11 to 13, 21/2, 3 (part) and 22/4, 5 and admeasuring in aggregate 38,975.1 Sq. Meters situate, lying and being at Village Mahajanwadi, Taluka Thane at Mira Road, and

d.b.negandhi gaurav shah mohammed himayatullah
NEGANDHI SHAH & HIMAYATULLAH 107-113, KSHAMALAYA, 1ST FLOOR, 37 SIR
VITHALDAS THACKERSEY MARG, NEW MARINE LINES, MUMBAI 400 020.

REGISTRATION DIST. THANE-10
3882/2090
902-99L

substituted the Schedule -I on page No 6 of original Deed of Conveyance dated 23rd May 2006 with the Schedule-I to the present Deed of Rectification. The said Deed of Rectification dated 31st December 2008 was duly registered with Sub Registrar of Assurance at Thane under serial no TNN4-03234/2009 on 28th April 2009.

(ii) Neelkamal Realtors Suburban Private Limited have availed additional Term Loan from State Bank of Hyderabad and Bank of India and extended the Equitable Mortgage in respect of the said properties in favour of State Bank of Hyderabad and Bank of India by re-deposit of original title deeds on 27th September, 2008 in respect of the said property I and II with State Bank of India acting for itself and as an agent of State Bank of Hyderabad and Bank of India to secure an amount of Rs. 160 crores together with interest and costs.

(iii) It appears that no encumbrances have been found on the said Property-III and IV, however by an Agreement to Mortgage cum Power of Attorney dated 25th November 2008 entered between Neelkamal Realtors Suburban Private Limited as the party of First Part and State Bank of India as the Party of the Second Part, Bank of India as the Party of the Third Part and State Bank of Hyderabad as the party of the Fourth Part, the said Neelkamal Realtors Suburban Private Limited agreed and undertook to create mortgage in respect of the immovable property in favour of State Bank of India, Bank of India and State Bank of Hyderabad latest by March 31, 2010 failing which the said State Bank of India, Bank of India and State Bank of Hyderabad as constituted Attorney are entitled to create mortgage in respect of the immovable property more particularly described in the Schedule hereunder in their favour as a security for the due repayment of the amount to the tune of Rs. 160 crores as set out in the said Agreement to Mortgage cum Power of Attorney.

(iv) In respect of property IV, it appears that by a Deed of Confirmation dated 24th November 2008 entered between Mr. Abdul Wahid Nasir Ahmed, Mr. Abdul Khalid Nasir Ahmed, Mr. Abdul Shahid Nasir Ahmed and Asadullah Nasir Ahmed of the one part and Neelkamal Realtors Suburban Private Limited of the Other Part, the parties thereto confirm and agree to abide by the same and every part thereof as if the same are incorporated in the said Deed of Confirmation to the end and intent that the Joint Venture Agreement dated 27th April, 2007 has been duly registered. The said Deed of confirmation is duly registered with the Sub-Registrar of Assurance at Bhayander under No. TNN-4/9931/2008 on 24th November 2008.

Neelkamal Realtors (Suburban) Private Limited has vide its letter dated 27th August, 2009, hereinafter referred to as "the Letter of Confirmation" *inter-alia* confirmed that it has not entered into any oral or written agreement, memorandum of understanding or any other document or writing whereby they have agreed to sell and/or grant development rights and/or create any third party rights or interest which would affect their right, title and interest in the above Property I, II, III and IV.

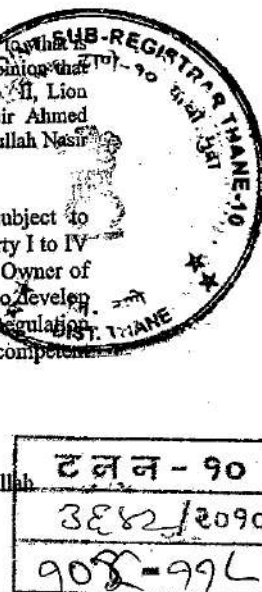
On the basis of the said Search Reports, the Letter of Confirmation and subject to what is stated hereinabove and in our said Reports all dated 5th April 2008, we are of the opinion that Neelkamal Realtors (Suburban) Private Limited are the owners of the Property I & II, Lion Pencils Limited are the owners of the Property -III and Mr. Abdul Wahid Nasir Ahmed alongwith Mr. Abdul Khalid Nasir Ahmed, Mr. Abdul Shahid Nasir Ahmed and Asadullah Nasir Ahmed are the owners of the Property IV respectively.

