

25/6/20

RACPC 8/20

370/3822
Friday, May 29, 2020
11:52 AM

पावती

Original/Duplicate
नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 4176

दिनांक: 29/05/2020

गावाचे नाव: देवनार
दस्तऐवजाचा अनुक्रमांक: करल2-3822-2020
दस्तऐवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: राहुल . घटक

नोंदणी फी रु. 30000.00
दस्त हाताळणी फी रु. 1000.00
पृष्ठांची संख्या: 50

एकूण: रु. 31000.00

सह दुय्यम निबंधक कुर्ता 2

बाजार मूल्य: रु. 19654514 /-
मोबदला रु. 30000000 /-
भरलेले मुद्रांक शुल्क : रु. 1500000 /-

सह दुय्यम निबंधक (वर्ग-२)
कुर्ता क्र. २

- 1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु. 30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000753088202021R दिनांक: 29/05/2020
बँकेचे नाव व पत्ता: IDBI
- 2) देयकाचा प्रकार: DHC रक्कम: रु. 1000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2805202007701 दिनांक: 29/05/2020
बँकेचे नाव व पत्ता:

Rahul Ghatak

ORIGINAL REGISTERED
DOCUMENT DELIVERD ON

29 MAY 2020



29/05/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 2

दस्ता क्रमांक : 3822/2020

नोंदणी :

Regn 63m

माकाचे नाव : देवनार

| | |
|--|---|
| (1) विलेखाचा प्रकार | क्रमांकाचा |
| (2) मूळदस्ता | 30000000 |
| (3) बाजारभावा(भाडेपट्ट्याच्या बाबतिलफट्टाकर आकारणी देतो की फट्टेदार ते नमूद करावे) | 19654514 |
| (4) भू-मापन, पोटहिसा व धरकमांक(असल्यास) | 1) पातिकेचे नाव: Mumbai Ma.na.pa. इतर कॉर्न :सदनिका नं: 1804, विल्हीन नं 1 जी विंग, माला नं: 18 वा मजला, अँगस्टस, रहेजा अकॉप्लिस 2, इमारतीचे नाव: रहेजा अकॉप्लिस 2 आडोनीस अँगस्टस को.अॅ. लो. लीमीटेड, ब्लॉक नं: देवनार पाडा रोड, टेलीकॉम फॅक्टरीच्या जवळ, रोड : देवनार, मुंबई 400088, इतर माहिती: मीचे देवनार,सदनिकेचे क्षेत्रफळ 959.71 चौरस फूट बिल्ट अप,सोबत एक कार पार्किंग स्पेस नं.एल-19((C.T.S. Number : 373/12 ;)) |
| (5) क्षेत्रफळ | 1) 959.71 चौ.फूट |
| (6) आकारणी किंवा जुटी देण्यात असेल किंवा. | |
| (7) दस्ताऐवज करून देण-या/लिहून ठेवण-या पक्षांसाठीचे नाव किंवा दिवानी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-मनोज दिवाकराव पंजबी वय:-47; पत्ता:-प्लॉट नं: फ्लॉट नं.1004, माला नं: 10 वा मजला, इमारतीचे नाव: गोदेरेज सोनिटी, सोनिटी सी.एच.एस. लिमिटेड, ब्लॉक नं: टेलीकॉम फॅक्टरीच्या मागे, देवनार, रोड नं: देवनार व्हीलेज रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400088 पॅन नं:-AITPP6173G 2): नाव:-रिडी मनोज पंजबी वय:-43; पत्ता:-प्लॉट नं: फ्लॉट नं.1004, माला नं: 10 वा मजला, इमारतीचे नाव: गोदेरेज सोनिटी, सोनिटी सी.एच.एस. लिमिटेड, ब्लॉक नं: टेलीकॉम फॅक्टरीच्या मागे, देवनार, रोड नं: देवनार व्हीलेज रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400088 पॅन नं:-BHYP6688M |
| (8) दस्ताऐवज करून देण-या पक्षांसाठीचे व किंवा दिवानी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-राहुल . फटक वय:-53; पत्ता:-प्लॉट नं: फ्लॉट नं.503, माला नं: 5 वा मजला, इमारतीचे नाव: रहेजा अकॉप्लिस 1, विंग ऐवलीन, टॉवर नं.2, ब्लॉक नं: टेलीकॉम फॅक्टरीच्या जवळ, देवनार, रोड नं: देवनार पाडा रोड, महाराष्ट्र, मुंबई. पिन कोड:-400088 पॅन नं:-ADWPG6628F 2): नाव:-दिशा . नरानी वय:-51; पत्ता:-प्लॉट नं: फ्लॉट नं.503, माला नं: 5 वा मजला, इमारतीचे नाव: रहेजा अकॉप्लिस 1, विंग ऐवलीन, टॉवर नं.2, ब्लॉक नं: टेलीकॉम फॅक्टरीच्या जवळ, देवनार, रोड नं: देवनार पाडा रोड, महाराष्ट्र, मुंबई. पिन कोड:-400088 पॅन नं:-ACOPN8837C |
| (9) दस्ताऐवज करून दिल्याचा दिनांक | 29/05/2020 |
| (10) दस्ता नोंदणी केल्याचा दिनांक | 29/05/2020 |
| (11) अनुक्रमांक, खंड व पृष्ठ | 3822/2020 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 1500000 |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14) शेर | |

मुल्यांकांसाठी विचारात घेतलेला तपशील :-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



सह दुय्यम निबंधक कुर्ला-२
मुंबई उपनगर जिल्हा

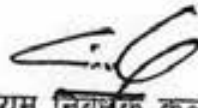
Payment Details

| sr. | Purchaser | Type | Verification no/Vendor | GRN/Licence | Amount | Used At | Deface Number | Deface Date |
|-----|--------------|----------------------|------------------------|--------------------|------------|---------|------------------|-------------|
| 1 | RAHUL GHATAK | eSBTR/Simple Receipt | 69103332020052750419 | MH000753088202021R | 1500000.00 | SD | 0000338906202021 | 29/05/2020 |
| 2 | RAHUL GHATAK | eSBTR/SimpleReceipt | | MH000753088202021R | 30000 | RF | 0000338906202021 | 29/05/2020 |
| 3 | | DHC | | 2805202007701 | 1000 | RF | 2805202007701D | 29/05/2020 |

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

| मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव) | | | | | |
|---|---|---|--------------------------|-------------------------|--------------------------|
| Valuation ID | 20200529652 | 29 May 2020, 11:28:31 AM करल२ | | | |
| मूल्यांकनाचे वर्ष | 2020 | | | | |
| जिल्हा | मुंबई(उपनगर) | | | | |
| मूल्य विभाग | 100-देवनार - कुर्ला | | | | |
| उप मूल्य विभाग | 100/471 भुभाग उत्तरेस हार्वर रेल्वे मार्ग पुर्वेस 13.40मी.वि.यो रस्ता. दक्षिणेस व्ही.एन.पुरव मार्ग व पश्चिमेस गावाची सीमा | | | | |
| सर्व्हे नंबर /न.भू.क्रमांक | सि टी एस नंबर#373 | | | | |
| वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु. | | | | | |
| खुली जमीन | निवासी सदनिका | कार्यालय | दुकाने | औद्योगिक | मोजमापनाचे एकक चौरस मीटर |
| 106600 | 192800 | 212100 | 231400 | 192800 | |
| बांधीव क्षेत्राची माहिती | | | | | |
| बांधकाम क्षेत्र(Built Up)- | 89.19चौरस मीटर | मिळकतीचा वापर- | निवासी सदनिका | मिळकतीचा प्रकार- | बांधीव |
| बांधकामाचे वर्गीकरण- | 1-अतर सी सी | मिळकतीचे वय- | 0 TO 25वर्षे | मूल्यदर/बांधकामाचा दर - | Rs.192800/- |
| उद्भवान सुविधा- | आहे | मजला - | 11th floor To 20th floor | | |
| Sale Type - Resale | | First Sale Date - 20/12/2010 | | | |
| Sale/Resale of built up Property constructed after circular dt.02/01/2018 | | | | | |
| मजला निहाय घट/वाढ | | = 110% apply to rate= Rs.212080/- | | | |
| <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;"> <p style="text-align: center;">करल-२</p> <p style="text-align: center;">३८२२ ९९५०</p> <p style="text-align: center;">२०२०</p> </div> | | | | | |
| घसा.यानुसार मिळकतीचा प्रति चौ.मीटर मूल्यदर | | $= ((\text{वार्षिक मूल्यदर} \cdot \text{खुल्या जमिनीचा दर}) \cdot \text{घसा.प्रमाण} \cdot \text{वर्षे करी}) \cdot \text{खुल्या जमिनीचा दर}$ $= (((212080-106600) \cdot (100/100)) + 106600)$ $= \text{Rs.212080/-}$ | | | |
| A) मुख्य मिळकतीचे मूल्य | | $= \text{वरील प्रमाणे मूल्य दर} \cdot \text{मिळकतीचे क्षेत्र}$ $= 212080 \cdot 89.19$ $= \text{Rs.18915415.2/-}$ | | | |
| E) बंदिस्त वाहन तळाचे क्षेत्र | | $= 13.94 \cdot \text{चौरस मीटर}$ $= 13.94 \cdot (212080 \cdot 25/100)$ $= \text{Rs.739098.8/-}$ | | | |
| F) बंदिस्त वाहन तळाचे मूल्य | | | | | |
| एकत्रित अंतिम मूल्य | | $= \text{मुख्य मिळकतीचे मूल्य} + \text{तळघराचे मूल्य} + \text{पेट्रोल/गॅस मजला क्षेत्र मूल्य} + \text{लगातच्या गावाचे मूल्य} + \text{वरील गावाचे मूल्य} + \text{बंदिस्त वाहन तळाचे मूल्य} + \text{खुल्या जमिनीवरील वाहन तळाचे मूल्य} + \text{इमारती भोंवतीच्या खुल्या जागेचे मूल्य} + \text{बंदिस्त बाळकची}$ $= A + B + C + D + E + F + G + H + I$ $= 18915415.2 + 0 + 0 + 0 + 739098.8 + 0 + 0 + 0 + 0$ $= \text{Rs.19654514/-}$ | | | |




 सह दुय्यम निबंधक कुर्ला-२
 मुंबई उपनगर जिल्हा

| Department of Stamp & Registration, Maharashtra | |
|--|--------------------|
| Receipt of Document Handling Charges | |
| PRN 2805202007701 | Date 28/05/2020 |
| Received from RAHUL GHATAK, Mobile number 0000000000, an amount of Rs.1000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 2 of the District Mumbai Sub-urban District. | |
| Payment Details | |
| Bank Name IBKL | Date 28/05/2020 |
| Bank CIN 10004152020052804560 | REF No. 2610343310 |
| This is computer generated receipt, hence no signature is required. | |

| | | |
|-------|---|----|
| करल-२ | | |
| ३८२२ | २ | ५० |
| २०२० | | |





CHALLAN
MTR Form Number-6



| | | | | | | | | |
|----------------------|-----------------------------------|---------------|--------------|---------------------------|---|----------------------|-----------------------|-----|
| GRN | MH000753088202021R | BARCODE | | | Date | 27/05/2020-15:14:08 | Form ID | B25 |
| Department | Inspector General Of Registration | | | Payer Details | | | | |
| Type of Payment | Bank Portal - Simple Receipt | | | TAX ID / TAN (If Any) | | | | |
| Office Name | KRL3_JT SUB REGISTRAR KURLA NO 3 | | | PAN No.(If Applicable) | ADWPG6628F | | | |
| Location | MUMBAI | | | Full Name | RAHUL GHATAK | | | |
| Year | 2020-2021 One Time | | | Flat/Block No. | 1804 18TH FLOOR | | | |
| Account Head Details | | Amount In Rs. | | Premises/Building | AUGUSTUS RAHEJA | | | |
| 0030045501 | Stamp Duty(Bank Portal) | 1500000.00 | | Road/Street | ACROPOLIS II ADO करल-२ | | | |
| 0030063301 | Registration Fee | 30000.00 | | Area/Locality | ३६२२ ३ ५० | | | |
| | | | | Town/City/District | २०२० | | | |
| | | | | PIN | | | | |
| | | | | Remarks (If Any) | Prop mvblty=Immovable-Prop Amt=30000000.00-Prop area=959.71-Prop area UOM= Sq.Feet-oth Prop ID= PAN-AITPP6173G-oth Prop Name=MANOJ HIRALAL PUNJABI- | | | |
| | | | | Amount In | Fifteen Lakh Thirty Thousand Rupees Only | | | |
| Total | | | 15,30,000.00 | Words | | | | |
| Payment Details | IDBI BANK | | | FOR USE IN RECEIVING BANK | | | | |
| Cheque-DD Details | | | | Bank CIN | Ref. No. | 69103332020052750419 | 684025857 | |
| Cheque/DD No. | | | | Bank Date | RBI Date | 27/05/2020-15:14:04 | Not Verified with RBI | |
| Name of Bank | | | | Bank-Branch | | IDBI BANK | | |
| Name of Branch | | | | Scroll No. , Date | | 100 , 28/05/2020 | | |



Department ID :

Mobile No. : 91750640862

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम लिबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



| | | |
|-------|---|----|
| करल-२ | | |
| ३८२२ | ४ | ५० |
| २०२० | | |

AGREEMENT FOR SALE

This Agreement made at Mumbai this 29th day of May 2020,

BETWEEN

(1) **Mr. MANOJ HIRALAL PUNJABI**, (PAN No. AITPP6173G) and
(2) **Mrs. RIDDHI MANOJ PUNJABI**, (PAN No. BHYP6688M), both of
Mumbai Indian Inhabitants residing at Flat No. 1004, 10th Floor,
Godrej Serenity, Serenity Co-operative Housing Society Limited,
Deonar Village Road, Behind Telecom Factory, Deonar,
Mumbai - 400088, hereinafter collectively called "the VENDORS"
(which expression shall unless it be repugnant to the context or the
meaning thereof be deemed to include their heirs, executors
administrators and assigns) of the One Part,

AND

(1) **Mr. RAHUL GHATAK**, (PAN No. ADWPG6628F) and
(2) **Mrs. DISHA NAWANI**, (PAN No. ACOPN8837C) both of Mumbai
Indian Inhabitants residing at Flat No. 503, 5th floor, Raheja
Acropolis - I, Wing Avalon of Tower No. 2, Deonar Pada Road,
Near Telecom Factory, Deonar, Mumbai - 400 088, hereinafter
collectively called "the PURCHASERS" (which expression shall unless it
be repugnant to the context or the meaning thereof be deemed to
include their heirs, executors administrators and assigns) of the
Second Part.

*Manoj
Riddhi*

Vendors

*Rahul Ghatak
Disha N*

Purchasers

| | | |
|------------|--|----|
| WHEREAS: २ | | |
| ३२२ | ५ | ५० |
| २०२० | Vide Agreement for Sale dated 11 th October 2007 made between Raheja Krishna Enterprise, a partnership firm as the Developer of the First Part, M/s. Hindustan Candle Manufacturing Company, a sole proprietary unit of Hindustan Candle Manufacturing Company Pvt. Ltd., as the Owner of the Second Part and (1) Mr. Arun Bahl and (2) Mrs. Alka Bahl as the Flat Purchasers of the Third Part, which is registered at the office of the Sub-Registrar of Assurances at Kurla-1 under Serial No. BDR3-07395-2007 on 15/10/2007, Developer agreed to sell to (1) Mr. Arun Bahl and (2) Mrs. Alka Bahl Flat No. 1804 having built up area of 959.71 square feet [including the area of the balconies] being on the 18 th floor of the wing B named Augustus of Building No. 1 forming part of the complex known as Raheja Acropolis II which was then under construction on land which now bears CTS Nos. 373/12 of village Deonar, which flat is more particularly described in the Schedule hereunder ("said Flat") for the consideration and on the other terms and conditions more particularly set out therein. While the said Agreement recorded that one car parking space in open to sky on the podium level of the building would be allotted to (1) Mr. Arun Bahl and (2) Mrs. Alka Bahl as incidental to the purchase of the said Flat, the specific allotment remained outstanding. | |



- b. In due course of time, after paying the entire agreed price to Developer, (1) Mr. Arun Bahl and (2) Mrs. Alka Bahl took over possession of the said Flat, which fact has been recorded in the possession letter dated 1st March 2009.
- c. Vide its letter dated 1st March 2009 Developer allotted to (1) Mr. Arun Bahl and (2) Mrs. Alka Bahl one car parking space No. L-19 in the compound of the building (Open to Sky), which parking space is more particularly described in the Schedule

*Munjab
Rishid*

Vendors

*Rishid
Dixon*

Purchasers

hereunder ("said Parking Space"). A copy of the said letter dated 1st March 2009 is annexed hereto as **Annexure A**.

| | | |
|---------|---|----|
| फॉर्म-२ | | |
| ३८२२ | ६ | ५० |
| २०२० | | |

- d. The said Flat and the said Parking Space are hereinafter collectively referred to as "the said Premises".
- e. In due course of time the Purchasers of premises in the said building registered a cooperative housing society under the name 'Raheja Acropolis - II Adonis Augustus Co-operative Housing Society Limited' which is duly registered under the provisions of the Maharashtra Cooperative Societies Act, 1960 under Registration No. MUM/WM/HSG/TC/9967/2009-10 dated 22.12.2009 having its registered office at Plot Bearing CTS No. 373/12, Village Deonar, Off V. N. Purav Marg, Deonar, Mumbai 400088 ("said Society").
- f. (1) Mr. Arun Bahl and (2) Mrs. Alka Bahl herein promoters members of the said Society holding five fully paid up shares of the said Society bearing distinctive Nos. 104 (both included) under share certificate No. 206 dated August 2010 (hereinafter referred to as "the said Shares").
- g. Vide an Sale Deed dated 20th December, 2010 made between (1) Mr. Arun Bahl and (2) Mrs. Alka Bahl as the Transferors of the One Part and (1) Mr. Manoj Hiralal Punjabi and (2) Mrs. Riddhi Manoj Punjabi as the Transferees of the Other Part, which Deed is registered with the Sub-Registrar of Assurances at Kurla-1 under Serial No. BDR3-13846-2010 dated 20/12/2010, the Vendors herein purchased from (1) Mr. Arun Bahl and (2) Mrs. Alka Bahl all their right, title and interest in the said Flat on the terms and conditions and for the consideration as set out in the said Deed.
- h. After receiving the entire agreed consideration from the (1) Mr. Manoj Hiralal Punjabi and (2) Mrs. Riddhi Manoj



Manoj Hiralal Punjabi
Riddhi Manoj Punjabi

Vendors

Manoj Hiralal Punjabi
Riddhi Manoj Punjabi

Purchasers

Punjabi, (1) Mr. Arun Bahl and (2) Mrs. Alka Bahl handed over possession of the said Premises to (1) Mr. Manoj Hiralal Punjabi and (2) Mrs. Riddhi Manoj Punjabi.

| | | |
|-------|---|----|
| करल-३ | | |
| ३२२ | ७ | ५० |
| २०२० | | |

i. The said Society vide an endorsement dated 14th January, 2011, transferred the said Shares in the name of (1) Mr. Manoj Hiralal Punjabi and (2) Mrs. Riddhi Manoj Punjabi and admitted (1) Mr. Manoj Hiralal Punjabi and (2) Mrs. Riddhi Manoj Punjabi as its member.

j. The Vendors herein are absolutely seized and possessed of and otherwise well and sufficiently entitled to the said Premises and the said Shares.

k. The Vendors have now agreed to sell, transfer and assign to the Purchasers and the Purchasers have agreed to purchase and acquire (i) all the right title interest of the Vendors in the said Premises together with the right of ownership and of use and occupation of the said Premises and (ii) the said Shares along with the right, title and interest of the Vendors in the said Society [(i) and (ii) hereinafter collectively referred to as "the said Property"], on the terms and conditions herein contained at or for the lumpsum price of Rs. 3,00,00,000/- (Rupees three Crore only), which is to be paid after deducting therefrom TDS at the rate of 1% as per section 194 IA of the Income Tax Act, 1961 which will be deposited by the Purchasers with the Income Tax Department to the credit of the income tax account of the Vendor No. 1 Manoj Hiralal Punjabi.

l. Vide its letter dated 8th January 2020 the said Society has issued its no objection for the transaction of sale of the said **Property to the Purchasers herein. The original of the said letter dated 8th January 2020 is annexed hereto as Annexure B.**

Manoj Punjabi
Riddhi Manoj Punjabi

Vendors

Rahul Bahl
Alka Bahl

Purchasers

m. The parties are executing this Agreement for recording the transaction between them.

| | | |
|------|---|----|
| 3622 | | |
| 2 | 5 | 40 |
| 2020 | | |

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

1. The recitals contained hereinabove shall form an integral part of the operative part of this Agreement.
2. The Vendors hereby agree to sell to the Purchasers and the Purchasers hereby agree to purchase and acquire the said Property i.e. (i) all the right, title interest of the Vendors in the said Premises together with the right of ownership and of use and occupation of the said Premises and (ii) the said Shares along with the right title and interest of the Vendors in the said Society, free from encumbrances, at or for the lumpsum Rs. 3,00,00,000/- (Rupees Three Crore only) which shall be payable after deducting TDS at the rate of 1% therefrom].
3. The Purchasers have paid to the Vendors on the execution of this Agreement the sum of Rs. 2,10,00,000/- (Rupees Two Crore Ten Lakh only) in favour of Vendor No. 1 Manoj Hiralal Punjabi as and by way of part payment of the purchase price (the payment and receipt whereof the Vendors do and each of them doth hereby admit and acknowledge and of and from the same and every part thereof the Vendors do hereby forever acquit release and discharge the Purchasers). The details of the mode of payment of the aforesaid part payment have been recorded in detail in the receipt at the end of this Agreement.



Manoj
Riddhi

Vendors

Riddhi
Manoj

Purchasers

4. The balance lumpsum price of Rs. 90,00,000/- (Rupees Ninety Lakh only) shall be paid by the Purchasers to the Vendor No. 1 Manoj Hiralal Punjabi (after deducting therefrom TDS of Rs. 3,00,000/- calculated at the rate of 1% of the total consideration Price of Rs. 3,00,00,000/-) on or before 30th June 2020 only and only against:

| | | |
|-------|---|----|
| करल-२ | | |
| ३१२२ | e | ५० |
| २०२० | | |

a. The Vendors handing over quiet vacant peaceful physical possession of the said Premises to the Purchasers;

b. The Vendors handing over to the Purchasers the originals of the following documents:

- i. Agreement for Sale dated 11th October 2007 made between Raheja Krishna Enterprise, a partnership firm as the Developer of the First Part, M/s. Hindustan Candle Manufacturing Company, a sole proprietary unit of Hindustan Candle Manufacturing Company Pvt. Ltd., as the Owner of the Second Part and (1) Mr. Arun Bahl and (2) Mrs. Alka Bahl as the Flat Purchasers of the Third Part, which is registered at the office of the Sub-Registrar of Assurances at Kurla-1 under Serial No. BDR3-07395-2007 on 15/10/2007 with registration receipt with index 2;
- ii. Sale Deed dated 20th December, 2010 made between (1) Mr. Arun Bahl and (2) Mrs. Alka Bahl as the Transferors of the One Part and (1) Mr. Manoj Hiralal Punjabi and (2) Mrs. Riddhi Manoj Punjabi as the Transferees of the Other Part, which Deed is registered with the Sub-Registrar of Assurances at Kurla-1 under Serial No. BDR3-13846-2010 dated 20/12/2010 with registration receipt & index 2;



Manoj Hiralal Punjabi
Riddhi Manoj Punjabi

Vendors

R. Arun Bahl
Alka Bahl

Purchasers

- iii. Share certificate No. 206 for Shares bearing distinctive Nos. 1041 to 1045 (both inclusive) standing in the name of the Vendors;
- iv. Possession letter dated 1st March 2009 issued by Developer, Raheja Krishna Enterprise;
- v. Parking allotment letter dated 12th March 2009 issued by Developer, Raheja Krishna Enterprise; and
- vi. Latest Electricity Bill, Society Maintenance Bill and Receipt.

| | | |
|------|----|----|
| 3022 | 90 | 40 |
|------|----|----|

5. The Vendors do hereby covenant with the Purchasers that the Vendors have paid in full the consideration for the acquisition of the said Property and shall pay all in respect thereof upto 30th June 2020.
6. The Vendors do hereby agree and undertake to indemnify and keep the Purchasers indemnified at all times of any cost, expense, loss or damage due to being found contrary to the declaration made by them under these presents.
7. The Vendors do hereby further covenant with the Purchasers that from the date of payment of the balance price by the Purchasers to the Vendors, the Purchasers shall quietly and peacefully possess and use the said Premises without any let hindrance denial demand interruption or eviction from the Vendors or from any other person lawfully or equitably claiming through under or in trust for the Vendors.
8. The Purchasers do hereby covenant with the Vendors that the Purchasers shall pay all the outgoings, taxes and maintenance charges in respect of the said Premises from



Munjab.
R. Reddy

Vendors

D. N. D. N.

Purchasers

1st July 2020 onwards and shall become member of the said Society and shall abide by the byelaws rules and regulations of the said Society.

| | | |
|-------|----|----|
| करल-२ | | |
| ३६२२ | ११ | ५० |
| २०२० | | |

9. The Vendors do hereby further covenant with the Purchasers that the Vendors shall, from time to time, whenever called upon by the Purchasers or their Advocate or Attorney, do and execute or cause to be done and executed all such acts deeds and things whatsoever for more perfectly securing the interest of the Purchasers in the said Property that may be reasonably required but at the cost of the Purchasers.

10. The Vendors do hereby declare that the Vendors have not on or before the date of this Agreement, mortgaged transferred assigned leased or in any other manner whatsoever encumbered or alienated the Vendors' right title interest in or possession of the said Property, and that the Vendors shall not do so at any time in future.



11. The Vendors do hereby further declare that the Vendors have full right and absolute authority to enter into this Agreement and that the Vendors are the absolute owner of the said Property and that the Vendors have not done or performed any act deed matter or thing whatsoever whereby the Vendors may be prevented from entering into this Agreement and/or transferring the said Property as purported to be done hereby or whereby the Purchasers hereof may be obstructed or hindered in enjoying the rights conferred or transferred hereby in the Purchasers' favour, or whereby the quiet and peaceful possession or enjoyment of the Purchasers in respect of the said Premises may be disturbed.

Rajesh R. R. R.

Vendors

Rajesh R. R. R.

Purchasers

12. The Vendors do hereby declare that the said Property is not the subject matter of any pending litigation nor of any attachment, either before or after judgement, and that there are no subsisting orders under any of the laws relating to taxation of income or wealth which prohibit or prevent the Vendors from dealing with or disposing of the said Property as is hereby contemplated.

एप्लेट-२
३८२२ १२ ५०
२०२०

13. All out-of-pocket expenses of and incidental to this Agreement including the stamp duty and registration charges shall be borne and paid by the Purchasers.

14. The transfer charges, if any, payable to the said Society shall be paid by Vendors and Purchasers in equal shares.

15. The Vendors understands that the Purchasers are executing this Agreement and are agreeing to purchase and acquire the said Property relying on the representations and the warranties included in those regarding the title to the said Property given by the Vendors and relying on what is stated in the recitals hereof. The Vendors hereby undertakes to indemnify the Purchasers against all losses, damages, costs, expenses, claims and proceedings that the Purchasers may incur or suffer as a result of the title of the Vendors to the said Property being defective or not being unencumbered or otherwise arising out of the acts or omissions of the Vendors prior to the date of this Agreement or arising out of breach by the Vendors of any of the covenants under this Agreement or on account of any of the representations and warranties of the Vendors hereunder being false.



Munjab
Rishalvi

Vendors

Rishalvi
Dishon

Purchasers

करल-२

३२२ १३ ५०

२०२०

THE SCHEDULE ABOVE REFERRED TO

Flat No. 1804 having built up area of 959.71 square feet [including the area of the balconies] being on the 18th floor of the wing B named Augustus of Building No. 1 forming part of the complex known as Raheja Acropolis II of the Raheja Acropolis II Adonis Augustus Co-operative Housing Society Limited, along with one car parking space No. L-19 in the compound of the building (Open to Sky), which building stands on land bearing CTS No. 373/12 of village Deonar, which property is situate lying and being at Deonar Pada Road, Near Telecom Factory, Deonar, Mumbai - 400088 in the Registration District and Sub-District of Mumbai Suburban, which flat is delineated in red coloured boundary on the floor plan annexed hereto as **Annexure C.**



*Ranjab.
R. Jali*

Vendors

*Ranjab.
Deo N*

Purchasers

| | | |
|-------|----|----|
| करल-२ | | |
| ३८२२ | १४ | १० |
| २०२० | | |

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

SIGNED SEALED AND DELIVERED)
 by the withinnamed VENDORS)
 (1) Mr. MANOJ HIRALAL PUNJABI)

_____)

(2) Mrs. RIDDHI MANOJ PUNJABI)
 in the presence of _____)

1. PANKAJ DEMBLA *Pankaj*
2. Ramnik Shah *Ramnik*

Two fingerprints are visible. The top seal is circular with the text 'THE SEAL OF THE SUBREGISTRAR' and 'MUMBAI SUBUR'. To its right is a rectangular portrait of a man with a mustache. Below the top seal is another circular seal with 'REGISTRAR' and 'DIST. (B)' visible. To its right is a rectangular portrait of a woman.

SIGNED SEALED AND DELIVERED)
 By the withinnamed PURCHASERS)
 (1) Mr. RAHUL GHATAK)

_____)

(2) Mrs. DISHA NAWANI)
 In the presence of _____)

1. PANKAJ DEMBLA *Pankaj*
2. Ramnik Shah *Ramnik*

Two fingerprints are visible. The top seal is circular with the text 'THE SEAL OF THE SUBREGISTRAR' and 'MUMBAI SUBUR'. To its right is a rectangular portrait of a man with a beard. Below the top seal is another circular seal with 'REGISTRAR' and 'DIST. (B)' visible. To its right is a rectangular portrait of a woman.

RECEIPT

| |
|------------|
| करल-२ |
| ३८२२ १५ ५० |
| २०२० |

RECEIVED the day and year first hereinabove written of and from the within-named Purchasers the sum of Rs. 2,10,00,000/- (Rupees Two Crore Ten Lakh only) being the within-named part payment of the purchase price to be paid by the Purchasers to us by the following instruments:

- a. An amount of Rs. 10,00,000/- (Rupees Ten Lakh Only) vide Cheque No. 641978. dated 20.12.2019, State Bank of India, Deonar Branch, Mumbai - 400088, in favour of Vendor No. 1 Manoj Punjabi.
- b. An amount of Rs. 1,50,00,000/- (Rupees One Crore Fifty Lakh Only) by RTGS UTR No. HSBCR22020032009551891 dated 20.03.2020 of the HSBC Bank, Chembur Branch, Mumbai - 400071, in favour of Vendor No. 1 Manoj Punjabi.
- c. An amount of Rs. 50,00,000/- (Rupees Fifty Lakh Only) by RTGS UTR No. HSBCR22020052709891476 dated 27.05.2020 of the HSBC Bank, Chembur Branch, Mumbai - 400071, in favour of Vendor No. 1 Manoj Punjabi.

WE SAY RECEIVED



Manoj
Mr. MANOJ HIRALAL PUNJABI

Riddhi
Mrs. RIDDHI MANOJ PUNJABI

VENDORS

WITNESS:

1. *lady*
2. *Rishah slankar*

ANNEXURE A.



Raheja Krishna Enterprise

Raheja Centre-Point
294, C.S.T. Road
Kalina, Santacruz (E)
Mumbai 400 098, India

Tel: +91 22 6641 4141
Fax: +91 22 6641 4242
mail@krahejauniversal.com
www.krahejauniversal.com

01st March 2009

CUSTOMER COPY

To,
MR. ARUN BAHL
MRS. ALKA BAHL

| | |
|---------|----|
| करल-२ | |
| ३८२२ १६ | ५० |
| २०२० | |

Dear Sir/Madam,

Re.: Agreement for Sale in respect of Flat No 1804 on the 18th Floor in the Bldg No. 1 Augustus "B" Wing of the Building "Raheja Acropolis - II" situated at Deonar pada Road, Near Telecom Factory, Chembur, Mumbai - 400 088.

As incidental to your purchase of the captioned flat, you shall have the exclusive right of use to park one light vehicle, in Parking Space No. L-19 in the compound of the building (Open to Sky).

The aforesaid allotment of the parking space is subject to the following conditions:-

- The said parking space shall be used for parking vehicle belonging to you or your families vehicle and for no other purpose whatsoever. You shall not be entitled to transfer or assign the said right in respect of car parking in favour of anybody independent of the said flat.
- In the event of an emergency (like fire etc.) or on insistence of any authorities, you shall remove or cause to be removed the said vehicle immediately, on a notice being given in that behalf, and keep the space vacant until the emergency is over.

Please return the duplicate hereof duly signed in confirmation of you having accepted the above conditions.

Please acknowledge receipt.

Thanking you.

Yours faithfully,

For RAHEJA KRISHNA ENTERPRISE

Authorised Signatory
(I/We confirm)



Selected
Business
Supermarket
Industry Valued



ANNEXURE B.

**RAHEJA ACROPOLIS-II
ADONIS AUGUSTUS CO-OPERATIVE HOUSING SOCIETY LIMITED**

[Regn. No. MUM/WM/HSG/TC/9967/2009-10 Dated 22-12-2009]

SOC/NOC SALE/JAN/2020/123

Dated: January 8th, 2020

To

Mr. Manoj Hiralal Punjabi

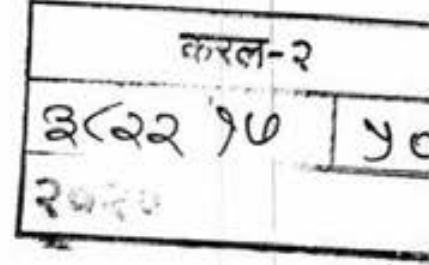
1804 – Augustus,

Raheja Acropolis – II Adonis Augustus Co-op. Hsg. Soc. Ltd.

Plot Bearing C.T.S. No. 373/12,

Village Deonar, Off V. N. Purav Marg,

Deonar, Mumbai 400 088.



Dear Member,

Ref.: Flat No. 1804-Augustus in the above named society

Sub.: Permission to transfer shares and interest

We are in receipt of your application dated 03.01.2020 under Appendix 20(1) giving notice of your intention to transfer your Shares and interest in the Capital/Property of the Society held jointly with **Mrs. Riddhi Manoj Punjabi**; along with Appendix 20(2) being the consent of the proposed transferee **Mr. Rahul Ghatak j/w. Mrs. Disha Nawani**.

There is a subsisting lien/charge noted in favour of **Axis Bank Ltd.**, in respect of the said flat. Consequently, subject to Axis Bank Ltd., relinquishing its lien/charge on the said flat, in writing, you will be allowed to exercise your right to transfer your shares and interest in the capital/property of the society. Subsequent to which, we shall have no objection in the aforesaid matter, subject to compliance of transfer formalities as mentioned below:

1. A copy of the agreement, between the parties referred to above, duly stamped as per the present Bombay Stamps Act and registered with the Sub-Registrar of Assurances should be made available to us along with Index No. If there is any objection, we shall have no objection in the aforesaid matter, subject to compliance of transfer formalities as mentioned below:
2. Transfer fee of Rs. 500/- to be remitted by you and Entrance fee of Rs. 100/- (each) to be remitted by the proposed transferee. Transfer premium, as decided by the General Body, is also applicable and stands payable by you. All payments are subject to applicable G.S.T.
3. All transfer forms and undertakings there under, as required under the bye-laws should be dully filled in by the Transferor and the Transferee and should be furnished to the Society, in originals.
4. There is no outstanding dues payable by you as on date. However, you will have to continue to pay all your dues towards Society charges and discharge all your liabilities till the date of cessation of your membership.




5. The said flat should be free from encumbrances, lien or charge of any nature before you exercise your right to transfer your shares and interest and the said flat.

6. The Proposed member (Transferee) shall not apply for further transfer of share and the interest in the capital/property of the society unless a period of one year is completed from the date of their admission as a member. [Section 29 of the MCS Act, 1960]. (However, this clause may not be applicable in case the MCS Act, 1960 is amended in view of the Maharashtra Co-operative Societies (Amendment) Ordinance, 2019).

Yours faithfully,

For Raheja Acropolis – II Adonis Augustus Co-op. Hsg. Soc. Ltd.


Vinay Surana
(Hon. Secretary)



| | | |
|---------|----|----|
| कार्य-२ | | |
| ३८२२ | १८ | ५० |
| २०२० | | |

OK for
9/11



ANNEXURE C.

करल-२

| | | |
|------|----|----|
| 322 | 9e | yo |
| 2020 | | |

Director
For Hindustan Candle Mfg. Co. Pvt. Ltd.

FLAT NO. 1804
AUGUSTUS

Hunah
R. and W.

1st To 6th, 8th To 13th, 15th To 18th FLOOR

FOR RAHEJA KRISHNA ENTERPRISE
K. Raheja Universal Pvt. Ltd.
Partner

RAHEJA ACROPOLIS
AUGUSTUS
(WING - B)
FLAT NO.: 1804

THE SEAL OF THE SUB REGISTRAR KURLA-2
मुंबई जिल्हा फ्री स्टेट कुरला-२

ANNEXURE-F

| | | |
|----|------|------|
| 69 | user | 2004 |
|----|------|------|

Flat No. 1804- Augustus

Raheja Acropolis-II ADONIS AUGUSTUS Co-op. Housing Society Limited

Regn. No. MUM/WM/HSG/TC/9967/2009-10 Dated 22-12-2009

Plot Bearing C.T.S. No. 373/12, Village Deonar, Off V. N. Purav Marg, Deonar, Mumbai-400 006.

(Registered under M. C. S. Act. 1960)

No. 102

Authorised Share Capital Rs. 100000/- Divided into 2000

Member's Register No. 204 Share Certificate No. 206

| | | |
|-------|----|----|
| करल-२ | | |
| ३८२२ | २० | १० |
| २०२० | | |

Share each of Rs. 50/-

THIS IS TO CERTIFY that Shri/Smt./M/s. Mr. Arun Bahl,

Alka Bahl

of Mumbai is the Registered Holder of 5 Shares from No. 1041

to 1045 of Rupees Fifty each

in Raheja Acropolis-II ADONIS AUGUSTUS Co-op. Housing Society Limited

subject to the bye-laws of the said Society and that upon each of such

Rupees Fifty has been paid.



GIVEN under the Common Seal of the said Society at Mumbai this

day of August 2010




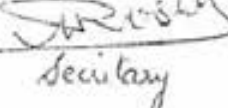

Hon. Chairman [Signature]

Hon. Secretary [Signature]

Member of the Committee [Signature]

P.T.O

Memorandum of the transfers of the within mentioned Shares.

| Date of Transfer | Transfer No. | Share Regr. No. (Old) | To whom Transferred | Share Regr. No. (New) |
|--------------------------------|--------------|-----------------------|---|--|
| 14 th January, 2011 | | | Mr Manoj Hiratal Punjabi ✓ Mrs Riddhi Manoj Punjabi ✓ | 230 |
| | | |  Chairman  Secretary |  Member |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |



करल-२
३८२२ | २१ ५०
२०२०



Chairman

Hon. Secretary

Committee Member

| | | |
|-------|----|----|
| करल-२ | | |
| ३६२२ | २२ | ५० |
| २०२० | | |

ADONIS/1605/17

BRIHANMUMBAI MAHANAGARPALIKA.