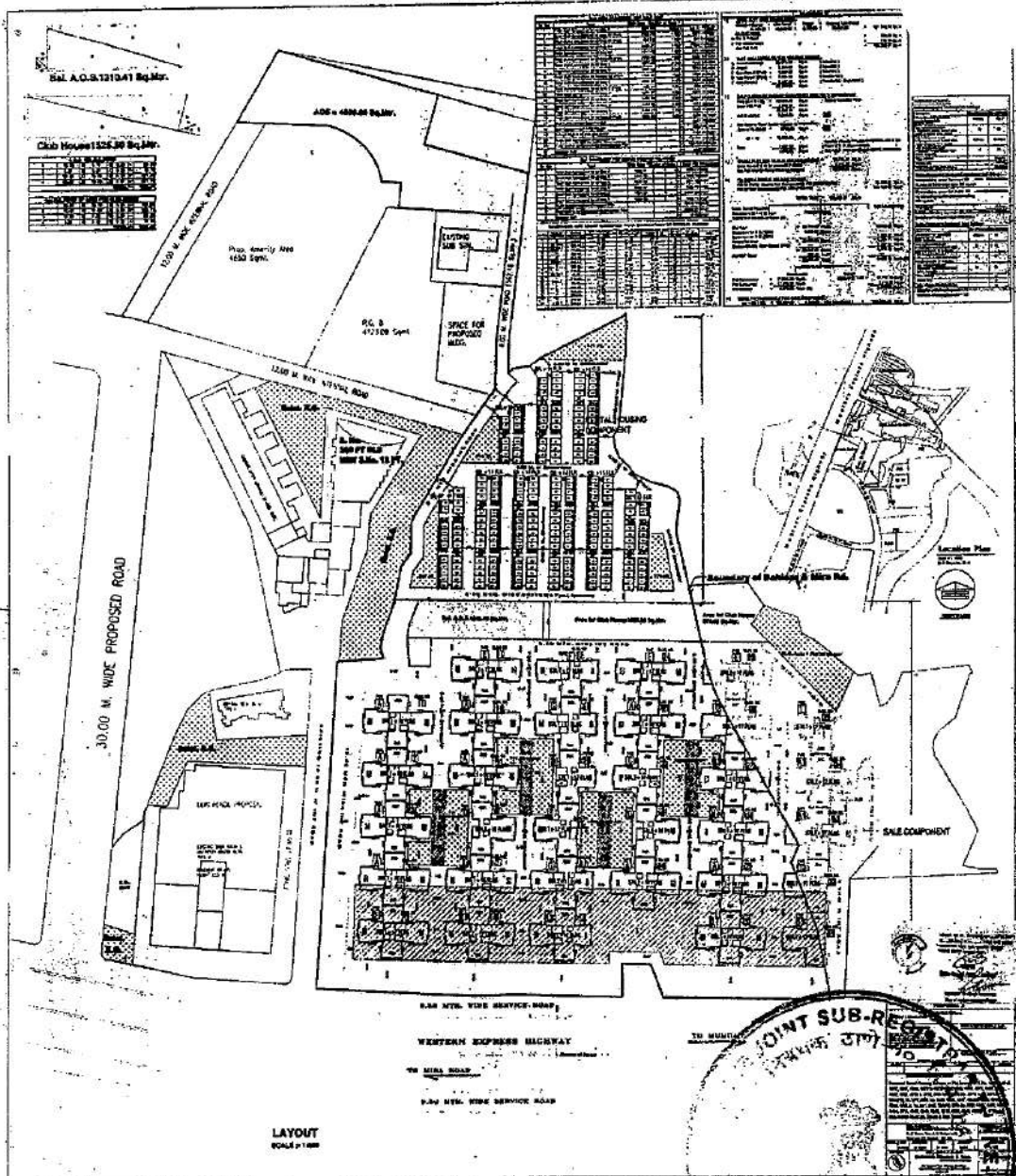
Subject to what is stated in reports dated 5th April, 2008 and subject to encumbrances as aforesaid we state that the title of respective Owners to Property I to IV is clear and marketable and Neelkamal Realtors (Suburban) Private Limited as Owner of Property I and II and Developer of Property III and IV are accordingly entitled to develop the Properties I to IV in accordance with the prevailing Development Control Regulations as amended from time to time after obtaining appropriate permissions from the competent authority.

Dated this 31st day of August, 2009.