No. CE/5890/BPES/AM **28 AUG 2008**

To: K. Raheja Universal Pvt. Ltd.
Raheja Centre Point, 294, C.S.T. Road,
Off. Bandra Kurla Complex, Santacruz (East)
Mumbai - 400 098

Sub:- Full Occupation permission for the residential building on sub plot 'A' i.e. on property bearing CTS No.373/12 of village Deonar, off. V.N. Purav Marg, Deonar Mumbai - 400 088

Sir,

The full development work of the residential building comprising of Wing 'A' & 'B' having lower still + Gr. floor + podium + 18th + 19th(pt) upper floors on sub plot 'A' i.e. on property bearing CTS No.373/12 of village Deonar, off. V.N. Purav Marg, Deonar Mumbai - 400 088 is completed under the supervision of Architect Shri. Kamal K. Kulkarni having licence No. CA/99/24971 & Shri. Pravin Gala Structural Engineer having licence No.STR/11 and Shri. Yomesh Rao Licensed Site Supervisor having licence No.R-126/SSI may be occupied on the following conditions :

1. That Certificate under Section 270-A of the Mumbai Municipal Corporation Act shall be submitted before applying for B.C.C. or within 3-months whichever is earlier.
2. That society shall be registered before B.C.C. or within 3 months whichever is earlier.



A set of certified completion plans is returned herewith in token of Municipal approval.

Note :- This permission is issued without prejudice to actions under sections 305, 353-A of Mumbai Municipal Corporation Act.

Yours faithfully,

V. C. Gowda
Executive Engineer
(Building Proposals)(E.S.)

| | | |
|-------|----|----|
| करल-२ | | |
| ३२२ | २३ | ५० |
| २०२० | | |

BLANK

PAGE

कोरे

पृष्ठ





दस्तावेजांक व वर्ष: 13846/2010

Monday, December 20, 2010

3:37:13 PM

दुय्यम निबंधक: कुर्ला 1 (कुर्ला)

नोटची 63 व.

Regn. 63 m.e.

सूची क्र. दोन INDEX NO. II

गावाचे नाव: देवनार

करल-२

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप अमिहस्तांतरणपत्र व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 14,000,000.00
बा.भा. रु. 8,375,000.00

3622/28/40
2020

- (2) भू-मापन, फोटोहिस्ता व घरक्रमांक (असल्यास) (1) वर्णना नीचे देवनार फ्लॅट नं 1804, 18 वा मजला, रहेजा अॅक्रोपोलीस-2, बी विंग अॅगस्टस बिल्डींग नं 1, रहेजा अॅक्रोपोलीस-2 अॅडोनीस अॅगस्टस को अॅ ही सो लि, देवनार पाडा, टेलीकॉम फॅक्टरी जवळ देवनार मुं 88, स्टील्ट + 19 मजले, सिटीएस नं 373/12, एक ओपन कार पाकींग स्पेस नं एल-19 सहीत
(1)89.19 चौ मि विल्ट अप
- (3) क्षेत्रफळ
- (4) आकारणी किंवा जुडी देण्यात आसेल तेंव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) अलका बहल AIMPB3693E - घर/फ्लॅट नं: 51, ए विंग सिलोर्ड कफ परेड मुं; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
(2) अलका बहल - घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, यादीचे नाव व संपूर्ण पत्ता (1) मनोज हिरालाल पंजाबी - घर/फ्लॅट नं: 301 स्टर्लींग अपार्ट, डॉ सी जी रोड चॅम्बुर मुं 74; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AITPP6173G
(2) रिधी मनोज पंजाबी - घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: BHYP6688M.
- (7) दिनांक करून दिल्याचा 20/12/2010
- (8) नोटणीचा 20/12/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 8846/2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 682600.00
- (11) बाजारभावाप्रमाणे नोटणी रु 30000.00
- (12) शेरा

खरी प्रत



MAreka
स्व. दुय्यम निबंधक, कुर्ला-१
मुंबई उपनगर जिल्हा



बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

सदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कालम 200 अन्वये जारी करण्यात आलेले आहे.

| | | | |
|---|---|--|---------------------------|
| लेखा क्रमांक ME0406411740000 | मालमत्ता करवर्ष 2019-2020 | देयक क्रमांक 201910BIL10955636 201920BIL10955637 | देयक दिनांक 01/01/2020 |
| करधारकाचे नाव व पत्ता : ASHISH RAHEJA C/A TO OWNER RAHEJA CENTRE POINT 294 C S T RD ,NEAR MUMBAI UNIVERSITY, SANTACRUZ(E) | | देयक - महा. न. व. म. / विभाग: Asslt. Assessor & Collector/M-East ward Brihanmumbai Mahanagarpalika, Room No. 307, 3rd floor, Deonar Municipal Colony, Late Madhukar Kadam Marg, Govandi, Mumbai- 400043. | |
| मालमत्ता क्रमांक, सदरिका क्रमांक, इमारतीचे नाव/ विन. मी.टी.एनक. / प्लॉट क्र., गावाचे नाव, भाग क्र., भागचे नाव, विभाग, मालमत्ता करवर्ष, करवर्षाची तारीख. ME5063(AA) S NO 27B 34 35 CTS NO 373 & 390 NORTH S T ROAD BUILDING NO 6 (AUGUSTUS) DEONAR INDIAN NATIONAL PICTURE LTD, M/S HIDUSTAN CANDLES MFG. LTD. | | | |
| प्रथम करनिर्धारण दिनांक: 24/10/2008 | एकूण भाडवारी मूल्य: 3522 | एकूण भाडवारी मूल्य: 24 | एकूण भाडवारी मूल्य: 40 |
| एकूण भाडवारी मूल्य: ₹ Seventy Four Crore Sixty Six Lakh Fifty Five Thousand Two Hundred (अंशही) | | | |
| दि. 31/03/2010 या तारखेपर्यंतची अकरवारी ₹ 0 | दि. 01/04/2010 ते 31/03/2019 या तारखेपर्यंतची अकरवारी ₹ 0 | | |
| देयक झालावारी: 01/04/2019 | से | 31/03/2020 | |

3522 24 40
746655230
2020

| कराचे नाव | 01/04/2019 | से | 30/09/2019 | 01/10/2019 | से | 31/03/2020 |
|---|---|----|---|------------|----|------------|
| सर्वमालमत्ता कर | | | 404794 | | | 404794 |
| जल कर | | | 0 | | | 0 |
| अन्य नाव कर | | | 253909 | | | 253909 |
| मनवि-मालमत्ता कर | | | 0 | | | 0 |
| मनवि-मालमत्ता नाव कर | | | 158245 | | | 158245 |
| म. न. वा. शिक्षण उपकर | | | 147190 | | | 147190 |
| राज्य शिक्षण उपकर | | | 128785 | | | 128785 |
| रोटंगार हद्दी उपकर | | | 0 | | | 0 |
| गृह उपकर | | | 736 | | | 736 |
| पथ कर | | | 184000 | | | 184000 |
| कालम 152 म त्रुवार दहावी मूल्य | | | | | | 0 |
| राज्याभ्यांरणीय व्याजाची बंधुर्वा | | | | | | 0 |
| एकूण देयक मूल्य | | | 1284284 | | | 1284284 |
| आर्ी बई टोकनेनुभार वाभावी मूल्य | | | 0 | | | 0 |
| आर्ी बईच्या नाभाभरिणीय वाभाबोडित केलेवी मूल्य | | | 0 | | | 0 |
| आपाऊ अधिदानाचे मगावोजन | | | 0 | | | 0 |
| गृहवाची निव्वळ मूल्य | | | 1284284 | | | 1284284 |
| अनिदानाची निव्वळ मूल्य | | | 0 | | | 0 |
| 31/01/2020 पर्यंत भराववाची निव्वळ मूल्य | | | 1238358 | | | 1238358 |
| 29/02/2020 पर्यंत भराववाची निव्वळ मूल्य | | | 1261321 | | | 1261321 |
| अधारी रूपये | ₹ Twelve Lakh Eighty Four Thousand Two Hundred Eighty Four Only | | ₹ Twelve Lakh Eighty Four Thousand Two Hundred Eighty Four Only | | | |
| अंतिम देय दिनांक | | | 31/03/2020 | | | 31/03/2020 |



"To make payment through NEFT:
IFSC - SRIN0003000, Beneficiary A/C No:- MCGMPTNE0406411740000, Name-MCGM Property Tax. Please note, payment done through NEFT, will be collected against oldest bills first. Cheque may be drawn in the name of MCGM"

• आर्ी बई टोकनेनुभार म्नीम टोकनेनुभार वाहिरीवाही माये पाडाम. 1238358 + 1238,358 = 24.76.716 / 1

सदर करदेयकांत, मालमत्तामधील 15, 25, 40, 70, 100, 150, 200 पर्यंत श्रेणिकेक अमलापाय निव्वळ निराशी सदरिकाशी संबंधित अमलेगदा मालमत्ता कराचा अंशभंड करण्यात आलेला नाही. अनयभावाले या सदरिकांना कर आकरणी आर्ी अमल्याय या सदरिकांचा कर अमलगुण मालमत्ता कराचे अधिदान करण्यात यावे व सदर बाब संबंधित विभागीय महा. करनिर्धारण व संकलन खाते निर्देशनाम आणारी. तसेच dyacompt.ac@mcm.gov.in या मेल आयडी वर बळविल्यात यावी.

मालमत्ता अधिदानाचा 2019-2020 मधील अकरवारी 30.03.2020 पासून होई, याची नोंद घ्यावी. विषयीत मी, बोरलास तारुण मारी.

RECEIVED
01.03.2020
ULIUS

मालमत्ता अधिदानाचा 2019-2020 मधील अकरवारी 30.03.2020 पासून होई, याची नोंद घ्यावी. विषयीत मी, बोरलास तारुण मारी.

मालमत्ता पत्रक

बदर-३
 ७३३६ ४०
 मुंबई उपनगर जिल्हा
 मुंबई उपनगर मंडळ

संकेत - मुंबई
 मालमत्ता - न.पू.अ.मंडळ
 मालमत्ता - न.पू.अ.मंडळ

३०/३/२०२०
 ७३३६ ४०
 मुंबई उपनगर मंडळ
 मुंबई उपनगर मंडळ
 मुंबई उपनगर मंडळ
 मुंबई उपनगर मंडळ
 मुंबई उपनगर मंडळ

३३२२ २५ ५०
 २०२०

| क्रमांक | विवरण | पट्टा क्रमांक | मूल्य (५०) वॉल्यूम (१०) किंवा मूल्य (२०) | विवरण |
|-----------|--------------------|---------------|---|--|
| ४५२२/२०२० | न.पू.अ.मंडळी पत्रक | | (५) न.पू.अ.मंडळी पत्रक लिमिटेड. (६) न.पू.अ.मंडळी पत्रक लिमिटेड. (७) न.पू.अ.मंडळी पत्रक लिमिटेड. | न.पू.अ.मंडळी पत्रक लिमिटेड. न.पू.अ.मंडळी पत्रक लिमिटेड. |

मालमत्ता - मुंबई उपनगर मंडळ

न.पू.अ.मंडळी पत्रक लिमिटेड



५३३६ ४०
 ३३२२ २५ ५०
 २०२०

३३२२ २५ ५०
 २०२०

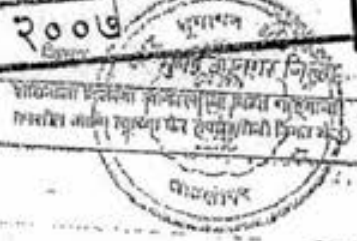
करल-२
 ३२२२२६५०
 २०२०

ANNEXURE-B (coll)

बदर-३
 ७३६५
 २००७

विद्यमान मूल मूल्य
 मातृ मूल्य
 २०१४/१५

संयुक्त मूल्य काट कर के बाद का मूल्य
 मूल्य



७४०८८
 २५५९९८
 २२५७७.५५ घंटे विभाजन

शेरी

सुविधा विवर

दस्तावेज मूल्य

शेरी

दिनांक

कारण

विवरण

दिनांक

दिनांक

दिनांक



हाल में
 एलजीएन ७७५
 दि. १.१२.२० व ७/१२
 रिकॉर्ड नं. ७७५
 वा. ७ खति दि. २०.७.२१
 से मापे गए ९८
 वर्ग फीट क्षेत्रफल
 में विभाजन

| विवरण | मूल्य (₹) | शेरी |
|-------------------------------------|-----------|----------------------------|
| (T) वि. रिकॉर्ड नं. ७७५ दि. १.१२.२० | ७४०८८ | शेरी २५५९९८ २२५७७.५५ |
| (L) शे. रिकॉर्ड नं. ७७५ दि. ७/१२ | २५५९९८ | शेरी २५५९९८ २२५७७.५५ |



करल-२

३२२ ३३ ५०

मालमत्ता पत्रक

२००७
दिनांक - २०/१२/०७
पृष्ठ संख्या - १

संलग्नक नुमांवर - न.गु.अ.प्रा.क.०१०७

किताब -



CCY.1

शेरी

संलग्नक नुमांवर

न.गु.अ.२१०,२१०/०६,२१२,२१२/०७ वी प्रस्ताव
न.गु.अ.२१०/०७ वी प्रस्ताव वी प्रस्ताव
बाबतचे शेरी दाखल.

संलग्नक नुमांवर

पुस्तक

प्रा.पत्र

प्रा.पत्र

बदर-३
२००७

| क्रमांक | विवरण | शेरी क्रमांक | शेरी मूल्य (शेरी शेरी (१०) शेरी मूल्य (१०)) | संलग्नक |
|----------|-----------------------|--------------|--|--|
| २०/१२/०७ | न.गु.अ.२०७/१ शेरी. | | (१) शेरी मूल्य (शेरी) शेरी (१०) शेरी मूल्य (१०) (२) शेरी मूल्य (शेरी) शेरी (१०) शेरी मूल्य (१०) २००७ | शेरी मूल्य (शेरी) शेरी (१०) शेरी मूल्य (१०) |



२०/१२/०७
२०/१२/०७
२०/१२/०७
२०/१२/०७
२०/१२/०७

२०/१२/०७
२०/१२/०७

| | | |
|-------|----|----|
| करल-२ | | |
| ३८२२ | ३५ | ५० |
| २०२० | | |

मालमत्ता पत्रक



मिळत - मुंबई उपनगर जिल्हा

मुंबई उपनगर जिल्हा, मुंबई उपनगर

मालमत्ता पत्रक - म.मु.अ.प्रा.पत्रक

मालमत्ता पत्रक - म.मु.अ.प्रा.पत्रक

२५/५ १९८१

सुविधासूचक न.मु.अ.१९०,१९०००,१९८,१९९ या मालमत्ता पत्रकाने म.मु.अ.१९००० या अंतर्गत १९९९ नं.च्या मालमत्ता पत्रकावरून मालमत्ता पत्रक जारी केले आहे.

| |
|-----------|
| करल-२ |
| ३८२२ / ५० |
| २००७ |

दस्तावेजाचा मूळ मालक

पत्ता

दस्तावेज

पत्रक

| क्र.सं. | विवरण | मूळ मालक | मालमत्ता पत्रक (५०) / पत्रक (५०) किंवा पत्र (५०) |
|---------|--|----------|--|
| १ | म.मु.अ.१९०,१९०००,१९८,१९९ या मालमत्ता पत्रकाने म.मु.अ.१९००० या अंतर्गत १९९९ नं.च्या मालमत्ता पत्रकावरून मालमत्ता पत्रक जारी केले आहे. | | (१) मालमत्ता पत्रक जारी केले आहे. (२) मालमत्ता पत्रक जारी केले आहे. |



मालमत्ता पत्रक - म.मु.अ.प्रा.पत्रक

३८२२ / ५०

२००७

म.मु.अ.प्रा.पत्रक
मुंबई उपनगर जिल्हा

मालमत्ता पत्रक - म.मु.अ.प्रा.पत्रक

३८२२ / ५०

२००७

मालमत्ता पत्रक - म.मु.अ.प्रा.पत्रक

३८२२ / ५०


२००७

| |
|---------------|
| करल-२ |
| ३२२ ३२ ५० |
| २०२० |



**BLANK
PAGE**
कोरे
पुस्तक

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AITPP6173G



नाम / NAME
MANOJ HIRALAL PUNJABI

पिता का नाम / FATHER'S NAME
HIRALAL BHAGWANDAS PUNJABI

जन्म तिथि / DATE OF BIRTH
16-03-1973

हस्ताक्षर / SIGNATURE

अधिकारी का नाम (अभ्युक्त द्वारा)
 Commissioner of Income-tax (Computer Operation)

Manoj

| | | |
|-------|----|----|
| करल-२ | | |
| ३८२२ | ४० | ५० |
| २०२० | | |

भारत सरकार
 Government of India



मनोज हिरालाल पुंजाबी
 Manoj Hiralal Punjabi
 जन्म तारीख / DOB : 16/03/1973
 पुरुष / Male



9806 3772 0177

आधार - सामान्य माणसाचा अधिकार



Manoj

भारतीय विशिष्ट ओळख प्राधिकरण
 Unique Identification Authority of India



पत्ता S/O: हिरालाल पुंजाबी, 1804, Augustus, Raheja Acropolis II, Deonar
 ऑगस्टस, राहेजा अक्रोपोलिस 2, Deonar
 देवनागर पाडा रोड, टेलिकॉम फॅक्टरी च्या पाडा रोड, Behind Telecom Factory,
 माणे, देवनागर, मुंबई, टी.एफ.डोनार, Deonar, Mumbai, T.F. Donar, Maharashtra,
 महाराष्ट्र, 400088 400088

9806 3772 0177

1847 1800 300 1847 help@uidai.gov.in www.uidai.gov.in

Riddhi

आयकर विभाग INCOME TAX DEPARTMENT
 भारत सरकार GOVT OF INDIA
 RIDDHI MANOJ PUNJABI
 RAJU GOVINDRAM AHUJA
 04/08/1977
 Permanent Account Number
 BHYP66G88M
 Riddhi
 Signature



करल-२
 ३८२२ ४९ ५०
 २०२०

Riddhi

भारत सरकार Government of India
 रिद्धी मनोज पुंजाबी Riddhi Manoj Punjabi
 जन्म तारीख / DOB : 04/08/1977
 स्त्री / Female
 6672 5952 6204
 आधार - सामान्य माणसाचा अधिकार





भारतीय विशिष्ट ओळख प्राधिकरण Unique Identification Authority of India
 पत्ता W/O मनोज पुंजाबी, 1804, ऑगस्टम, रीटा अपार्टमेंट 2, टेलिवॉय पाडा रोड, टेलिकॉम फॅक्टरी च्या मागे, देवदार, मुंबई, टी.एफ.डोनर, महाराष्ट्र, 400088
 Address: W/O: Manoj Punjabi, 1804, Augustm, Rites Apartments 2, Pads Road, Behind Telecom Factory, Deonar, Mumbai, T.f.donar, Maharashtra, 400088
 6672 5952 6204
 1847 1800 200 1947 help@uidai.gov.in www.uidai.gov.in

Rahul

स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER
ADWPG8628F

नाम / NAME
RAHUL GHATAK

पिता का नाम / FATHER'S NAME
SUBRATA GHATAK

जन्म तिथि / DATE OF BIRTH
05-11-1967

हस्ताक्षर / SIGNATURE
Rahul Ghatak

आयकर अधिकारी, प. नं. XI
COMMISSIONER OF INCOME-TAX, W. B. - XI

| | | |
|-------|----|----|
| करल-२ | | |
| ३२२ | ४२ | ५० |
| २०२० | | |

Rahul

भारत सरकार
Government of India

राहुल घाटक
Rahul Ghatak
जन्म तारीख / DOB : 05/11/1967
पुरुष / Male

5268 9165 5562

माझे आधार, माझी ओळख



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता: फ्लॉट नं-503, अवलीन राहो
आक्रोपोलिस -1, देवनागर, मुंबई, मुंबई
उपनगर, टी.एफ.डोनर, महाराष्ट्र, 400088


Address: Flat No-503, Avalon Rahi
Acropolis -1, Deonar, Mumbai, Mumbai
Suburban, T. Donar, Maharashtra, 400088

5268 9165 5562

1947

www.uidai.gov.in

भारत सरकार / PERMANENT ACCOUNT NUMBER
ACOPN8837C



नाम / NAME
DISHA NAWANI

पिता का नाम / FATHER'S NAME
DEVI PREASAD NAMANI

जन्म तिथि / DATE OF BIRTH
02-08-1969

हस्ताक्षर / SIGNATURE
Disha Nawani

Commissioner of Income-tax (Computer Operations)

Disha Nawani

| |
|-------------|
| करल-२ |
| ३८२२ ४३५० |
| २०२० |

भारत सरकार
 Government of India



दिशा नवानी
 Disha Nawani
 जन्म तिथि / DOB: 02/08/1969
 लिंग / Gender: Female

5091 4232 1990

माझे आधार, माझी ओळख

Disha Nawani



आधार
 आसताय विविध सेवा प्रदान करणारा
 Government of India

पत्ता / पत्तो: राहुल ग्राहक, 503, Address: W/O Rahul Ghatge, 503, A/101
 अहमदनगर रोज अकॉपडिस फेज-1, Rahala Akopdis Phase-1, Deorai
 देवनागर, मुंबई, टी.एन.डी.एन. महाराष्ट्र, 400088, Mumbai, T.N.D.A.N., Maharashtra, 400088

5091 4232 1990

1947 help@uidai.gov.in www.uidai.gov.in



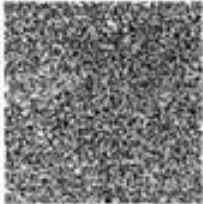
भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
 Unique Identification Authority of India
 Government of India

नोंदणी क्रमांक / Enrolment No.: 0000/00601/95331

Download Date: 04/11/2020

To
 पंकज शिवकुमार देम्बला
 Pankaj Shivkumar Dembla
 C/O S/O SHIVKUMAR TAHILRAM DEMBLA
 501, 5th Floor, Plot no 532
 Annilta prive, 12 road,
 Chembur
 Mumbai
 Chembur
 Mumbai Suburban Maharashtra - 400071
 9820099549

Signature valid



आपला आधार क्रमांक / Your Aadhaar No. :

8721 2628 7312

VID : 9160 8152 0568 1815

माझे आधार, माझी ओळख



भारत सरकार
 Government of India



पंकज शिवकुमार देम्बला
 Pankaj Shivkumar Dembla
 रूप लिंग/DOB: 18/06/1983
 लिंग/ MALE

8721 2628 7312

VID : 9160 8152 0568 1815

माझे आधार, माझी ओळख



- सूचना
- आधार ओळखीचे प्रमाण आहे. नागरीकत्वेचे नाही.
 - ओळखीचे प्रमाण ऑनलाईन ऑथेंटिकेशन करणे आवश्यक आहे.
 - हे इलेक्ट्रॉनिक प्रक्रिये द्वारे तयार झालेले एक पत्र आहे.

करल-२
 3522/88/50
 2020

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

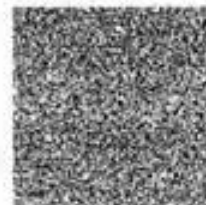
- आधारला देशभरात मान्यता आहे.
- आधार भविष्यात सरकारी व खाजगी सेवांचे फायदे मिळविण्यास उपयुक्त आहे.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services.



भारतीय विशिष्ट ओळख प्राधिकरण
 Unique Identification Authority of India

पंकज शिवकुमार देम्बला, 501, 5 फ्लोर, प्लॉट नं. 532, अन्निता प्रिवे, 12 रस्ता, चेंबूर, मुंबई.
 पणजी जिल्हा, महाराष्ट्र - 400071

Address:
 C/O S/O SHIVKUMAR TAHILRAM
 DEMBLA, 501, 5th Floor, Plot no 532,
 Annilta prive, 12 road, Chembur,
 Mumbai, Mumbai Suburban,
 Maharashtra - 400071



8721 2628 7312

VID : 9160 8152 0568 1815

Pankaj

करल-२

३२२ ४५ ५०

२०२०



BLANK

PAGE

करे

५५

Data of Bank Receipt for GRN MH000753088202021R
Bank - IDBI BANK

Bank/Branch :
 Pmt Txn id : 684025857 Simple Receipt
 Pmt DtTime : 27/05/2020 15:14:04 Print DtTime :
 ChallanIdNo : 69103332020052750419 GRAS GRN : MH000753088202021R
 District : 7101 / MUMBAI GRN Date : 27/05/2020 15:14:08
 Office Name : IGR199 / KRL3_JT SUB REGISTRAR KURLA NO 3

StDuty Schm : 0030045501-75/ Stamp Duty(Bank Portal)
 StDuty Amt : Rs 15,00,000.00/- (Rs Fifteen Lakh Rupees Only)

RgnFee Schm : 0030063301-70 / Registration Fee
 RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Only for verification not to be printed and used

Article : B25
 Prop Mvblty : Immovable Consideration : 3,00,00,000.00/-
 Prop Descr : 1804 18TH FLOOR , AUGUSTUS RAHEJA
 : ACROPOLIS II ADO
 : 400088
 Duty Payer : PAN-ADWPG6628F RAHUL GHATAK
 Other Party : PAN-AITPP6173G MANOJ HIRALAL PUNJABI

| | | |
|-------|----|----|
| करल-२ | | |
| ३८२२ | ४६ | ५० |
| २०२० | | |

Bank Scroll No : 100
 Bank Scroll Date : 28/05/2020
 RBI Credit Date : --
 Mobile Number : 917506408623
₹ 1530000.00
 DEFACED

Challan Defaced Details.

| Sr. No. | Remarks | Defacement No. | Defacement Date | UserId | Defacement Amount |
|--------------------------------|---------------|------------------|---------------------|--------|---------------------|
| 1 | (IS)-370-3822 | 0000338906202021 | 29/05/2020-11:33:06 | IGR198 | 30000.00 |
| 2 | (IS)-370-3822 | 0000338906202021 | 29/05/2020-11:33:06 | IGR198 | 1500000.00 |
| Total Defacement Amount | | | | | 15,30,000.00 |



करल-२
३२२ ४० ५०
२०२०



BLANK
PAGE
कोरे
पृष्ठ

करल-२

३८२२४८१५०



Document **H**andling
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 2805202007701

Receipt Date 29/05/2020

Received from RAHUL GHATAK, Mobile number 0000000000, an amount of Rs.1000/-, towards Document Handling Charges for the Document to be registered on Document No. 3822 dated 29/05/2020 at the Sub Registrar office Joint S.R. Kurla 2 of the District Mumbai Sub-urban District.

DEFACED

₹ 1000

DEFACED

Payment Details

Bank Name IBKL

Payment Date 28/05/2020

Bank CIN 10004152020052804560

REF No. 2610343310

Deface No 2805202007701D

Deface Date 29/05/2020

This is computer generated receipt, hence no signature is required.



370/3822

शुक्रवार, 29 मे 2020 11:33 म.पू.

दस्त गोषवारा भाग-1

करल2

दस्त क्रमांक: 3822/2020

दस्त क्रमांक: करल2 /3822/2020

बाजार मूल्य: रु. 1,96,54,514/-

मोबदला: रु. 3,00,00,000/-

भरलेले मुद्रांक शुल्क: रु.15,00,000/-

दु. नि. सह. दु. नि. करल2 यांचे कार्यालयात

पावती:4176

पावती दिनांक: 29/05/2020

अ. क्र. 3822 वर दि.29-05-2020

सादरकरणाराचे नाव: राहुल . घटक

रोजी 11:31 म.पू. वा. हजर केला.

नोंदणी फी

रु.

30000.00

दस्त हाताळणी फी

रु.

1000.00

पृष्ठांची संख्या: 50

एकुण: 31000.00

दस्त हजर करणाऱ्याची सही:

सह दस्तावेज निबंधक कुर्ला-२
मुंबई उपनगर जिल्हा

सह दस्तावेज निबंधक कुर्ला-२
मुंबई उपनगर जिल्हा

दस्ताचा प्रकार: करारनामा

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

शिक्का क्रं. 1 29 / 05 / 2020 11 : 31 : 29 AM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 29 / 05 / 2020 11 : 33 : 00 AM ची वेळ: (फी)

करल-२

| | | |
|------|----|----|
| 3822 | ४६ | ५० |
| २०२० | | |

प्रतिज्ञापत्र

“सदर दस्तऐवज हा नोंदणी कायदा १९०६ अंतर्गत असलेला तरदुतीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर, निष्पादक व्यवती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची आणि “दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी खालील दस्त निष्पादक व कबुलधारक हे संपूर्णपणे जबाबदार राहतील. तसेच सदर हस्तांतरण दस्तामुळे राज्य शासन / केंद्र शासन यांचा कोणताही कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही.”

लिहून देणारे

१) Punjab
२) Rohini
३) Rohini

लिहून घेणारे

१) Rull Chit
२) Rohini



Summary-2(दस्त गोषवारा भाग - २)



29/05/2020 11:37:44 AM

दस्त क्रमांक : करल2/3822/2020

दस्तावा प्रकार :- करारनामा

दस्त गोषवारा भाग-2

करल2

दस्त क्रमांक:3822/2020

| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | सायाचित्र | अंगठ्याचा ठसा |
|----------|---|--|-----------|---------------|
| 1 | नाव: मनोज हिराखल पंजाबी पत्ता: फ्लॉट नं: फ्लॉट नं.1004, माला नं: 10 वा मजला, इमारतीचे नाव: गोदरेज सेरेनिटी, सेरेनिटी सी.एच.एस. लिमिटेड, ब्लॉक नं: टेलीकॉम फॅक्टरीच्या मगने, देवनार, रोड नं: देवनार व्हीलर रोड, महाराष्ट्र, MUMBAI. पिन नंबर: AITPP6173G | लिहून देणार वय :-47 स्वाधरी:- <i>Hunjab</i> | | |
| 2 | नाव: रिट्टी मनोज पंजाबी पत्ता: फ्लॉट नं: फ्लॉट नं.1004, माला नं: 10 वा मजला, इमारतीचे नाव: गोदरेज सेरेनिटी, सेरेनिटी सी.एच.एस. लिमिटेड, ब्लॉक नं: टेलीकॉम फॅक्टरीच्या मगने, देवनार, रोड नं: देवनार व्हीलर रोड, महाराष्ट्र, MUMBAI. पिन नंबर: BHYP6688M | लिहून देणार वय :-43 स्वाधरी:- <i>Riddhi</i> | | |
| 3 | नाव: राहुल . घटक पत्ता: फ्लॉट नं: फ्लॉट नं.503, माला नं: 5 वा मजला, इमारतीचे नाव: रहेजा अकाॅपॉर्सेस 1, विंग ऐवलेन, टॉवर नं.2, ब्लॉक नं: टेलीकॉम फॅक्टरीच्या जवळ, देवनार, रोड नं: देवनार पाडा रोड, महाराष्ट्र, मुंबई. पिन नंबर: ADWPG6628F | लिहून देणार वय :-53 स्वाधरी:- <i>Rahul Ghatak</i> | | |
| 4 | नाव: दिवा . नवाची पत्ता: फ्लॉट नं: फ्लॉट नं.503, माला नं: 5 वा मजला, इमारतीचे नाव: रहेजा अकाॅपॉर्सेस 1, विंग ऐवलेन, टॉवर नं.2, ब्लॉक नं: टेलीकॉम फॅक्टरीच्या जवळ, देवनार, रोड नं: देवनार पाडा रोड, महाराष्ट्र, मुंबई. पिन नंबर: ACOPN8837C | लिहून देणार वय :-51 स्वाधरी:- <i>Divya</i> | | |

वरील दस्तऐवज करून देणार तय्यारकीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 29 / 05 / 2020 11 : 37 : 00 AM

ओळख:-

सहस्रित इत्तम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीचे ओळखतात, व त्यांची ओळख फटविताना

| अनु क्र. | पक्षकाराचे नाव व पत्ता | सायाचित्र | अंगठ्याचा ठसा |
|----------|---|---------------------|---------------|
| 1 | नाव: जितेंद्र . भाषकवाड वय: 26 पत्ता: वेवूर, मुंबई पिन कोड: 400071 | <i>Jitendra</i> | |
| 2 | नाव: पंकज . उमबला वय: 40 पत्ता: वेवूर, मुंबई पिन कोड: 400071 | <i>Pankaj</i> | |

शिक्का क्र.3 ची वेळ: 29 / 05 / 2020 11 : 37 : 37 AM

सह दुय्यम निमित्त कुर्ला-२
मुंबई उपनगर जिल्हा

करल-२
3822/2020
2020

| Sr. | Purchaser | Type | Verification no./Vendor | GRN/Licence | Amount | Used At | Deface Number | Deface Date |
|-----|--------------|----------------------|-------------------------|--------------------|------------|---------|------------------|-------------|
| 1 | RAHUL GHATAK | eSBTR/Simple Receipt | 69103332020052750419 | MH000753088202021R | 1500000.00 | SD | 0000338906202021 | 29/05/2020 |
| 2 | RAHUL GHATAK | eSBTR/SimpleReceipt | | MH000753088202021R | 30000 | RF | 0000338906202021 | 29/05/2020 |
| 3 | | DHC | | 2805202007701 | 1000 | RF | 2805202007701D | 29/05/2020 |

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

3822 /2020

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

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



प्रमाणित करण्यात येते की या दस्तामध्चे एकूण पन्नास (५०) पाने आहेत
करल-२/ 3822 /2020
पुस्तक क्रमांक १ क्रमांकावर
नोंदला २९/०५/२०२०
दिनांक:

सह दुय्यम निमित्त कुर्ला-२
मुंबई उपनगर जिल्हा.



Monday, December 20, 2010
5:36:01 PM

Original
नोंदणी 3A म.
Regn. 39 M

पावती

गावाचे नाव देवनार
दस्तऐवजाचा अनुक्रमांक
दस्ता ऐवजाचा प्रकार

पावती क्र. : 13988
दिनांक 20/12/2010



सादर करणाराचे नाव: मनोज हिशालाल पंजाबी

| | | |
|---|------------|-----------------|
| नोंदणी फी | :- | 30000.00 |
| नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), रजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फ्री (43) | :- | 860.00 |
| एकूण | रु. | 30860.00 |

आपणास हा दस्त अंदाजे 5:50PM ह्या वेळेस मिळेल

DELIVERED

DMX
दुय्यम निबंधक
कुर्ला-१ (पुणे)

बाजार मूल्य: 8375000 रु. मोबदला: 14000000 रु.
भरलेले मुद्रांक शुल्क: 682600 रु.

सह दुय्यम निबंधक
कुर्ला-१ (वर्ग-२)

देयकाचा प्रकार : डीडी/घनाकर्षाद्वारे;
बँकेचे नाव व पत्ता: एक्सीस बँक मुं ;
डीडी/घनाकर्ष क्रमांक: 076070; रक्कम: 30000 रु.; दिनांक: 08/12/2010

मूल्यांकन पत्रक

मूल्यांकनाचे वर्ष 2010
 जिल्हा मुंबई(उपनगर)
 प्रमुख मूल्य विभाग - 100-देवनार - कुली
 उपमुख्य विभाग - 100/471 -भुभाग: उत्तरेस हावेर रेल्वे मार्गे, पुर्वेस 13.40मी.चि.यो.रस्ता, दक्षिणेस व्ही.एन.पुरव मार्ग व पश्चिमेस गावाची सीमा.
 मिळकतीचा क्रमांक सि.टी.एस. नंबर - 373
 नागरी क्षेत्राचे नांव मुंबई(उपनगर)
 मिळकतीचे वर्गीकरण बांधीव

दिनांक 20-Dec-10

| | |
|-------|---|
| बदर-3 | |
| ५३८५ | ९ |
| २०१० | |

बाजार मूल्य दर तक्त्यानुसार प्रति चौ. मीटर मूल्यदर

| | | | | |
|-----------|---------------|----------|---------|----------|
| खुली जमीन | निवासी सदनिका | कार्यालय | दुकाने | औद्योगिक |
| 49,800 | 83,100 | 91,300 | 100,100 | 83,100 |

| | | | | |
|------------------|---------------|-----------|---------------------|------------|
| मिळकतीचे क्षेत्र | 89.19 | चौरस मीटर | बांधकामाचे वर्गीकरण | 1-आर सी सी |
| मिळकतीचा वापर | निवासी सदनिका | | उदवाहन सुविधा | आहे |
| मिळकतीचे दर | 0 TO 2 | (Rule 5) | मजला | 18 |

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * घसारा टक्केवारी (Rule 5 or 8)

= 83,100.00 * 100.00 / 100

= 83,100.00

A) मुख्य मिळकतीचे मूल्य = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * मिळकतीचे क्षेत्र * मजला निहाय घट/वाढ (Rule 19 or 20)

= 83,100.00 * 89.19 * 110.00 / 100

= 8,152,857.90

D) खुल्या जमिनीवरील वाहन तळाचे क्षेत्र = 11.15 चौरस मीटर (Rule 17(2))

खुल्या जमिनीवरील वाहन तळाचे मूल्य = 11.15 * (40.00 / 100) * 49,800.00

= 222,108.00

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + फोटोकॉपीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गटपीचे मूल्य + वरील गटपीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य

= A + B + C + D + E + F + G + H

= 8,152,857.90 + 0.00 + 0.00 + 222,108.00 + 0.00 + 0.00 + 0.00 + 0.00

= 8,374,966.00



बदर-3
 2090

IDBI BANK

IDBI BANK LTD. (SIEMBUR)

Industrial Development Bank of India
 Ltd. Shop No. 12-16, Saffery Estate-8,
 Sena Trombay Road, Chennai.
 Mumbai-400071
 D-S:STP/V/C. R. 1007/08/05/2071-74

Customer's Copy
 क्र. नं. S. No.
 31720019096- 9112110

Authorised Signatory

शहर 45270
 189952
R.06826001-PB5509
 10-19
 DEC 09 2010

शरीर Date 17/12/10

| विवरण के प्रकार | Type of Document | गा.वे. दे. नं. |
|-----------------|-------------------|-----------------------|
| विवरण के प्रकार | Type of Stamp | फाइल नं. / Serial No. |
| मूल्य | Franchising Value | ₹. Rs. 682.6 |
| वै. नं. | Service Charges | ₹. Rs. 10 |
| कुल | Total | ₹. Rs. 682.6 |

301 Sterling Apartment,
 Dr. C. G. Road, Chembur,
 Mumbai - 400 044.



शरीर नं. DC No.
 शरीर नं. 11270
 शरीर नं. 11270
 शरीर नं. 11270

SALE DEED

THIS SALE DEED is made and entered into at Mumbai, on this 20th day of **DECEMBER, 2010,**

BETWEEN

- (1) **Mr. ARUN BAHL** aged about 39 years, having P.A.N. No. **AIMPB3693E** and
- (2) **Mrs. ALKA BAHL** aged about 36 years, both adults, Indian Inhabitants, having address at Flat No. 51, 5th Floor, A- Wing Sea Lord Bldg, Cuffe Parade, Mumbai - 400 005, hereinafter referred to as the **"Transferors"** (which expression unless repugnant to the context or meaning thereof shall be deemed to mean and include them, their heirs, executors, administrators and assigns) of the **ONE PART.**

Handwritten signatures and names: Arun Bahl, Alka Bahl, Munish Riddhi

Handwritten signatures and names: Arun Bahl, Alka Bahl, Munish Riddhi

Handwritten signature: Munish Riddhi

| | |
|-------|---|
| बदर-३ | |
| ३३४६ | ३ |
| २०१० | |

A N D

(1) **Mr. MANOJ HIRALAL PUNJABI** aged about 37 years, having P.A.N. No. **AITPP6173G** and

(2) **Mrs. RIDDHI MANOJ PUNJABI** aged about 33 years, having P.A.N. No. **BHYPP6688M** also adults, Indian Inhabitants, presently having address at Flat No. 301, 3rd Floor, Sterling Apartment, Dr. C. G. Road, Chembur, Mumbai - 400 074 hereinafter referred to as the "**Transferees**" (which expression unless repugnant to the context or meaning thereof shall be deemed to mean and include them, their heirs, executors, administrators and assigns) of the **OTHER PART**.