Yours faithfully,
For Negandhi, Shah & Himayatullah

Partner





काजल - 90
 3882/8090
 908-996



Friday, December 18, 2009
3:38:00 PM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 11002

गावाचे नाव दिंडोशी

दिनांक 18/12/2009

दस्ताऐवजाचा अनुक्रमांक



10987 2009

दस्ता ऐवजाचा प्रकार

सादर करणाऱ्याचे नाव: निलकमलेश एव्हॉल्यूटर्स सॉल्यूशन्स प्रायव्हेट लिमिटेड अथो सिग्ने जेसी कुरुविल्ला

नोंदणी फी	:-	100.00
नक्कल (अ. 11(1)), घुटांकनाची नक्कल (अ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (7)	:-	140.00
एकूण	रु.	240.00

आपणास हा दस्त अंदाजे 4:10PM ह्या वेळेस मिळेल

DELIVERED

दुय्यम निबंधक
मोरीवली 1 (मालाड)

बाजार मुल्य: 0 रु.

मोबदला: 0 रु.

बद. दुय्यम निबंधक पोपेवली-२
दुय्यम उपनगर त्रिवा.

भरलेले मुद्रांक शुल्क: 500 रु.

DELIVERED



ट न न - 90
3882/2090
909-996

THE COSMOS CO-OPERATIVE BANK LTD.
 FRANKING DEPOSIT SLIP
 Customer Copy

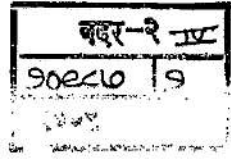
Branch: **554405**
 Date: **12-12-05**
 Pay to: **THE COSMOS CO-OPERATIVE BANK LTD.**

Franking Value	Rs.	500/-
Service Charges	Rs.	10
Total	Rs.	500/-

Name & Address of Stamp duty paying party
M/s. Neelkamal Realms Suburban Pvt. Ltd.

Tel. No.: / Mobile No.: **40998862**
 Purpose of Transaction **Pay of M/s**
 in cash for Franking Documents
 Rs. **500/-**

Tran ID _____
 Franking Sr. No. **156163**
 For The Cosmos Co-op. Bank Ltd.
 Service Tax Reg. No. **BFN18815T0P11004**
 Authorised Signatory



POWER OF ATTORNEY

TO ALL WHOSE THESE PRESENTS SHALL COME, WE **MS.JESSIE KURUVU**
MR.FAZAN PASHA, MR.ATKUR SURESH & MR.MONIL PANDYA for ourselves
 and as the DIRECTOR/AUTHORISED SIGNATORY of **M/S.NEELKAMAL REALMS**
SUBURBAN PVT. LTD. having its registered office at **DB House, Yashodham**
(E), Mum.bai 400 063 SEND GREETINGS:-

(Signatures)

Authorised Signatory
 Resha S. Genc

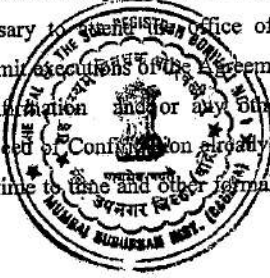
INDIA

REGISTRAR GENERAL
 ST. THANE
 86264
 156163
 DEC 17 2005
 15:52
 09000509-P85114

908-995
 3882/2090

WHEREAS M/S.NEELKAMAL REALTORS SUBURBAN PVT. LTD. is engaged into the business of Real Estate development and is developing properties in and around Mumbai & Thane. The company as "Developer" has to sign Agreement for Sale, Leave and License Agreements & Deed of Confirmation with various purchasers of Flat/Shop/Parking etc and any other deeds.

AND WHEREAS in the matter of the said Agreement for Sale, Leave and License Agreements & Deed of Confirmation with various purchasers of Flat/Shop/Parking etc., and any other deeds, writings it is necessary to execute the same in the office of the Sub-Registrar of Assurances at Mumbai & Thane and admit execution of the Agreement for Sale, Leave and License Agreements & Deed of Confirmation and or any other deeds with various purchasers of Flat/Shop/Parking etc., Deed of Confirmation already lodged for registration and to be lodged for registration from time to time and other formalities for registration of the said documents.



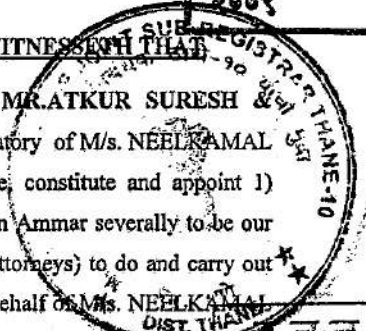
AND WHEREAS although we are executing the Agreement for Sale, Leave and License Agreements & Deed of Confirmation with various purchasers of Flat/Shop/Parking etc. of flats/shops/offices/parkings as Authorised Singnatory of M/s. NEELKAMAL REALTORS SUBURBAN PVT. LTD., we are not in a position to regularly attend and go personally from time to time to the office of the Sub-Registrar of Assurances at Mumbai & Thane and admit execution of all the Agreement for Sale, Leave and License Agreements & Deed of Confirmation and any other deeds with various purchasers of Flat/Shop/Parking etc., before him and carry out the other formalities for registration in respect thereof.

We therefore, for the sake of convenience, and are desirous of appointing 1) Mr.Mohan Amrute, 2) Mr. Santosh Gorule & 3) Mr.Mommin Ammar severally to attend the office of the Sub-Registrar of Assurances Mumbai & Thane, to present the agreements and documents as stated hereinafter and to admit execution thereof.

90260	2
2009	

NOW KNOW WE ALL MEN AND THESE PRESENTS WITNESSETH THAT

We MS.JESSIE KURUVILLA, MR.FAIZAN PASHA, MR.ATKUR SURESH & MR.MONIL PANDYA for ourselves and as Authorised Signatory of M/s. NEELKAMAL REALTORS SUBURBAN PVT. LTD., do hereby nominate, constitute and appoint 1) Mr.Mohan Amrute, 2) Mr. Santosh Gorule & 3) Mr.Mommin Ammar severally to be our true and lawful attorney (hereinafter referred to as the said Attorneys) to do and carry out acts and things for us and on our behalf and also for and on behalf of M/s. NEELKAMAL REALTORS SUBURBAN PVT. LTD. severally for the purposes expressed hereinafter,



3E82/2090
904-99C

- 1) To severally present and lodge in the office of the Sub-Registrar of Assurances of Mumbai & Thane Agreements for Sale, Leave and License Agreements, arrangements, writings, and other documents for the purpose of sale of flats, commercial units, offices,

A x A

shops, garages and other premises constructed/to be constructed by M/s. NEELKAMAL REALTORS SUBURBAN PVT. LTD., to appear before them and to admit execution thereof and to do all acts and things necessary for effectively registering such documents with the Sub-Registrar of Assurances at Mumbai & Thane.

2) We do hereby agree to ratify and confirm all and whatsoever acts my said Attorney may do or cause to be done by virtue of these presents and to the same extent and in the same manner as of they were done by me personally present.

पत्र-२-११
 30 DEC 09
 2009

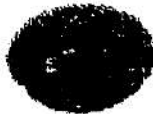


IN WITNESS WHEREOF, we have hereunto put our respective hands at Mumbai this 18th day of DECEMBER 2009.

Signed and delivered by the withinnamed
 MS. JESSIE KURUVILLA, MR. FAIZAN
 PASHA, MR. ATKUR SURESH &
 MR. MONIL PANDYA as
 DIRECTOR/Authorised Signatory of
 M/s. NEELKAMAL REALTORS
 SUBURBAN PVT. LTD.

NEELKAMAL REALTORS
 SUBURBAN PVT. LTD.

In the presence of

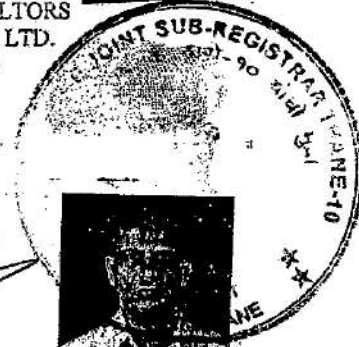


Authorized Signatory
 NEELKAMAL REALTORS
 SUBURBAN PVT. LTD.



Authorized Signatory
 NEELKAMAL REALTORS
 SUBURBAN PVT. LTD.

Authorized Signatory



Signed and delivered by the withinnamed

1) Mr. Mohan Amrute and 2) Mr. Santosh Gorule & 3) Mr. Mammian Amrute

In the presence of

[Signature]



टनल-१०
 8882/2090
 906-996

Address Indira Nagar Mulmet Part 2,
Government Colony, Kherwadi,
Bunder (E),
Bombay.

वडा
इंदिरा नगर मूलमेट भाग-२
शासकीय बसावट, खेरवाडी, बंडर (पूर्व),
बुंदर

Electoral Registration Officer
For 37-Kherwadi Assembly Constituency
37-खेरवाडी विधानसभा मतदारसंघाची अधिकारी
Place / ठिकाण : Kherwadi / खेरवाडी

Date / दिनांक : 10.11.1992

This Card may be used as an Identity card
under different Government schemes.
हे पत्र शासकीय विविध योजनांसाठी ओळखपत्र
वापरून उपयुक्त ठरू शकते.