WHEREAS by an "AGREEMENT FOR SALE" dated 11/10/2007 entered into between **RAHEJA KRISHNA ENTERPRISE** partnership firm having its principal place of business at Raheja Centre Point, 294, CST Road, 4th floor, Near Mumbai University, Off. Bandra- Kurla Complex, Santacruz (East), Mumbai : 400 098 therein referred as "**the DEVELOPER**" as the party of the First Part and M/s. **HINDUSTAN CANDLE MANUFACTURING CO.**, a sole proprietary unit of Hindustan Candle Manufacturing Co. Pvt. Ltd., a company incorporated and registered under the Companies Act 1956 having its registered office at Khatau Terrace, Dr. S. S. Rao Road, Lal Baug, Mumbai : 400 012 therein referred as "**the Owner**" as the party of the Second part and the Transferors herein [1] Mr. Arun Bahl and [2] Mrs. Alka Bahl therein referred as "**the Flat Purchasers**" as the party of the Third Part, the Transferors herein purchased and acquired from the Developer **Raheja Krishna Enterprise** on Ownership basis, on the price and on the terms and conditions therein contained a Residential Flat, bearing **Flat No. 1804** on the **18th Floor** of the **Wing-B** named "**AUGUSTUS**" of Building No. 1, **RAHEJA ACROPOLIS - II**, situated at Deonar Pada Road, Near Telecom Factory, Deonar, Mumbai : 400 088 admeasuring area about **959.71 sq. ft.** (built up) the lay out floor plan copy of the Flat No. 1804 is annexed herewith which is demarcated in red

Alka

Manoj

*Manoj
Riddhi*

| | |
|-------|---|
| बदर-३ | |
| 35 | 6 |
| 3090 | |

colour lines on the floor plan annexed hereto as Annexure I, which premises is more particularly described in the Schedule hereunder and is herein after referred as **"the said FLAT"**. The said Agreement is registered with the office of Sub-Registrar of Assurances at Chembur/Mumbai under Serial No. **BDR/03/07395/2007** on **15/10/2007**.

AND WHEREAS pursuant to the said agreement, the Flat Purchasers who are the Transferors herein, have paid to the said Developer the full agreed consideration and the said Developer after completing the construction of the said building and after receiving all the amounts payable by the Transferors herein under the said agreement, put the Transferors herein in legal, peaceful, and physical possession of the said Flat.

AND WHEREAS as incidental to the purchase of the said Flat, the said Developer, having its registered office at Raheja Centre Point, 294, CST Road, Near Mumbai University, Off. Bandra Kurla Complex, Santacruz (East), Mumbai : 400 098 allotted to the Transferors herein one open Car Parking Space No. L-19 in the compound on the podium level of the said building "Raheja Acropolis - II" **Wing-B** named **"AUGUSTUS"** of Building No. 1 by allotment letter dated 01/03/2009 (hereinafter referred to as the **"said Car Parking space"**).



AND WHEREAS the Transferors are the member of **"RAHEJA ACROPOLIS - II ADONIS AUGUSTUS CO-OPERATIVE HOUSING SOCIETY LTD.**, a Society registered with Dy. Registrar of Co-operative Societies at Mumbai, under Maharashtra Co-operative Societies Act, 1960 under **Registration No. MUM/WM/HSG/TC/9967/2009-2010** dated 22.12.2009 (hereinafter referred to as **"THE SAID SOCIETY"**) and by virtue of being the member of the said Society, they have been holding **Flat No. 1804** on the **18th Floor** of the **Wing-B** named **"AUGUSTUS"** of Building No. 1, **RAHEJA ACROPOLIS - II**, situated at Deonar Pada Road, Near Telecom Factory, Deonar,

Handwritten signature

Handwritten signature: Rajesh Riddhi

| | |
|-------|---|
| बदर-३ | |
| ३३०० | ५ |
| २०१० | |

Mumbai : 400 088 more particularly described in the schedule hereunder written on what is known as 'OWNERSHIP BASIS'.

AND WHEREAS the Transferors by virtue of being the member of the said Society viz. "RAHEJA ACROPOLIS - II ADONIS AUGUSTUS CO-OPERATIVE HOUSING SOCIETY LTD., have been issued Share Certificate No. 206, dated 1st August 2010 for five fully paid shares of Rs. 50/- each bearing Nos. 1041 to 1045 (both inclusive) herein after referred to as "THE SAID SHARES".

SC
1.8.10

AND WHEREAS accordingly the Transferors herein are the absolute owner, in use, occupation, possession and sufficiently entitled to the said Flat, being Flat No. 1804 on the 18th Floor of the Wing-B named "AUGUSTUS" of Building No. 1, RAHEJA ACROPOLIS - II, of "RAHEJA ACROPOLIS - II ADONIS AUGUSTUS CO-OPERATIVE HOUSING SOCIETY LTD., situated at Deonar Pada Road, Near Telecom Factory, Deonar, Mumbai 400 088, and the Transferors are holding Share Certificate and all documents to prove their ownership in respect of the said Flat and are entitled to the said Car Parking Space and thus having absolute right, title and authority to sell, transfer and assign all their rights, title and interest in the said Flat and the said Shares.



AND WHEREAS the Transferors have agreed to transfer and assign all the benefit of the "Agreement for Sale" dated 11/10/2007 in favour of Transferees herein and the Transferees herein have agreed to acquire from the Transferors all the benefit of the "Agreement for Sale" dated 11/10/2007 herein above referred to.

AND WHEREAS the Transferors have represented to the Transferees that they have been holding the above said Flat along with the said Shares as stated hereinabove and being the member of the said Society they are desirous of disposing off their right, title and the membership of the said Society and the

[Handwritten signature]

Munish Reddy

| |
|---------|
| 935027e |
| 2090 |

Transferees herein have agreed to acquire all the right, title and interest of the Transferors in the membership of the said Society.

AND WHEREAS the Transferors have agreed to sell, transfer and assign all their right, title and interest in the said Flat and in the said Shares and the membership of the said Society, along with all benefits attached thereto and thereon, together with permanent and absolute right of use and occupation of the said Flat and along with all benefits of the said "Agreement for Sale" dated 11/10/2007 to the Transferees herein for a total consideration of **Rs. 1,40,00,000/-** (Rupees : One Crore Forty Lakhs only) on the terms and conditions mentioned hereinafter in this Deed and have agreed to transfer all their right in respect of said Car Parking Space in favour of Transferees and the Transferees have agreed to purchase and acquire all the right, title and interest of the Transferors in the said Flat and in the said Shares, together with permanent and absolute right of use and occupation of the said Flat and have agreed to acquire all the right of the Transferors in the said Car Parking Space.



AND WHEREAS both the parties have discussed and agreed upon the terms and conditions and the Transferees have at the time of execution of this Deed paid to the Transferors the amount of **Rs. 1,40,00,000/-** (Rupees : One Crore Forty Lakhs only) being the total consideration and have now requested the Transferors to execute this Deed in their favour:

AND WHEREAS the said Society has vide its letter dated 30.11.2010 issued its no objection for transfer of the said Flat and the said Shares to the Transferees.

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

1. In consideration of the sum of **Rs. 1,40,00,000/-** (Rupees : One Crore Forty Lakhs only), being the entire

Handwritten signature

Handwritten signature

Handwritten signature: Munjaby Ridhli

| | |
|--------|---|
| बंदर-३ | |
| २३०२ | ३ |
| २०१० | |

purchase consideration payable in respect of the said Property (as defined below), paid by the Transferors to the Transferors on or before the execution of these presents (the payment and receipt whereof the Transferors doth hereby admit and acknowledge and of and from the same and every part thereof do forever acquit release and discharge the Transferees) they the Transferors do hereby grant, sell, assign, release, convey and assure unto the Transferees forever the said Property viz. (i) Flat No. 1804 having built up area of 959.71 square feet and being on the 18th floor of the Wing-B named "Augustus" of Building No. 1, Raheja Acropolis II of the Raheja Acropolis - II Adonis Augustus Cooperative Housing Society Ltd. and incidental thereto one open Car Parking Space No. L-19 in the compound on the podium level of the said building which building stands on the land bearing C. No. 373/12 of village Deonar, situate lying and being at Deonar Pada Road, Near Telecom Factory, Deonar in Greater Mumbai in the Registration District and Sub-District of Mumbai Suburban and which is more particularly described in the Schedule hereunder and which is delineated in red coloured boundary line on the floor plan of the said building annexed hereto as Annexure I and (ii) all the right title interest of the Transferors in the said Society and also the said five shares bearing distinctive Nos. 1041 to 1045 (both inclusive) under share certificate No. 206 dated 1st August 2010 of the said Society, TOGETHER with all and singular the liberties, easements, profits, privileges, advantages, rights, members and appurtenances whatsoever to the said Property belonging or in anywise appertaining to or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed or reputed or known as part or member thereof or be appurtenant thereto AND also together with all the deeds, documents, writings, vouchers and other



Adar
[Signature]

Hunjab Riddali

| | |
|-------|---|
| बदर-३ | |
| १३५६ | १ |
| २०१० | |

evidences of title relating to the said Property or any part thereof AND ALL the title relating to the said Property and all rights, possession, benefit, claim and demand, whatsoever both at law and in equity of the Transferors in, to, out of or upon the said Property or any part thereof TO HAVE AND TO HOLD the said Property and all and singular and other the premises hereby granted released and assured or intended so to be with their and every of their rights, members and appurtenances UNTO and to the use and benefit of the Transferees forever SUBJECT to all rents, taxes, assessments, rates, duties now chargeable upon the same or which may hereafter become payable in respect thereof to the Government of Maharashtra or the Municipal Corporation of Greater Mumbai or any other public body or authority AND the Transferors do hereby COVENANT with the Transferees that notwithstanding any act, deed, matter or thing whatsoever by the Transferors or any person lawfully or equitably claiming or to claim by, from, through, under or in trust for the Transferors, made, done, committed, or omitted or knowingly suffered to the contrary they the Transferors now have in themselves good right, full power and absolute authority to grant, sell, convey release and assure the said Property hereby granted, sold, conveyed, released or assured or intended so to be unto and to the use of the Transferees in manner aforesaid AND that the Transferees shall and may at all times hereafter peacefully and quietly enter upon, have, occupy possess and enjoy the said Property and receive the rents, issues, and profits thereof and of every part thereof to and for the Transferees' own use and benefit without any suit, eviction, interruption, claim or demand, whatsoever from the Transferors or the Transferors' heirs or any of them or any person lawfully or equitably claiming or to claim by from or in trust for the Transferors AND that free and clear and freely clearly and absolutely acquitted



Handwritten signature

Munjab Riddli

बदर-३

exonerated and forever discharged or otherwise by the Transferors well and sufficiently saved, defended and kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatsoever had made, executed, occasioned, or suffered by the Transferors or by any other person or persons lawfully or equitably claiming or to claim by from under or in trust for the Transferors AND FURTHER THAT the Transferors and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said Property or any part thereof by from or in trust for the Transferors or the Transferors' heirs or assigns or their heirs shall and will from time to time and at all times hereafter at the request of the Transferees or their Advocate or Attorney and at the costs of the Transferors do and execute or cause to be done and executed all such further and other acts, deeds things conveyances, and assurances in law whatsoever for the better and more perfectly assuring the said Property and every part thereof unto and to the use of the Transferees in the manner aforesaid as by the Transferees or their heirs, executors, administrators or assigns or their counsel in law shall reasonably be required.

2. The Transferees hereby purchase and acquire all the right, title and interest of the Transferors in the said Property viz the said Flat, the said Shares and all right title and interest of the Transferors in the said Society, together with the Permanent and absolute right of use and occupation of the said Flat and have agreed to acquire all the right of the Transferors in the said Car Parking Space.
3. The Transferees on or before the execution of this Deed have paid to the Transferors the total consideration sum of **Rs. 1,40,00,000/-** (Rupees : One Crore Forty Lakhs



Shah
Shah

Prakash
Reddy

| | |
|-------|----|
| बदर-३ | |
| ५३०५ | १० |
| २०१० | |

only), which is full and final sale consideration towards the sale, transfer and assignment of all the Transferors right, title and interest in the said Flat and in the said Shares and the membership of the said Society in favour of Transferees herein (the payment and receipt whereof the Transferors doth hereby admit and acknowledge and of and from the same and every part thereof the Transferors doth hereby forever acquit, release and discharge the Transferees) simultaneously against the Transferors handing over quiet vacant peaceful physical possession of the said Flat to the Transferees.

4. That the Transferors have informed the said Society under the Bye Laws No. 38 (a) the intention to transfer their shares and interest in the capital/property of the Society and the said Society vide its letter dated 30/11/2010 has given the necessary permission to sale transfer and assign all their right, title and interest in the said Flat to the Transferees herein. The Original Copy of the said N.O.C. is annexed herewith marked as Annexure II.
5. That the Transferors confirm and covenant that on execution of this Deed, the Transferors will not have or claim any right in or to the said Flat or to the said Shares and benefits attached herewith.
6. The Transferors hereby indemnify and keep indemnified the Transferees against any claim that may be raised by any one claiming the right, title and or interest of whatsoever nature over the said Flat and the said Shares and agree to reimburse all loss/es, cost/s, charge/s, expense/s, damage/s etc., that may be incurred, caused to the Transferees in defending any proceeding/s or any claim therein raised thereto. The Transferors also agree to sign and execute all such transfer forms, papers and



[Handwritten signature]

*Manjab
Ridhvi*

| | |
|-------|----|
| बदर-३ | |
| २३५०४ | ९१ |
| २०१० | |

documents as may be necessary in favour of the Transferees and have put the Transferees in quiet, vacant and peaceful possession of the said Flat on receipt of the full and final consideration mentioned hereinabove.

7. The Transferors hereby release, relinquish, give up and surrender all their right, title and interest in the membership of the said Society, the Share Certificate and the said Flat in favour of the Transferees forever.
8. The Transferors on execution of this Deed have handed over to the Transferees the Original title deed of the said Flat i.e "Agreement for Sale" dated 11/10/2007, Share Certificate and Allotment Letter dated 01/03/2009 for the said Car Parking Space.
9. That the Transferors further declare that they have not received any notice, either from the said Society or from the Registrar of Co-operative societies for the state of Maharashtra and/or from any other authorities, or from by any person/s or affecting the right, title, and interest of the Transferors in respect of the said Flat and the said Shares.
10. That the **Transferors** hereby declare as follows :
 - (a) that the Transferors are the absolute owner of the said Flat and the said Shares and no other person or persons has or have any right, title, claim or demand of any nature whatsoever unto or upon the said Flat and the said Shares, either by way of sale, charge, lien, gift, pledge trust, lease, loan, mortgage and have good right, full power and absolute authority to sell and transfer and assign all their right, title and interest in the said Flat and in the said Shares in favour of Transferees herein.



Handwritten signature

Murphy Redelli

बदर-३

(b) that the Transferors have not created any encumbrance of whatsoever nature in respect of the

said Flat and/or on the said Shares nor the said Flat and the said Shares is subject matter of any litigation nor the same is attached in execution of any decree nor have received any notice of attachment nor they have created any tenancy and/or leave and license and/or any third party right in favour of anyone in respect of the said Flat.

(c) that the Transferors have paid and cleared all the date of execution of this Deed all their charges payable to the Society by way of Municipal Taxes and other dues/outgoings related to the said Flat as per the Society Bills or any other dues in respect of the said Flat and hereby agree to keep the Transferees indemnified against any claim that may be made by the said Society or anyone else in respect of the said Flat for the above period at a later date.

(d) that as on date of executing this Deed, there is no litigation or such other proceedings whatsoever pending in any Court or any other Forum or before any authority with respect to Transferors right, title and interest thereto or therein and the said Flat and the said Shares is not the subject matter of any litigation, proceeding or enquiry of what so ever nature.

(e) that the Income Tax or other Public or concerned authorities have not issued any Order restraining the sale and transfer of said Flat and the said Shares and there is no notice of attachment or other prohibitory Order issued by any Competent Court or Authority preventing or restraining the Transferors from dealing, disposing off, sale or transfer of the



[Handwritten signature]

Munjab
Redli

बदर-३

५३८२

१७

said Flat and the said Shares ~~or any~~ part thereof as contemplated hereunder.

- (f) that the Transferors are aware that the Transferees have agreed to purchase and acquire the said Flat and the said Shares and all rights, title and interest of the Transferors in the said Flat and in the said Shares, solely relying upon the statements made by the Transferors herein, the Transferors repeat and confirm the same and none of the representations are false or incorrect.
- (g) that the Transferors covenant with the Transferees that from the date of execution of this Deed all the amounts standing to the name of Transferors in the books of accounts of the said Society, being deposit/s and/or any other amount to which Transferors are legitimately entitled for being member of the said Society will be transferred to the name of Transferees who will be entitled to have and to hold the same for their benefit.
- (h) The Transferees shall always comply with the provisions of the rules and byelaws of the said Society and the local laws for the time being in force.
- (i) that no Notice has been received from the Municipal corporation of Greater Mumbai for breach of any statutory provisions, rules and regulations in respect of the said Flat. That the said Flat is not under requisition or acquisition by any public authority.
11. That the Transferors do hereby covenants with the Transferees herein that the Transferors have paid and cleared the full and final sale consideration for purchasing and/or acquiring the said Flat by it from the



Handwritten signature

Handwritten signature: Punjab Riddhi

| | |
|------------|----|
| बदर-३ | |
| २३-०५-२०१० | ११ |
| २०१० | |

Developer therein and that if any such amount or any part thereof is found lawfully due and/or is in fact recovered from the Transferees herein then the same shall be reimbursed by the Transferors herein to the Transferees and the Transferors herein do hereby agree and undertake to indemnify and keep the Transferees herein indemnified for the amount so paid and all the expenses lawfully incurred by the Transferees herein in respect thereof.

12. The Transferees hereby agrees to pay all the charges payable by way of Municipal Taxes and other dues / outstanding related to the said Flat from the date of execution of the Sale Deed and hereby declare and confirm that they will abide by the bye-laws of the said Society, without any reservation whatsoever.

13. That the Transferors have transferred all their rights in respect of one open Car Parking Space No. L-19 in the compound on the podium level of the said building "Raheja Acropolis - II" Wing-B named "AUGUSTUS" of Building No. 1 in favour of Transferees herein, which the Transferors was enjoying for parking their vehicles along with the said Flat and hence forth the Transferees will be entitled to park their vehicle in the said one open Car Parking Space No. L-19 in the compound on the podium level.

14. The Society Transfer charges/fees, the Stamp Duty and Registration charges on the present Deed, will be borne and paid by the Transferees.

Handwritten signature

Munjab

Riddhi



| | |
|-------|----|
| बदर-३ | |
| १३०८ | १५ |
| २०१० | |

15. That the Transferors hereby agree that whenever it is called upon by the Transferees for Registration of this Deed, the Transferors will remain present and admit the execution of this Deed before the authorities of Sub-Registrar of Assurances, Chembur, Mumbai.