ELECTION COMMISSION OF INDIA
भारत निर्वाचन आयोग
IDENTITY CARD
ओळखपत्र

A1705037300219

Electoral Photo

Electoral's Name / मतदाराचे नाव
Father's/Mother's/
Husband's Name / वडील/माई/
पतीचे नाव
Sex / लिंग
Age as on 1.1.95 / वय ०१.०१.९५

Name / नाव
पत्रे धर्मांतरण
Bansaji

पुरुष



MAHARASHTRA STATE MOTOR DRIVING LICENCE
MH02 2907000315
Valid Till : 25-02-2027 (197)

AUTHORISATION TO DRIVE FOLLOWING CLASS
OF VEHICLES THROUGHOUT INDIA
COV DOI
MCWG 26-02-2007

DOB : 09-04-1986 BS

Name : RUPESH JAMBHALE
S/D/W of SANTARAM JAMBHALE
Add : BALU GAWARE CHAVL, PAWAN BAUG RD,
MALAD (W),
MUMBAI
PIN : 400064
Signature & ID of
Issuing Authority: MH02 290764

FORM
BDS 16 CI

Signature/Thumb
Impression of Holder



वदर-२ IV
902608
२००९

डबल-१०
३६४२/२०१२
१००-११८



08/12/2009
3:59:10 pm

मुख्य निबंधक:
बोरीवली 1 (मालाड)

दस्त गोषवारा भाग-1

बदर 2
दस्त क्र 10987/2009

दस्त क्रमांक : 10987/2009

दस्ताचा प्रकार : मुखत्यारनामा

नु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	<p>नाव: मिलकमल रिवल्टर्स सबबन प्रा लि तर्फे अथो सिग्ने जेसी कुळुधिल्ला - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: डी बी हाऊस ईमारत नं: - पेट/वसाहत: - शहर/गाव: गोरेगाव पू तालुका:</p>	<p>लिहून देणार वय 48 सही</p>		
2	<p>नाव: मिलकमल रिवल्टर्स सबबन प्रा लि तर्फे अथो सिग्ने फैजान पाशा - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: वरीलप्रमाणे ईमारत नं: - पेट/वसाहत: - शहर/गाव: - तालुका: - पिन: - पिन न</p>	<p>लिहून देणार वय सही</p>		
3	<p>नाव: मिलकमल रिवल्टर्स सबबन प्रा लि तर्फे अथो सिग्ने सुरेश अतकुर् - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: वरीलप्रमाणे ईमारत नं: - पेट/वसाहत: - शहर/गाव: - तालुका: - पिन: - पिन</p>	<p>लिहून देणार वय 44 सही</p>		
4	<p>नाव: मिलकमल रिवल्टर्स सबबन प्रा लि तर्फे अथो सिग्ने मोनिश पंज्या - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: वरीलप्रमाणे ईमारत नं: - पेट/वसाहत: - शहर/गाव: - तालुका: - पिन: - पिन</p>	<p>लिहून देणार वय 50 सही</p>		
5	<p>नाव: सतोष गोळले - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: वरीलप्रमाणे ईमारत नं: - पेट/वसाहत: - शहर/गाव: - तालुका: - पिन: - पिन नम्वर: -</p>	<p>लिहून देणार वय 39 सही</p>		



बदर-2 IV
operw/07
२००९



दस्तावेज करून देणार तथाकथित [मुखत्यारनामा] दस्तावेज करून दिल्याचे कबूल करतात.

1 OF 2

ट न न - १०
३६४२/२०१०
११०-११८



18/12/2009
3:59:10 pm
दुय्यम निबंधक
बोरीवली 1 (मालाड)

दस्त गोषवारा भाग-1

वदर 2
दस्त क्र 10987/2009

दस्ता क्रमांक : 10987/2009
दस्ताचा प्रकार : मुखत्यारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
6	नाव: मोहन अमृत - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: वरीलप्रमाणे ईमारत नं: - पेट/यसाहत: - शहर/गाव: - तालुका: - पिन: - पॅन नम्बर: -	लिहून घेणार वय 49 सही <i>Amrut</i>		
7	नाव: मोमिन अम्मार - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: वरीलप्रमाणे ईमारत नं: - पेट/यसाहत: - शहर/गाव: - तालुका: - पिन: - पॅन नम्बर: -	लिहून घेणार वय 24 सही <i>Momin</i>		