16. That this Sale Deed shall be subject to the provisions of the Maharashtra Ownership Flats (Regulation of Promotion, Construction, Sale, Management and Transfer) Act 1963 and the Rules made there under.

[Handwritten signature]

*Munish
Ridali*



बदर-३

५३०८

१६

SCHEDULE २०१०

Residential Premises on ownership basis being **Flat No. 1804** on the **18th Floor** of the **Wing-B** named "**AUGUSTUS**" of Building No. 1, **RAHEJA ACROPOLIS - II**, of "**RAHEJA ACROPOLIS - II ADONIS AUGUSTUS CO-OPERATIVE HOUSING SOCIETY LTD.**, situated at Deonar Pada Road, Near Telecom Factory, Deonar, Mumbai - 400 088 admeasuring area about **959.71** sq. ft. (built up) and one open car parking space No. L-19 in the compound on the podium level of the said building "Raheja Acropolis - II" **Wing-B** named "**AUGUSTUS**" of Building No. 1, building consisting of stilt + 19 upper floors, constructed in the year 2008 and which stands on land bearing **CTS No. 373/12** of Revenue Village-Deonar, Taluka-Kurla, District - Mumbai Suburban in Greater Mumbai, Registration District and Sub-District of Mumbai Suburban and in the Municipal jurisdiction of "M" Chembur Ward, which Flat is delineated in red coloured boundary on the floor plan annexed hereto as Annexure I.

Manoj
Chavhan

Munjal
Riddhi



R E C E

RECEIVED of and from the
(1) Mr. MANOJ HIRALAL PUNJAB
PUNJABI a sum of **Rs. 1,40,00**
Forty Lakhs only) being the
consideration for the sale and tra
18th Floor of the **Wing-B** named
1, RAHEJA ACROPOLIS - II, o
ADONIS AUGUSTUS CO-OPER
LTD., situated at Deonar Pada Road, Near Telecom Factory,
Deonar, Mumbai : 400 088 as under:

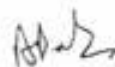
| Sr. No. | Cheque No. | Dated | Drawn On | Amount |
|--|------------|------------|---|--------------------------|
| 1. | 953766 | 16.06.2010 | Axis Bank Ltd., Chembur Branch, Mumbai - 400 071. | Rs.15,00,000/- |
| 2 | 966964 | 15.10.2010 | Axis Bank Ltd., Chembur Branch, Mumbai - 400 071. | Rs.1,00,00,000/- |
| 3. | 966996 | 29.11.2010 | Axis Bank Ltd., Chembur Branch, Mumbai - 400 071. | Rs.25,00,000/- |
| Total (Rupees : One Crore Forty Lakhs only) | | | | Rs. 1,40,00,000/- |

The vacant possession of the above said Flat have
handed over to the Transferees herein.

We SAY RECEIVED Rs. 1,40,00,000
(Rupees : One Crore Forty Lakhs only)

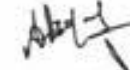



Mr. ARUN BAHL



Mrs. ALKA BAHL
(Transferors)

Witness:

1. Amit A. Bajaj 
2. Promod Bhosle 



ANNEXURE - I ..

बदर-३
३३५४
२०९०

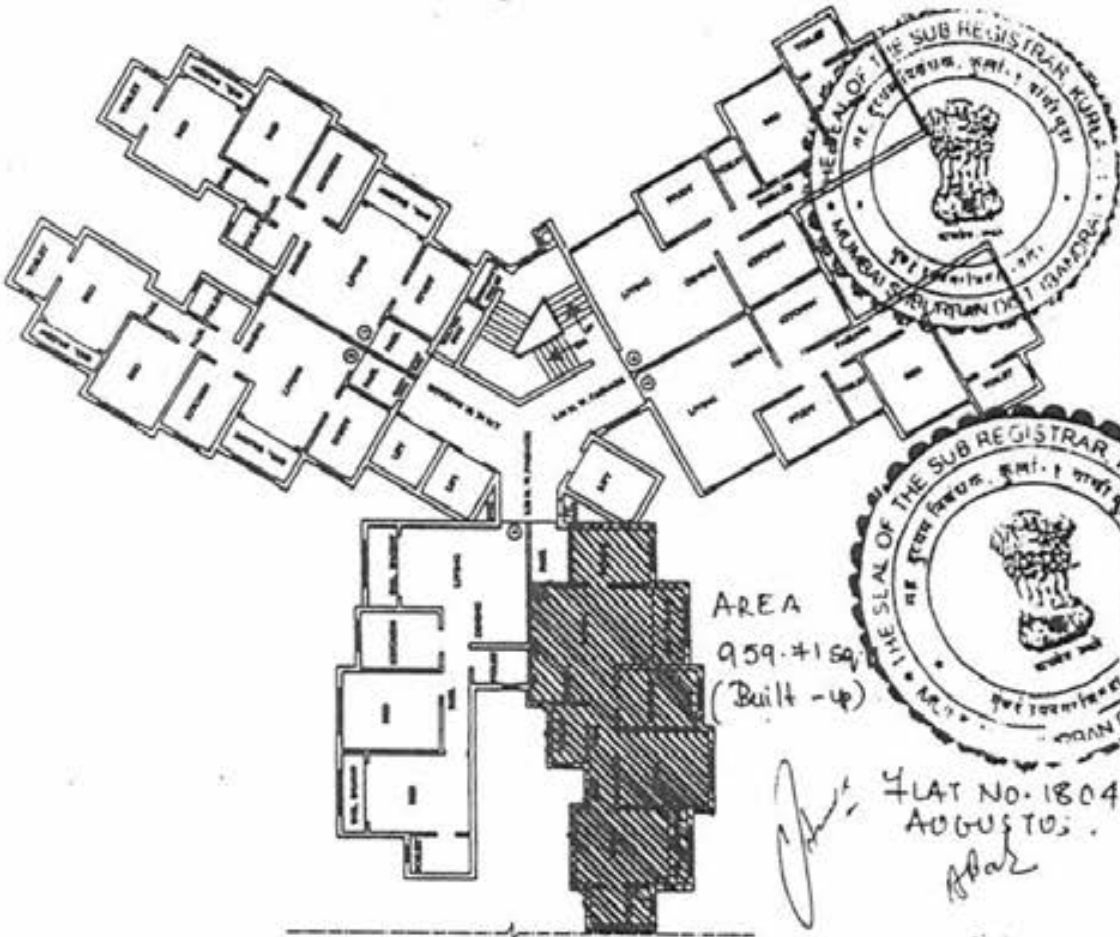
७३५४
६९
२००६

FOR RAHEJA KRISHNA ENTERPRISE
K. Raheja Universal Pvt. Ltd.

[Signature]
Partner

RAHEJA ACROPOLIS

AUGUSTUS
(WING - B)
FLAT NO. - 1804



AREA
959.71 SQ
(Built - up)

THE SEAL OF THE SUB REGISTRAR, KURGA
MANGAL SHELAKHAN DE T ISABERGA
६th, १५th To १८th FLOOR

FLAT NO. 1804
AUGUSTUS
[Signature]

For Hindustan Candle Mfg. Co. Pvt. Ltd.

[Signature]
Director

[Signature]
Rahul
[Signature]
Rishi





RAHEJA ACROPOLIS – II
ADONIS AUGUSTUS CO-OPERATIVE HOUSING SOCIETY LIMITED

[Regn. No. MUM/WM/HSG/TC/9967/2009-10 Dated 22-12 -2009]

To
Mr. Arun Bahl
 1804 Augustus,
 Raheja Acropolis – II Adonis Augustus Co-op. Hsg. Soc. Ltd.
 Plot Plot Bearing C.T.S. No. 373/12,
 Village Deonar, Off V. N. Purav Marg,
 Deonar, Mumbai 400 088.

November 30, 2010

| | |
|-------|----|
| बदर-३ | |
| २३५ | २० |
| २०१० | |

Sir,

Ref.: Flat No. 1804/Augustus in the above named society

We are in receipt of your application under Appendix 20(1) giving notice of your intention to transfer your Shares and interest in the Capital/Property of the Society, along with Appendix 20(2) being the consent of the proposed transferees **Mr. Manoj Hiralal Punjabi j/w. Mrs. Riddhi Manoj Punjabi**.

Please note that we shall have no objection in the said matter subject to your complying with certain transfer formalities as mentioned below:

1. A copy of the sale agreement dully registered with the Sub-Registrar of Assurances should be made available to us along Index II.
2. Proper Stamp Duty should be paid on the instrument as per the present Bombay Stamps Act, and proof thereto should be submitted to us.
3. Transfer fee of Rs. 500/- to be paid by you and Entrance fee of Rs. 100/- to be remitted by the proposed transferee. Transfer premium of Rs.25,000/- are also applicable and stands payable by you.
4. All transfer forms and undertakings there under, as required under the bye-laws should be dully filled in by the Transferor and the Transferee and should be submitted to the Society.
5. There is no outstanding dues payable by you as on date. However, you will have to continue to pay all your dues towards Society charges discharge all your liabilities till the date of cessation of your membership.
6. This NOC is issued based on Lien Withdrawal Letter issued by Deutsche Bank.

Thanking you,
 Yours faithfully,
 For Raheja Acropolis – II Adonis Augustus Co-op. Hsg. Soc. Ltd.

Gopinath Natrajan
 Gopinath Natrajan
 (Hon. Secretary)

2010
4322

Raheja Acropolis-II ADONIS AUGUSTUS Co-op. Housing Society Limited

Regn. No. MUM/WM/HSG/TC/9897/2009-10 Dated 22-12-2009
Plot Bearing C.T.S. No. 273/12, Village Deonar, Off V. N. Purav Marg, Deonar, Mumbai-400 088.

(Registered under M. C. S. Act. 1960)



No. 102

Authorised Share Capital Rs. 100000/- Divided into 2000 Share of Rs. 50/-

Member's Register No. 204 Share Certificate No. 206

THIS IS TO CERTIFY that Shri/Smt./Ms. Mr. Arun Bhatt,

Arun Bhatt

of Mumbai is the Registered Holder of 5 Shares from No. 1041

to 1045 of Rupees Fifty each

in Raheja Acropolis-II ADONIS AUGUSTUS Co-op. Housing Society Limited

subject to the bye-laws of the said Society and that upon each of such Shares the sum of Rupees Fifty has been paid.

GIVEN under the Common Seal of the said Society at Mumbai this 15th

day of August 2010



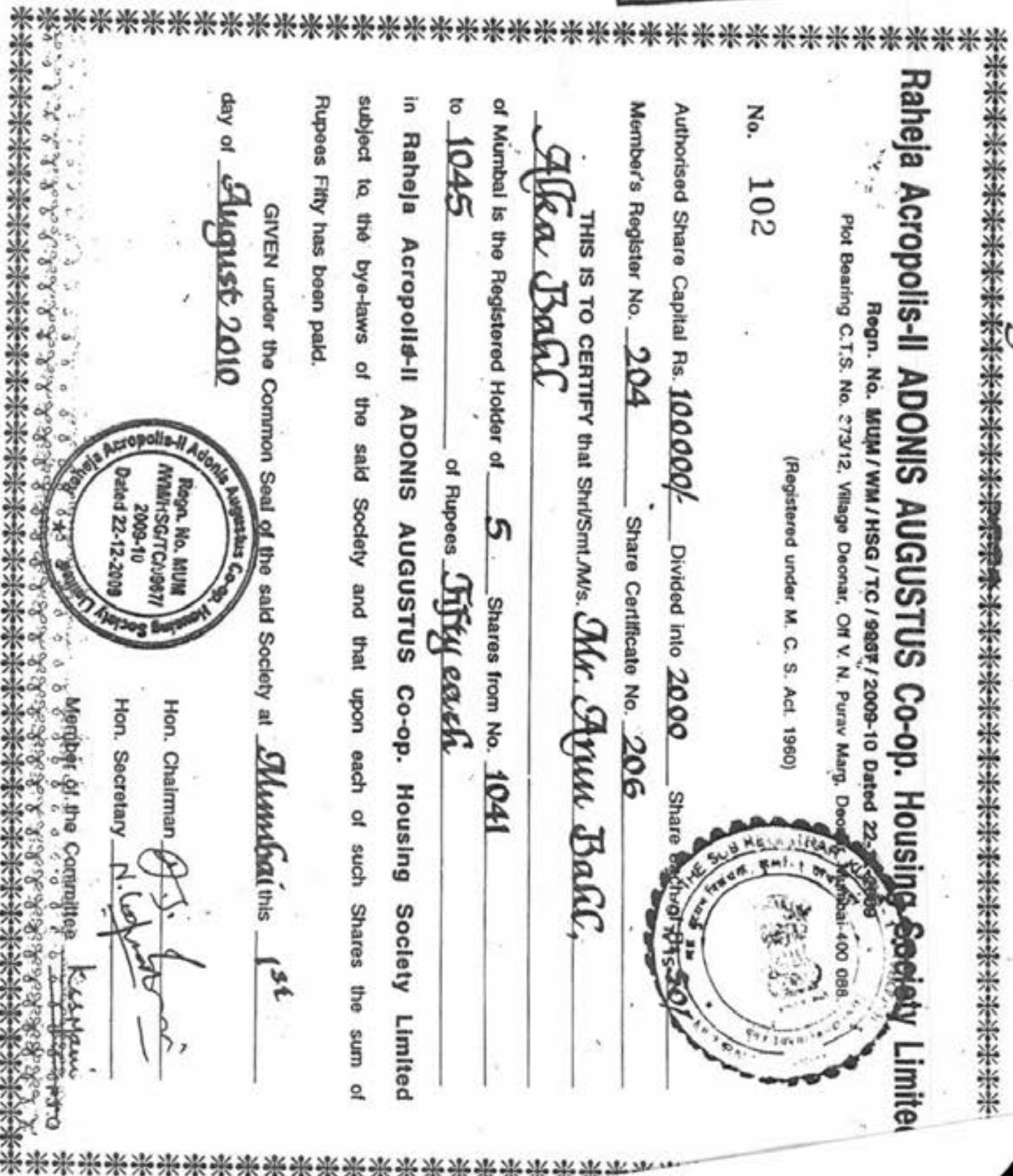
Hon. Chairman

[Signature]

Hon. Secretary

[Signature]

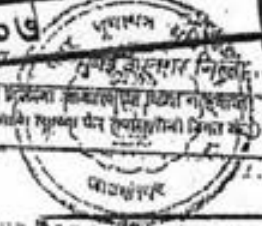
Member of the Committee [Signature]



ANNEXURE-B (coll.)

भारतमत्ता पत्रक

बदर-३
634
2009



बदर-३
2355 23
2009

विभागाध्यक्ष, मुंबई नगरपालिका, नगरपालिका, मुंबई, महाराष्ट्र, भारत

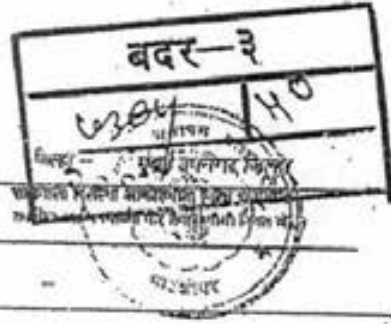
634
12111-1 खासतौराने
24444
12111-1 खासतौराने
12111

सुविधाविपरीत
प्रमाण: मुद्रा कार्ड
पेट्या
द्वारा
कार शी

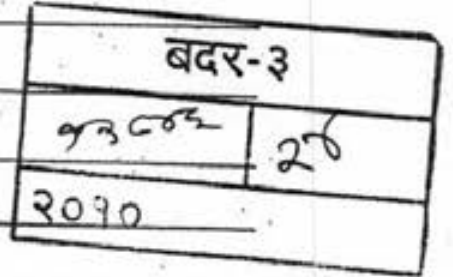
| क्रमांक | विवरण | दिनांक | नवीन मालक (पु) / पेट्या (पु) / विपरीत (पु) |
|------------|---|--------|---|
| 02/04/1961 | रेवरेण्ड डॉ. राईट प्रमाण: मु. न. पु. अ. 10 आणि आदेश क्र. 12111-1 दि. 20.10.61 आदेशे. | | (11) दि. 12/11/61 नवीन मालक विपरीत लिपिबद्ध. |
| 02/04/1961 | हजारवर्षीय विपरीतने एन. नो. पु. अ. 10 दि. 12.12.60 अ. 10/12 रेवरेण्ड म. म. न. पु. क्र. 10 आदेशे दि. 20.10.61 जे अन्वये 12 वर्षांचे पेट्यासुचने नोब घडवत. | | (L) जे. वि. म. म. न. पु. नोबुपेक्षासुचने |



मालमत्ता पत्रक



दिनांक - २०१०/१२/२०
 क्षेत्र - बदरगाँव
 न.पु.अ.मा.क.सं. - २०१०/१२/२०



सुविधाकर्ता -
 अन्वेषण मूल मूल्य -
 क्षेत्र -
 क्षेत्र नं. -
 क्षेत्र को -

| दिनांक | काल | सं. प्रतिलिपि | किस का (१) और (२) किताब का (३) | संख्या |
|-----------|---------------------------|---------------|---|------------------------|
| २०१२/२००५ | न.पु.अ.मा.क.सं. २०१२/२००५ | | (H) सि.पु.अ.मा.क.सं. विभाग सि.पु.अ.मा.क.सं. (L) सि.पु.अ.मा.क.सं. विभाग सि.पु.अ.मा.क.सं. | संख्या. २००५/२०१२/२००५ |



संलग्नक -
 न.पु.अ.मा.क.सं. २०१२/२००५
 सि.पु.अ.मा.क.सं. विभाग
 सि.पु.अ.मा.क.सं. विभाग

२०१०
 बदरगाँव विभाग
 सि.पु.अ.मा.क.सं. विभाग

बदर-३ ।
 ३५ ३०
 २०१०

मालमत्ता पत्रक

कार्यक्रम - वेदना
 न.पू.अ.२१०,२१०-०८,२१२,२१२.०४
 न.पू.अ.२१०-०८,२१२,२१२.०४
 न.पू.अ.२१०-०८,२१२,२१२.०४



सुप्रीमकोर्ट
 न.पू.अ.२१०,२१०-०८,२१२,२१२.०४
 न.पू.अ.२१०-०८,२१२,२१२.०४
 न.पू.अ.२१०-०८,२१२,२१२.०४

बदर-३
 ६३५ १५
 २०१०

| दिनांक | कार्य | चक्र संख्या | नियम (१) के अंतर्गत (२) के अंतर्गत |
|------------|------------------------------|-------------|--|
| २१/१२/२००५ | न.पू.अ.२१०,२१०-०८,२१२,२१२.०४ | | (१) रि.पू.अ.२१०,२१०-०८,२१२,२१२.०४ (२) रि.पू.अ.२१०,२१०-०८,२१२,२१२.०४ |



सप्लीमकोर्ट - न.पू.अ.२१०,२१०-०८,२१२,२१२.०४
 न.पू.अ.२१०,२१०-०८,२१२,२१२.०४
 न.पू.अ.२१०,२१०-०८,२१२,२१२.०४

Handwritten notes and signatures in Hindi, including dates like '२१/१२/०५' and '२१/१२/०५'.

बदर-३
 २०१०

मालमत्ता पत्रक

कर्मचारी/वर्ग - वेतनगार
 नगर/प्रमाण - वेतन
 पदनाम - वेतनी

आवृत्त नं. - न.भू.अ.माटकोपर

जिल्हा - मुंबई उपनगर जिल्हा
 राजधानी महाराष्ट्र राज्य शासनाचा (महाराष्ट्र शासनाचा) कार्यालय
 मुंबई शहर, महाराष्ट्र राज्य (मुंबई शहर)



संशोधनकर्ता - न.भू.अ.२१०, २१०-२२, २१०, २११, २१२ या वेतनगार
 न.भू.अ.२१०-२१०-२२ या उपाधिकारीतकाने
 मजबूतीनेचें प्रमाण आलेलें.