वदर-२ IV
9 Dec 10
२००९



ट न नं - १०
3E82/2090
999-99C



दस्त गोधारा भाग - 2

बदर 2
दस्त क्रमांक (10987/2009)

दस्त क्र. [बदर2-10987-2009] या गोधारा
बाजार मुल्या : 0 मोबदला 0 भरलेले मुद्रांक शुल्क : 500

दस्त हजर केल्याचा दिनांक : 18/12/2009 03:52 PM
निष्पादनाचा दिनांक : 18/12/2009
दस्त हजर करणा-याची सही :

पावती क्र.: 11002 दिनांक: 18/12/2009
पावतीचे वर्णन
नाव: मिलकमल रियल्टर्स सर्वरिंग प्रा लि तर्फे अथो
सिग्ने जेसी कुलविल्ला - -

100 : नोंदणी फी
140 : नकल (अ. 11(1)), पृष्ठांकनाची नकल
(अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फ्री
240: एकूण

दस्ताचा प्रकार : 48) मुखत्यारनाम
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 18/12/2009 03:52 PM
शिक्का क्र. 2 ची वेळ : (फ्री) 18/12/2009 03:56 PM
शिक्का क्र. 3 ची वेळ : (कबुली) 18/12/2009 03:58 PM
शिक्का क्र. 4 ची वेळ : (ओळख) 18/12/2009 03:59 PM

दस्त नोंद केल्याचा दिनांक : 18/12/2009 03:59 PM

सह दुय्यम निबंधक, वारीवली क्र. 1 (मालाड)
मुंबई उपनगर जिल्हा.

ओळख :
खालील इसम असे निवेदीत करतात की, खालील वज वरून खालील व्यक्तीस ओळखतात
द त्यांची ओळख पटवित्यात.

1) रूपेश जामळे - , घर/फ्लॅट नं. -

गल्ली/रस्ता : -

ईमारतीचे नाव: गोकुल शॉपिंग

ईमारत नं. : -

पेट/वसाहत: -

शहर/गाव: गोरेगाव

तालुका: -

पिन: -

2) बळीराम नाळे - , घर/फ्लॅट नं. -

गल्ली/रस्ता: -

ईमारतीचे नाव: इंदिरा नगर

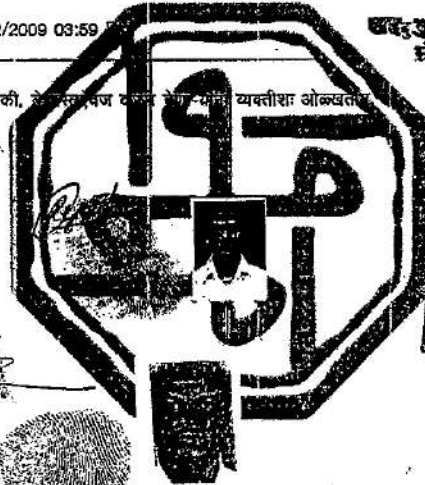
ईमारत नं. : -

पेट/वसाहत: -

शहर/गाव: बांद्रा

तालुका: -

पिन: -



बदर-2 IV
90260/00
2009

ममाभित करणेत येते की, या
दस्तामध्ये एकूण... 240... पावे आहेत.

सह दुय्यम निबंधक, वारीवली क्र. 1
मुंबई उपनगर जिल्हा.

द. निबंधक वारीवली - 1,
मुंबई उपनगर जिल्हा.



बदर... 2/ 90260 / 2009
पुस्तक क्रमांक 7 क्रमांक..... वर
मोबदला. 90260/00
दिनांक :

सह दुय्यम निबंधक, वारीवली क्र. 1,
मुंबई उपनगर जिल्हा.



ट न न - 90
3882/2090
998-998

प्रतिज्ञापत्र / घोषणापत्र

- मी/आम्ही..... १) श्री /श्रीमती मी. कालिम खान
२) श्री /श्रीमती मी. शफीक खान
३) श्री /श्रीमती.....

सत्य प्रतिज्ञेवर कथन करितो की, दस्तेऐवजाची विषयवस्तू असलेली मिळकत ही यापूर्वी खरेदी देणाऱ्यांने कोठेही विक्री, गहाण, दान, लीज, मुखत्यार, पोटगी वा इतर अन्य प्रकारे कोठेही जडजोखिमांमध्ये गुंतविलेली नाही. याची नोंदणी कायदा - १९०८ मधील असणाऱ्या शोध (Search) तरतुदीनुसार खात्री करून घेतलेली आहे. तसेच सदर मिळकत ही खरेदी देणारं यांच्याच मालकीची आहे, याबाबत सुध्दा अभिलेख पाहून खात्री करून घेतलेली आहे. या मिळकतीबाबत कही वाद उत्पन्न झाल्यास त्याची सर्वस्वी जबाबदारी भाड्डी/आमचीच राहिल याची मी/आम्ही हमी देतो.

१) Kalim

२) S.S.

खरेदी घेणार (Purchaser)





ट न न - १०
३६६२/२०१०
१११२-११८

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

MOHAMMED KAHIM KHAN
 MOHAMMED ISSA KHAN
 05/07/1982
 Permanent Account Number
 AKTPK4131F

Signature

आयकर विभाग
 INCOME TAX DEPARTMENT

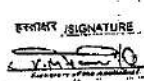
भारत सरकार
 GOVT. OF INDIA

MOHAMMED SHAFIQUE KHAN
 MOHAMMED YAHYA YUSUF ALI KHAN
 20/11/1972
 Permanent Account Number
 AADPK4546Q

Signature




ट न न - १०
३६८२/२०१०
११४ - ११८

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AATPP6179L
 नाम / NAME
VINAY MANILAL PARIKH
 पिता का नाम / FATHER'S NAME
MANILAL CHUNILAL PARIKH
 जन्म तिथि / DATE OF BIRTH
01-03-1955
 हस्ताक्षर / SIGNATURE

 आयकर अधिकारी, पुणे
 Commissioner of Income-tax I, Pune

Age - 54

Vinay Manilal Parikh



आयकर विभाग / INCOME TAX DEPARTMENT
 भारत सरकार / GOVT. OF INDIA
 ASHOK BHAGWAN KOLHARCHAN
 BHAGWAN RANGNATH CHARCHAN
 06/07/1986
 Permanent Account Number
AQKPK884A
 हस्ताक्षर / Signature


Age - 23

Ashok Bhagwan Kolharchan



ट न न - 90
3682/2090
994 - 99C



महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग
मुल्यांकन अहवाल सन 2010

1. दस्तावा प्रकार :- विश्राम अनुच्छेद क्रमांक 245
2. सावरकर्त्याचे नाव :- मीरमक पत्नी 07.8.22
3. तालुका :- सांगली
4. गावाचे नाव :- महाजनवारी
5. नगरमुमापन क्रमांक/सर्व्हे क्र./अंतिम भुयंड क्रमांक :- 4509 ने 4513 व 212
6. मूल्य दरविभाग (झोन) :- R. उपविभाग ---
7. मिळकतीचा प्रकार :- खुली जमीन, निवासी, कार्यालय, दुकान, औद्योगिक
प्रति चौ.मी.दर :- 30000/-
8. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- 69.60 कन्सेट / यिल्ट अप चौ.मीटर / फूट
9. कारपार्किंग :- --- गल्ली :- --- पोटमाळा :- ---
10. मजला क्रमांक :- 1st floor उदयाहन सुविधा आहे / नाही ---
11. बांधकाम वर्ष :- --- घसारा :- ---
12. बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
13. बाजारमूल्यदर तपत्यातील मार्गदर्शक सुचना क्र. :- --- ज्यान्वये दिलेली घट / वाढ
14. लिव्ह अॅन्ड लायसन्सचा दस्त :- 1. प्रतिमाह भाडे रक्कम :- ---
निवासी / अनिवासी 2. अनामत रक्कम / आगावू भाडे :- ---
3. कालावधी :- ---
15. निर्धारित केलेले वाजारमूल्य :- 21,93,000/-
16. दस्तामध्ये दर्शविलेली मोबदला :- 2,14,100/-