एखाद्या मुळ प्रमाण -
 खोटा
 हार मार
 हार होी

बदर-३
 २००७

| दिनांक | कारणा | सिद्ध झालेले | नोंद घ्याव्या (१) खोटा (२) किंवा (३) (४) |
|------------|---------------------------------------|--------------|---|
| २१/११/२००७ | न.भू.अ.२१०/२१०/२१०/२११/२१२ या वेतनगार | | (१) नि.संशोधन वेतनात नि.सिद्धित. (२) वे.संशोधन वेतनात संशोधनकर्त्याने मजबूतीनेचें प्रमाण आलेलें. |



मजबूतीनेचें प्रमाण - खोटा नसल्याने न.भू.अ.माटकोपर मुंबई उपनगर जिल्हा

उत्तर - मजबूतीनेचें प्रमाण आलेलें.
 उत्तर - खोटा नसल्याने.
 उत्तर - मजबूतीनेचें प्रमाण आलेलें.
 उत्तर - खोटा नसल्याने.
 उत्तर - मजबूतीनेचें प्रमाण आलेलें.
 उत्तर - खोटा नसल्याने.



बदर-३
 ३३५५ ३६
 २०१७

मालमत्ता पत्रक

पंजीकृत - येवनास
 मालमत्ता - न.पू.अ.पाठकोपर
 जिल्हा - मुंबई उपनगर जिल्हा

पंजीकृत क्रमांक - १११५.१
 पंजीकृत दिनांक - १९९५.१
 पंजीकृत स्थान - पोली

बदर-३
 ३३५५ ३६
 २०१७

| दिनांक | व्यवसाय | मालमत्ता क्रमांक | मालमत्ता मूल्य (रु.) पट्टा (रु.) मालमत्ता मूल्य (रु.) | संशोधन |
|------------|-------------------------|------------------|---|--------|
| ०६/१२/२०१५ | न.पू.अ.पाठकोपर इमारत | | (१) मालमत्ता मूल्य निश्चित. (२) मालमत्ता मूल्य संवर्धनसाठी | |



पंजीकृत क्रमांक - १११५.१

मालमत्ता क्रमांक १११५.१
 मालमत्ता मूल्य १२११५.१
 मालमत्ता मूल्य १२११५.१
 मालमत्ता मूल्य १२११५.१
 मालमत्ता मूल्य १२११५.१
 मालमत्ता मूल्य १२११५.१
 मालमत्ता मूल्य १२११५.१

Gen-116-3000-2

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966
NO CE/ 5890 /BPES/A M

COMMENCEMENT CERTIFICATE

Address/No. 2006
VALDUBHO 39
20 MAR 2006

To, C.A. to Owner.
M/s. K. Raheja Universal Pvt. Ltd.

20 MAR 2005
2006



Sir,

With reference to your application No. 1820 dated 7/12/2004 for Development Permission and grant of Commencement Certificate under Section 45 and 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permit under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building No. C on plot No. A C.T.S. No. 373 & 390 Divn/Village/Town Planning Scheme No. Deonay situated at Road/Street OFF Y.N. PURAY Marg Ward M the Commencement Certificate/Building permit is granted on the following conditions :-

- 1] The land vacated on consequence of the endorsement of the set back line widening line shall form part of the public street.
- 2] That ~~no~~ new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupation permission has been granted.
- 3] The commencement certificate/ development permission shall remain valid for 3 years commencing from the date of its issue.
- 4] This permission does not entitle you to develop land which does not vest in you.
- 5] This commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act 1966.
- 6] This certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :
 - a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c) The Municipal Commissioner for Greater Mumbai is satisfied that the person deriving title through or under him in such an even shall be deemed to have carried out development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.



2006
3E



बदर-१३

1034

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

The Municipal Commissioner has appointed Shri C.V. Khandekar ^{Asstt. Executive} Engineer to exercise his powers and functions of the planning Authority under Section 45 of the said Act.

The C.C. is valid upto 1. MAR 2006

C.C. upto still slab as per plans approved on 22.7.05.

23 AUG 2005 22/5890
 C.C. upto podium slab i.e. +6.25m level as per amended plans approved on 22-7-05

R. Khandekar
 Assistant Engineer Building Proposals
 Eastern Suburbs (M. Ward)

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

C.V. Khandekar
 2-3-05
 Assistant Engineer Building Proposals
 Eastern Suburbs (M. Ward)
 Executive Engineer (Building Proposals)
 Eastern Subs
 FOR



C.C. upto 14th floor as per amended plans approved on 22-7-05

24 MAR 2006
 C.C. upto 16th upper floors for wing 'A' as per A.P. dt 03/12/2005.

6 MAY 2006
 C.C. upto 16th floor for wing 'B' as per amended plans approved on 20/4/06

C.C. upto 16th floor for wing 'B' as per amended plans approved on 20/4/06

6/5/2006
 Executive Engineer Building Proposals
 (Eastern Suburbs)



| | |
|-------|----|
| बदर-३ | |
| २३०२ | ३७ |
| २०१० | |

Adonis 2/11442

28-08-08

BRIHANMUMBAI MAHANAGARPALIKA.

No. CE/5890/BPES/AM

28

AUG 2008

बदर-3

335

36

2090

To: K. Raheja Universal Pvt. Ltd.
Raheja Centre Point, 294, C.S.T. Road,
Off. Bandra Kurla Complex, Santacruz (East)
Mumbai - 400 098

Sub:- Full Occupation permission for the residential building on sub plot 'A' i.e. on property bearing CTS No. 373/12 of village Deonar, off. V.N. Purav Marg, Deonar Mumbai - 400 088

Sir,

The full development work of the residential building comprising of Wing 'A' & 'B' having lower still + Gr. floor + podium + 18th + 19th(pt) upper floors on sub plot 'A' i.e. on property bearing CTS No. 373/12 of village Deonar, off. V.N. Purav Marg, Deonar Mumbai - 400 088, is completed under the supervision of Architect Shri. Kamal Khemani having Licence No. CA/99/24971 & Shri. Pravin Gala Structural Engineer having Licence No. STR/11 and Shri. Yomesh Rao Licensed Site Supervisor having licence No. R-126/SSI may be occupied on the following conditions :

1. That Certificate under Section 270-A of the Mumbai Municipal Corporation Act shall be submitted before applying for B.C.C. or within 3-months whichever is earlier.
2. That society shall be registered before B.C.C. or within 3 months whichever is earlier.

A set of certified completion plans is returned herewith in token of Municipal approval.

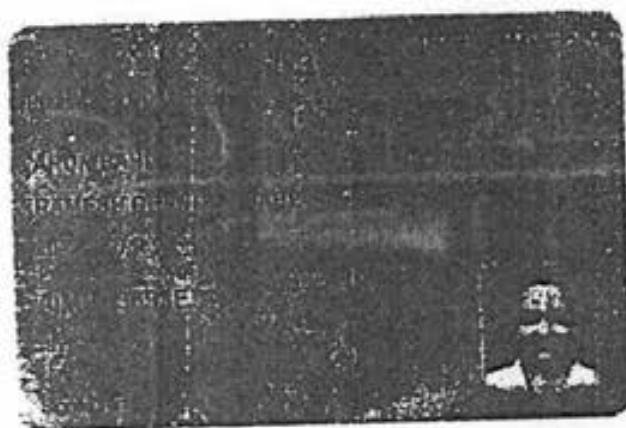
Note :- This permission is issued without prejudice to actions under sections 305, 353-A of Mumbai Municipal Corporation Act.

Yours faithfully,

V. C. Gowar
Executive Engineer
(Building Proposals)(E.S.)



| | |
|-------|----|
| बदर-३ | |
| ७३८०५ | ३८ |
| २०१० | |



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AITPP6173G



नाम / NAME
MANOJ HIRALAL PUNJABI

पिता का नाम / FATHER'S NAME
HIRALAL BHAGWANDAS PUNJABI

जन्म तिथि / DATE OF BIRTH
16-03-1973

हस्ताक्षर / SIGNATURE

अधीक्षक आयकर (कंप्यूटर संकाय)
Commissioner of Income-tax (Computer Operations)

| | |
|-------|----|
| बदर-३ | |
| १३००० | १० |
| २०१० | |



THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE
 DL No. MH03 20080001143 DOI 03-01-2008
 Valid Till 28-12-2027 (NT)

AUTHORITY TO DRIVE FOLLOWING CLASS
 OF VEHICLES THROUGHOUT INDIA
 COV DOI
 LMV 03-01-2008
 MCWG 03-01-2008

DOB 28-12-1977 BG Not

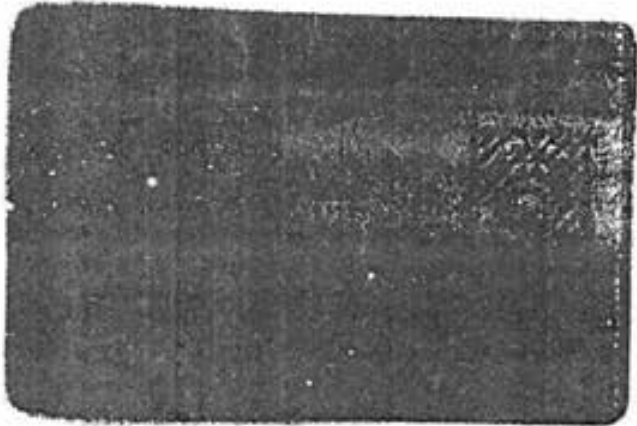
Name AMIT BAJAJ
 S/O of ASHOK BAJAJ
 Add C/102, SHIV DHAM SOC, P.H. & LTD, DPP
 LAXMI COLONY, CHEMBUR, MANUL ROAD,
 CHEMBUR COLONY, CHEMBUR, MUMBAI,
 PIN 400074
 Signature & ID of Issuing Authority MH01 2008281

FORM 1
 PULA 18 (7)

Signature/Thumb
 Impression of holder



बदर-3
 १३५६ ७
 २०



DATED THIS 20th DAY OF DECEMBER, 2010

BETWEEN

Mr. ARUN BAHL

Mrs. ALKA BAHL

.... TRANSFERORS

AND

Mr. MANOJ HIRALAL PUNJABI

Mrs. RIDDHI MANOJ PUNJABI

.... TRANSFEREES

Stamp
11.00

SALE DEED

Flat No. 1804, 18th Floor,
Wing-B, "AUGUSTUS",
Building No. 1,
RAHEJA ACROPOLIS - II,
RAHEJA ACROPOLIS - II ADONIS AUGUSTUS
CO-OPERATIVE HOUSING SOCIETY LTD.,
Deonar Pada Road,
Near Telecom Factory,
Deonar, Mumbai : 400 088.



भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



सत्यमेव जयते

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL



महाराष्ट्र MAHARASHTRA

© 2019 ©

20 DEC 2019

VX 010572

SBI- Sion
Jitu Sbi SSL
8111 2020
Pre-Search

MEMORANDUM OF UNDERSTANDING


Flat No. 1804, 18th Floor, Wing-B, Augustus of Building No. 1, Raheja Acropolis - II, Raheja Acropolis - II Adonis Augustus Co-operative Housing Society Ltd., Deonar Pada Road, Near Telecom Factory, Deonar, Mumbai - 400 088.

| | | |
|----|--------------------|--|
| 1. | Vendors: | (1) Mr. MANOJ HIRALAL PUNJABI and (2) Mrs. RIDDHI MANOJ PUNJABI residing at Flat No. 1004, 10 th floor, Godrej Serenity, Deonar Village Road, Behind Telecom Factory, Off Sion Trombay Road (V. N. Purav Marg), Deonar, Mumbai - 400 088. |
| 2. | Purchasers: | (1) Mr. RAHUL GHATAK and (2) Mrs. DISHA NAWANI residing at Flat No. 503, 5 th floor, Raheja Acropolis - I, Wing Avalon, Tower No. 2, Deonar Pada Road, Near Telecom Factory, Deonar, Mumbai - 400 088. |

Mumbai
Riddhi

Rahul Ghatak
Disha N

20 DEC 2019

| | |
|--|--|
| १. मुद्रांक क्र. नोंदवही अनु. क्रमांक / दिनांक | 164751 |
| २. दस्तावा प्रकार | MOU |
| ३. दस्त नोंदणी करणार आहेत का ? | होय / नाही |
| ४. मिळकतीचे थोडक्यात वर्णन | |
| ५. मुद्रांक विकत घेणाऱ्याचे नाव व सही | Rahul Ghatak |
| ६. हस्ते असल्यास त्यांचे नाव, पत्ता व सही | Kailash Chembur |
| ७. दुसऱ्या पक्षाकाराचे नाव | |
| ८. मुद्रांक शुल्क रक्कम | 100 |
| ९. परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता ई. ६/१:१, सेक्टर-१, वाशी, नवी मुंबई |  सौ. रमेश्वरी आर. विरादार परवाना क्र. १२०१०२४ |
| ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून १ महिन्यात तक्रार घेण्यात येऊ शकते. | |

| | | |
|----|-----------------------|--|
| 3. | Premises: | 5 (five) fully paid up shares of Rs.50/- (Rupees Fifty only) each bearing distinctive Nos. 1041 to 1045 (both inclusive) as per the share certificate No. 206 of "Raheja Acropolis - II Adonis Augustus Co-operative Housing Society Ltd., a Co-operative Society formed and registered under the provisions of the Maharashtra Co-operative Societies Act, 1960, under Registration No. MUM/WM/HSG/TC/9967/2009-2010 dated 22.12.2009 and incidental thereto the right to own, use and occupy on 'ownership basis' Flat No. 1804 on the 18 th Floor of the Wing-B named "Augustus" of Building No. 1, Raheja Acropolis - II of Raheja Acropolis - II Adonis Augustus Co-operative Housing Society Ltd., situated at Deonar Pada Road, Near Telecom Factory, Deonar, Mumbai : 400 088 admeasuring 959.71 sq. ft. built up area along with one car parking space No. L-19 in the compound of the building (Open to Sky) on the podium level standing in the name of the Vendors. |
| 4. | Consideration: | Rs. 3,00,00,000/- (Rupees Three Crore Only)) [which shall be paid after deducting TDS of Rs. 3,00,000/- at the rate of 1% of the total consideration of Rs. 3,00,00,000/- u/s 194 IA of the Income tax Act 1961] payable by the Purchasers in the name of Mr. Manoj Punjabi as under:- (a) Rs.10,00,000/- (Rupees Ten Lakh Only) on or before signing of this Memorandum; (b) Outstanding Amount against Overdraft facility account no. 917030085803697 with Axis Bank as per Statement of Account dated 05.12.2019 of Rs, 1,53,00,000/- (Rupees One Crore Fifty Three Lakh only) on or before 15th February 2020 ; and (c) Rs.1,37,00,000/- (Rupees One Crore Thirty Seven Lakh Only) being the balance consideration on completion of sale on or before 20th March 2020 as against; (i) signing and registration of Sale Deed |

Manoj Punjabi
Rishabh

Rishabh
Rishabh

| | | |
|----|---------------------------------------|---|
| | | <p>between the Vendors and Purchasers;</p> <p>(ii) the Vendors putting the Purchasers in quiet, vacant and physical possession of the said Premises;</p> <p>(iii) the Vendors handing over to the Purchasers all original title deeds relating to the said Premises; and</p> <p>(iv) the Vendors handing over to the Purchasers No Dues Certificate of Axis Bank.</p> |
| 5. | Conditions Precedent: | <p>On or before the 29th day of February, 2020 the Vendors shall:-</p> <p>a. cause Axis Bank to release the title deeds relating to the said Premises and issue their NO DUES CERTIFICATE along with the entire original set of documents of the "said premises" so as to enable the Vendors to transfer the said Premises;</p> <p>b. make out a marketable title to the said Premises;</p> <p>c. apply for and obtain the consent of the Raheja Acropolis - II Adonis Augustus Co-operative Housing Society Ltd., for transfer of the Premises in favour of the Purchasers. The Vendors and the Purchasers shall do and execute all writings, deeds and documents as may be required for the purpose of applying for the said consents; and</p> <p>d. sign and register Agreement for Sale with the Purchasers.</p> |
| 6. | Representation of the Vendors: | <p>The Vendors declare that the Vendors have full right and absolute authority to enter into this Memorandum and that the Vendors are the sole and absolute owners of the said Premises and that the Vendors have not done or performed any act, deed, matter or thing whatsoever whereby the Vendors may be prevented from entering into this</p> |

*Hunjab.
Resale*

*Resale
B/S-N*

| | | |
|-----|---------------------------------------|---|
| | | <p>Memorandum and/or transferring the said Premises to the Purchasers.</p> <p>The Vendors declare that the said Premises are not the subject matter of any pending litigation nor of any attachment, either before or after judgment, and the same are not subject to any subsisting orders under any of the laws relating to taxation of income or wealth which prohibit or prevent the Vendors from dealing with or disposing of the said Premises as is herein contemplated.</p> |
| 7. | Outgoings: | All expenses (Society maintenance outgoings, Property Taxes, Electricity / Water / Cable / Gas / Telephone charges) upto the date of completion of sale (even though the bills for the same shall be received after the completion of sale) shall be borne and paid by the Vendors alone and from the date of completion of sale and handing over of the peaceful and complete and vacant possession of the Premises, the Purchasers shall bear and pay the same. |
| 8. | Possession of the Premises: | Against payment of full purchase consideration |
| 9. | Time: | Time for completion of the obligations of the parties shall be of the essence of the Contract and no party shall seek indulgence for any extension on any ground whatsoever. |
| 10. | Transfer Charges: | The Purchasers and Vendors shall equally bear and pay the transfer fees to the Raheja Acropolis – II Adonis Augustus Co-operative Housing Society Ltd., for transfer of the Premises. |
| 11. | Stamp Duty & Registration: | Stamp Duty and Registration Charges payable on the Agreement for Sale / Sale Deed and other documents to be executed for completion of sale shall be borne and paid by the Purchasers alone. |

Hunjabi
Ridali

R. Chahal
Bilal N

| | | |
|-----|-----------------------|---|
| 12. | Further Deeds: | Each party shall do and execute all further, acts, deeds, matters and things for the purpose of implementing this Memorandum. |
|-----|-----------------------|---|

Dated this 22nd day of December 2019

Hirjob.

Mr. MANOJ HIRALAL PUNJABI

Riddhi

Mrs. RIDDHI MANOJ PUNJABI
(Vendors)

Rahul

Mr. RAHUL GHATAK

Disha N

Mrs. DISHA NAWANI
(Purchasers)

Witness:

1. *[Signature]*

2. *[Signature]*

RECEIPT

RECEIVED of and from the Purchasers a sum of **Rs. 10,00,000/-** (Rupees Ten Lakh Only) vide Cheque No. 641978 dated 20.12.2019, State Bank of India, Deonar Branch, Mumbai - 400088, in the name of Manoj Punjabi being the amount payable under the foregoing Memorandum

Manoj Punjabi

Mr. MANOJ HIRALAL PUNJABI

Riddhi

Mrs. RIDDHI MANOJ PUNJABI
(Vendors)

Date: 22nd December 2019.