17. देय मुद्रांक शुल्क :- 1,21,410/-
18. देय नोंदणी फी :- 2,14,100/-

भरलेले मुद्रांक शुल्क :- 1,21,410/-



लिपीक

टन न - 90
3858/2090
998-998



गावाचे नाव : महाजनवाडी

- (1) विलेखाद्या प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 2,744,250.00
वा.भा. रु. 2,193,000.00
- (2) भू-मापन, पोटहिरसा व घरक्रमांक (असल्यास) (1) सर्वे क्र.: 4509 ते 4513,4517,4572 वर्णना सदनिका क्र 1005/10वा मजला,टाईप -पु,बि नं 2, ऑर्गॅनॉइड ओजोन, महाजनवाडी, वेस्टर्न एक्सप्रेस हायवे, दहिसर चेक नाकाच्या जवळ, मिरारोड पु.ठाणे.
(1)69.60चौ.मि.बि.अप.
- (3)क्षेत्रफळ
- (4) आकारणी क्विटा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) निलकमल रिअल्टर्स सबरयत्न प्रा ली सर्वे अधिकृत सहीकरणार सुरेश अतकुर व मोनिल पंड्या सर्वे क्रे.मु.संपूर्ण नोमोन अम्मार -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: मिरारोड पु; तालुका: -; पिन: -; पॅन नम्बर: -;
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) मोहम्मद करिम खान -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: मिरारोड पु; तालुका: -; पिन: -; पॅन नम्बर: -;
(2) मोहम्मद शफिक खान -; घर/प्लॉट नं: वसीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;
- (7) दिनांक करून दिल्याचा 23/03/2010
- (8) नोंदणीचा 31/03/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 3642 /2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 119825.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 27750.00
- (12) शोरा



H. R. R. R.
सह दुख्यम निबंधक ठाणे-१०



31/03/2010

दुय्यम निबंधकः

11:41:32 am

सह दु.नि.का.ठाणे 10

दस्त गोषवारा भाग-1

दनन10

दस्त क्र 3642/2010

996/992

दस्त क्रमांक : 3642/2010

दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाम: मोहम्मद कालिद खान पत्ता: घर/प्लॉट नं.: गल्ली/रस्ता: ईमारतीचे नाव: ईमारत नं.: पेठ/वसाहत: शहर/गाव: विरारोड पू तालुका: पिन: पॅन नम्बर:	लिहून घेणार वय 27 सही		
2	नाम: मोहम्मद शफिक खान पत्ता: घर/प्लॉट नं.: वरीलप्रमाणे गल्ली/रस्ता: ईमारतीचे नाव: ईमारत नं.: पेठ/वसाहत: शहर/गाव: तालुका: पिन: पॅन नम्बर:	लिहून घेणार वय 37 सही		
3	नाम: मिलकमल रिअल्टी प्रॉपर्टी डेव्हलपर्स प्रा ली तर्फे अधिकृत सहीकरणार सुरेश अतकुर व मोनिल पंड्या तर्फे कु मु महगुन मोगीन अम्मार पत्ता: घर/प्लॉट नं.: गल्ली/रस्ता: ईमारतीचे नाव: ईमारत नं.: पेठ	लिहून देणार वय 24 सही		

सह दुय्यम निबंधक ठाणे-१०





दस्त गोषवारा भाग - 2

टनन10

दस्त क्रमांक (3642/2010)

9921992

दस्त क्र. [टनन10-3642-2010] चा गोषवारा
बाजार मूल्य :2193000 मोबदला 2744250 भरलेले मुद्रांक शुल्क : 121410

दस्त हजर केल्याचा दिनांक :31/03/2010 11:37 AM
निश्चिदनाचा दिनांक : 23/03/2010
दस्त हजर करणा-याची सही : *Kashim*

दस्ताचा प्रकार :25) करारनामा
शिकका क्र. 1 ची वेळ : (सादरीकरण) 31/03/2010 11:37 AM
शिकका क्र. 2 ची वेळ : (फ्री) 31/03/2010 11:40 AM
शिकका क्र. 3 ची वेळ : (कबुली) 31/03/2010 11:41 AM
शिकका क्र. 4 ची वेळ : (ओळख) 31/03/2010 11:41 AM

दस्त नोंद केल्याचा दिनांक : 31/03/2010 11:41 AM

ओळख :
खालील इसम असे निवेदीत करतात की, ते दस्ताऐवज करून देणा-यांना व्यक्तीचा ओळखतात,
व त्यांची ओळख पटवितात.

1) विनाय परिख - , घर/फ्लॅट नं. - *[Handwritten]*

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं.: -

पेठ/वसाहत: -

शहर/गाव: मिरारोड पू

तालुका: -

पिन: -

2) अशोक खर्वन - , घर/फ्लॅट नं. वरीलप्रमाणे

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं.: -

पेठ/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -



प्रमाणीत करणेत येते की
या दस्तास एकूण *992* पाने आहेत.

[Signature]
सह दुय्यम निबंधक ठाणे-१०

पुस्तक क्रमांक *9-2*
BEER क्रमांकावर नोंदविले

[Signature]
डु. निबंधकाची सही
सह दु. नि. का-ठाणे 10
सह दुय्यम निबंधक ठाणे-१०

[Signature]
सह. दु.गम निबंधक ठाणे क्र. १०
तारीख *29* महि *03* सन *२०१०*