Date: 21/12/2017

To,
AXIS Bank Ltd.
Retail Asset Center,
Chembur

I/We MANOJ HIRALAL PUNJABI, RIDDHI MANOJ PUNJABI have deposited the following original property documents on _____ with AXIS BANK Ltd. for the purpose of availing a Overdraft Against Property .

| Sr. No. | Date of Document | Particulars | Original document | Copy of the document | Remarks |
|---------|------------------|--|---------------------------|----------------------|---------|
| | | | Please tick as applicable | | |
| 1 | 11-10-2007 | AGREEMENT FOR SALE EXECUTED | | | |
| 2 | | between M/s RAHEJA KRISHNA ENTERPRISE | | | |
| 3 | | & Mr Arun Bahl and Mrs Alka Bahl with | | | |
| 4 | | serial no. BDR3-07395/2007 | | | |
| 5 | 15-10-2007 | REGISTRATION RECEIPT | | | |
| 6 | 20-12-2010 | SALE DEED EXECUTED between | | | |
| 7 | | Mr Arun Bahl, Mrs Alka Bahl & | | | |
| 8 | | Mr Manoj Hiralal Punjabi, Riddhi | | | |
| 9 | | Manoj Punjabi with Serial no | | | |
| 10 | | BDR3-13846/2010 | ✓ | | |
| 11 | 20/12/2010 | REGISTRATION RECEIPT | ✓ | | |
| 12 | 14/01/2011 | Share Certificate issued by | | | |
| 13 | | RAHEJA ACROPOLIS - II ADONIS AUGUSTUS | | | |
| 14 | | CHSL in name of Manoj Hiralal Punjabi, | | | |
| 15 | | Riddhi Manoj Punjabi with no. 206. | ✓ | | |
| 16 | | | | | |
| 17 | | | | | |
| 18 | | | | | |
| 19 | | | | | |
| 20 | | | | | |

I/We hereby certify that all the above documents are genuine and given with a bonafide intention for availing the loan.

ACUSTO
A Manoj
X Manoj

CA Riddhi
X Riddhi

1. Borrower

2. Borrower

X
3. Borrower

Maintenance Receipt 5.10.19

RAHEJA ACROPOLIS-II ADONIS AUGUSTUS CO-OPERATIVE HOUSING SOCIETY LIMITED.

REGN. NO.: MUM/WM/HSG/TC/9967/2009-10 DT.22/12/2009.
 CTS NO. 373/12, DEONAR VILLAGE, V.N.PURAV MARG
 MUMBAI - 400 088. (GST NO. :- 27AAAR2828A1ZL)

Name : AG1904 | Mr. Manoj H. Punjabi & Riddhi M. Punjabi

Bill No. : 8540

AUGUSTUS FLAT NO.1904

GST NO.:27AATFP6173G1ZM

Particulars : BILL FOR MONTH OF OCTOBER TO DECEMBER 2019

Date

05/10/2019

| S.No. | Nature of Charges | Amount Rs. Ps |
|-------|----------------------------------|------------------|
| 1. | Maintenance Charge 3.51 psf/pm | 13005.00 |
| 2. | Property Tax (Common Area) | 143.00 |
| 3. | Sinking Fund 00.21 psf/pm | 778.00 |
| 4. | Repair Fund 00.63 psf/pm | 2334.00 |
| 5. | Non Occupancy (10% of Maint.) | 1301.00 |
| 6. | Reimburse Prop. Tax-Flat/Parking | 6151.00 |
| 7. | Reimburse Twrds. Maint. (ROW) | 812.00 |
| 8. | Reimburse Fest cntrl flat/Park | 309.00 |
| 9. | Reimburse Culture Activities | 472.00 |
| 10. | Electricity Charges (Jul-Sept) | 3977.00 |
| 11. | Interest | 491.00 |

| | | | | | | |
|--|------|--------------------|------|------------|-----|----------|
| Arrears(i): | 0.00 | Arrears(ii): | 0.00 | Total | Rs. | 29773.00 |
| Rupees : Twenty Nine Thousand Seven Hundred..... | | Seventy Three Only | | Arrears | Rs. | 0.00 |
| | | | | Amount Due | Rs. | 29773.00 |

NOTES : 1. Interest @21% ps. will be charged from 5th Oct '2019, if payment is not recd. on or before the expiry of the grace period viz 5th Nov '19.
 2. Henceforth, for any reason whatsoever, if GST amount is determined/assessed to be higher than the present levy, members would be liable to pay additional amount to determined/assessed.

*** WISH YOU HAPPY DIWALI ***
 & PROSPEROUS HAPPY NEW YEAR.

For RAHEJA ACROPOLIS-II ADONIS AUGUSTUS
 CO-OPERATIVE HOUSING SOCIETY LIMITED.

THIS IS COMP.GNRT.BILL DOESNOT REQ.SIGN.

PREPARED BY: NITINA COMPUTERS | TEL. 2416 4331/2416 9171.



Raheja Krishna Enterpr

Raheja Centre-Point
294, C.S.T. Road
Kalina, Santacruz (E)
Mumbai 400 098, India

Tel:
Fax:
mail
www

March 1, 2009

MR. ARUN BAHL
MRS. ALKA BAHL

Sub : Agreement for Sale dated October 11, 2007 of Flat No 1804 on the 18th Floor in the Bldg No.1, Augustus - 'B' Wing of the building Raheja Acropolis II situated at Deonar Pada Road, Near Telecom Factory, Chembur MUMBAI - 400088.

In pursuance of the Agreement for Sale dated October 11, 2007 we have today put you in vacant and peaceful possession of Flat No.1804 on the 18th Floor in the 'Bldg No.1, Augustus - 'B' Wing' of the building "Raheja Acropolis II" situated at Deonar Pada Road, Near Telecom Factory Chembur MUMBAI - 400088.

You have inspected all the fixtures, fittings and the amenities provided in the said Flat and have found the same to be in good order and working condition and as per the details / specifications set out in the said Agreement for Sale dated October 11, 2007. As such you have agreed that you shall from the date hereof not raise any objections in regard thereto.

You being fully satisfied have accepted the keys of your said Flat No.1804 in the said building "Raheja Acropolis II Bldg No.1, Augustus - 'B' Wing".

Kindly confirm the same herein below.

Yours Faithfully,

For Raheja Krishna Enterprise

Authorised Signatory

I / We confirm

Authorised Signatory

Flat No. 1804 - Augustus

Raheja Acropolis-II ADONIS AUGUSTUS Co-op. Housing Society Limited

Regn. No. MUM / WM / HSG / TC / 9967 / 2009-10 Dated 22-12-2009

Plot Bearing C.T.S. No. 373/12, Village Deonar, Off V. N. Putav Marg, Deonar, Mumbai-400 038.

(Registered under M. C. S. Act. 1960)

No. 102

Authorised Share Capital Rs. 100000/- Divided into 2000 Share each of Rs. 50/-

Member's Register No. 204 Share Certificate No. 206

THIS IS TO CERTIFY that Shri/Smt./M/s. Mr. Arun Babl,

Alka Babl

of Mumbai is the Registered Holder of 5 Shares from No. 1041

to 1045 of Rupees Fifty each

in Raheja Acropolis-II ADONIS AUGUSTUS Co-op. Housing Society Limited

subject to the bye-laws of the said Society and that upon each of such Shares the sum of Rupees Fifty has been paid.

GIVEN under the Common Seal of the said Society at Mumbai this 1st day of August 2010



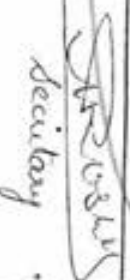



Hon. Chairman [Signature]

Hon. Secretary [Signature]

Member of the Committee Kasmani PTO

Memorandum of the transfers of the within mentioned Shares.

| Date of Transfer | Transfer No. | Share Regr. No. (Old) | To whom Transferred | Share Regr. No. (New) |
|--------------------|---|-----------------------|--|---|
| 14th January, 2011 |  | | Ms Manoj Hiralal Rangjalsi Mrs. Riddhi Manoj Rangjalsi  Chairman  Secretary | 230  Members |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

Chairman

Hon. Secretary

Committee Member

BRIHANMUMBAI MAHANAGARPALIKA.

No. CE/5890/BPES/AM **28 AUG 2008**

To K. Raheja Universal Pvt. Ltd.
Raheja Centre Point, 294, C.S.T. Road,
Off. Bandra Kurla Complex, Santacruz (East)
Mumbai - 400 098

O.C
28.08.08

Sub:- Full Occupation permission for the residential building on sub plot 'A' i.e. on property bearing CTS No.373/12 of village Deonar, off. V.N. Purav Marg, Deonar Mumbai - 400 088

Sir,

The full development work of the residential building comprising of Wing 'A' & 'B' having lower still + Gr. floor + podium + 18th + 19th(pt) upper floors on sub plot 'A' i.e. on property bearing CTS No.373/12 of village Deonar, off. V.N. Purav Marg, Deonar Mumbai - 400 088 is completed under the supervision of Architect Shri. Kamal Khemani having Licence No. CA/99/24971 & Shri. Pravin Gala Structural Engineer having Licence No.STR/11 and Shri. Yomesh Rao Licensed Site Supervisor having licence No.R-126/SSI may be occupied on the following conditions :

1. That Certificate under Section 270-A of the Mumbai Municipal Corporation Act shall be submitted before applying for B.C.C. or within 3-months whichever is earlier.
2. That society shall be registered before B.C.C. or within 3 months whichever is earlier.

A set of certified completion plans is returned herewith in token of Municipal approval.

Note - This permission is issued without prejudice to actions under sections 305, 353-A of Mumbai Municipal Corporation Act.

Yours faithfully,

V. C. ... 28-8-08
Executive Engineer
(Building Proposals)(E.S.)



Raheja Krishna Enterprise

Raheja Centre-Point Tel: +91 22 6641 4141
294, C.S.T. Road Fax: +91 22 6641 4242
Kalinje Santacruz (E) mail@krahejauniversal.com
Mumbai 400 098, India www.krahejauniversal.com

01st March 2009

CUSTOMER COPY

To,
MR. ARUN BAHL
MRS. ALKA BAHL

Dear Sir/Madam,

Re.: Agreement for Sale in respect of Flat No 1804 on the 18th Floor in the Bldg No. 1 Augustus "B" Wing of the Building "Raheja Acropolis - II" situated at Deonar pada Road, Near Telecom Factory, Chembur, Mumbai - 400 088.

As incidental to your purchase of the captioned flat, you shall have the exclusive right of use to park one light vehicle, in **Parking Space No. L-19** in the compound of the building (Open to Sky).

The aforesaid allotment of the parking space is subject to the following conditions:-

- (a) The said parking space shall be used for parking vehicle belonging to you or your families vehicle and for no other purpose whatsoever. You shall not be entitled to transfer or assign the said right in respect of car parking in favour of anybody independent of the said flat.
- (b) In the event of an emergency (like fire etc.) or on insistence of any authorities, you shall remove or cause to be removed the said vehicle immediately, on a notice being given in that behalf, and keep the space vacant until the emergency is over.

Please return the duplicate hereof duly signed in confirmation of you having accepted the above conditions.

Please acknowledge receipt.

Thanking you.

Yours faithfully,

For RAHEJA KRISHNA ENTERPRISE

Authorized Signatory

(I/We confirm)



~~Depali~~
Kata

①

Agreement for Sale

11.10.07

Raheja Krishna Enterprises
↓
Hindus

↓ Company
Arun Bahl & Alka Bahl



K. RAHEJA
UNIVERSAL

**“RAHEJA
ACROPOLIS-II”
WING ‘B’
AUGUSTUS**

AGREEMENT FOR SALE

FLAT NO. 1804

MR. ARUN BAHL
MRS. ALKA BAHL

RAHEJA KRISHNA ENTERPRISE



Monday, October 15, 2007
12:01:35 PM

Original
नोंदणी 39 म.
Flag: 39 M

पावती

पावती क्र. : 7527
दिनांक 15/10/2007

गावाचे नाव देवनार

दस्तऐवजाचा अनुक्रमांक

वदर3 - 07395 - 2007

दस्ता ऐवजाचा प्रकार

करारनामा

DELIVERED

सादर करण्यासाठी नाव: अरुण बहल

नकल (अ. 11(1)), पृष्ठांकनाची नकल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (92)

1420.00

1420.00

एकूण रु.

आपणास हा दस्त अंदाजे 12:16PM ह्या वेळेस मिळेल

DELIVERED

बाजार मूल्य: 3864336 रु. मोबदला: 9529825 रु.

भरलेले मुद्रांक शुल्क: 459100 रु.

दुय्यम निबंधक
कुल 14 (कुल)

100, सुभाष विहार, मुंबई
३-६ देवनार विहार



Monday, October 15, 2007
11:59:59 AM

Original
नोंदणी 39 म.
Flag: 39 M

पावती

पावती क्र. : 7526
दिनांक 15/10/2007

गावाचे नाव देवनार

दस्तऐवजाचा अनुक्रमांक

वदर3 - 07395 - 2007

दस्ता ऐवजाचा प्रकार

करारनामा

DELIVERED

सादर करण्यासाठी नाव: अरुण बहल

नोंदणी फी :- 30000.00

नकल (अ. 11(1)), पृष्ठांकनाची नकल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (21)

420.00

एकूण रु. 30420.00

आपणास हा दस्त अंदाजे 12:14PM ह्या वेळेस मिळेल

दुय्यम निबंधक
कुल 1 (कुल)

बाजार मूल्य: 3864336 रु. मोबदला: 9529825 रु.

भरलेले मुद्रांक शुल्क: 459100 रु.

देवनाचा प्रकार : टीडी/रचनाकषोदरे,

ईकेचे नाव व पत्ता: ए सी एन आरसी ईक गु ;

टीडी/पत्राकरी क्रमांक: 750193; रक्कम: 30000 रु.; दिनांक: 09/10/2007

सुभाष विहार सुविधा राहून

३-६ देवनार विहार

PART III
For the Customer
ACKNOWLEDGEMENT
Serial No.: **102827**

5053 to 54
Received From: **MR. ARUN BAHL**
MRS. ALKA BAHL
Franching Amount: **4,59,100/-**
Charges: **-**
Total: **4,59,100/-**

Vide PID No. / Cash / Transfer Cheque **750192**
Drawn on **बदर-2**
or Cash towards franchising of document
Signature / Stamps of Bank
Signature of Customer:
I confirm that I have checked the value franked and the bank is eligible for anything related to the document.

Serial No. **5053** Date **10/10/07**
Name _____
& Address _____
Value Rs. **4,59,100/-**
(Words) **Four Lacs Fifty Nine thousand only**
HDFC BANK LTD. (Lower Panel)
Branch: **SIESTA R. 1010912300123424404**



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made this 11th day of October 2007

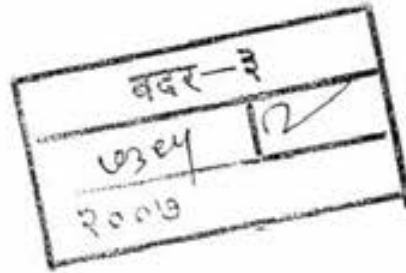
BETWEEN

RAHEJA KRISHNA ENTERPRISE, partnership firm having its principal place of business at Raheja Centre Point, 294, CST Road, 4th floor, Near Mumbai University, Off Bandra Kurla Complex, Santacruz (E), Mumbai 98 hereinafter referred to as 'the Developer' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being of the said firm, and their respective successors and assigns) of the First Part

AND

H.D.C. Bank Legal
Department, Kamala Mills Compound
Lower Panel Mumbai-400013
SIESTA R. 1010912300123424404

STAMP
50533
189496
R. 04591001-P85135
13:46
OCT 10 2007
SIESTA R. 1010912300123424404



M/S. HINDUSTAN CANDLE MANUFACTURING COMPANY, a sole proprietary unit of HINDUSTAN CANDLE MANUFACTURING COMPANY PVT. LTD. a Company incorporated and registered under the Companies Act 1956 having its registered office at Khatav-Terrace, Dr. S. S. Rao Road, Lal Baug, Mumbai - 400012, hereinafter referred to as 'the Owner' (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 Company) of the **Second Part**;

AND

MR. ARUN BAHL & MRS. ALKA BAHL having their address at Flat No.153, 15th Floor, B-Wing, Sea Lord Bldg, Cuffe Parade, Mumbai 400 005 hereinafter referred to as the 'Flat Purchasers' (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include, in so far as the individuals are concerned, their heirs, executors, administrators and permitted assigns) of the **Third Part**;

WHEREAS:

- A) By virtue of the 'Consent Decree' dated 1st December 1980 passed by the Bombay High Court L. C. Suit No. 771 of 1974, the Owner herein, then a partnership firm (hereinafter referred to as the "said Firm") acquired from Indian National Pictures Ltd., a lease for a term of 98 years with effect from 1st December 1980 (with an option to renew the said lease for a further period of 98 years on the same terms and conditions), in respect, inter alia, of the property bearing C.T.S. 373/1 to C.T.S. 373/13 (formerly CTS Nos. 373 and 390) of Revenue Village Deonar, Taluka Kurla, District Mumbai Suburban and more particularly described in the Schedule hereunder written and shown on the plans annexed hereto and marked as Annexure 'A' by a red coloured boundary line (hereinafter collectively referred to as the "said Property").
- B) Hindustan Candle Manufacturing Company Pvt. Ltd. (the Company) was incorporated and registered on 6th July 1983.



बदर-३
५३०५ १३
२००३

C) By a Deed of Partnership dated 1st March 1984, the Company was admitted as a partner in the said Firm. By a Deed of Dissolution dated 30th November 1985 all partners, except the Company, retired from the said Firm and the Company became the Sole Proprietor of the said Firm.

D) In the premises aforesaid, the Owner is seized and possessed of or otherwise well and sufficiently entitled to the said Property, for the residue of the said term of 98 years w.e.f. 1st December 1980, with the option of renewal for a further period of 98 years.

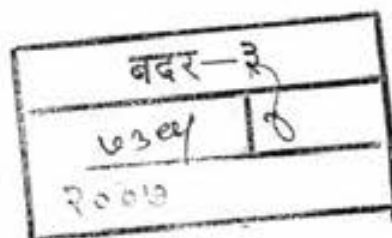
E) The said property was duly mutated to the name of the Owner in the City Survey Records, on the basis of the aforesaid Consent Decree. Hereto annexed and marked as Annexure B (colly) are the copies of the Property Register Cards (P.R. Cards) in respect of the said Property.

F) By Deed of Partnership dated 11th May 2006 (hereinafter referred to as the "said Deed of Partnership") made between the Owner (therein referred to as HCMC) of one part and K. Raheja Universal Pvt. Limited (herein and therein referred to as "KRUPL") of the other part, the parties thereto have decided to enter into a partnership by the name of "Raheja Krishna Enterprise" (being the Developer herein) for the purpose of development of the said Property, i.e. (i) construction and development of the said Property by constructing multi-storied buildings thereon (comprising of flats, parking spaces, etc.) by utilising and/or consuming the Floor Space Index (FSI) available in respect of the said Property plus the additional FSI that may be permitted to be used or loaded on the said Property by acquiring Transferable Development Rights (TDR), subject to the provisions of the Development Control Regulations for Greater Mumbai, 1991 for the time being in force, and (ii) selling the flats/premises/ so constructed on 'Ownership Basis' on the terms and conditions therein contained.

G) By an Agreement for Development Rights dated 11th May 2006, which is registered with the office of the Sub-Registrar of Assurances in Mumbai under serial no. BDR-3794-2006 made between the Owner of one part and the



[Handwritten signature]



Developer (therein referred to as the Developer Firm) of the other part, the Owner has introduced towards its capital contribution, the irrevocable development rights in respect of the said Property in the Developer to enable the Developer to carry on its business.

H) The layout of the said Property has prepared and the same has been sanctioned by the Municipal Corporation of Greater Mumbai (MCGM) vide Layout No.CE/573/BPES/LOM DT 16/10/2004. As per the said sanctioned layout plan there shall be four multi storeyed buildings, (buildings Nos. 1, 2, 3 and 4) at the locations shown on the layout plan annexed hereto and marked as Annexure 'C'. A portion of the said property shown by pink wash on the said plan being Annexure 'C' hereto is reserved for the amenity space and the portion shown by green wash is Recreation Ground (R.G.) both of which shall be handed over to MCGM duly developed by the Developer. The private Recreation Ground (for the use of the occupants of 'Raheja Acropolis-II' Complex) is shown by green hatched lines on the said plan.

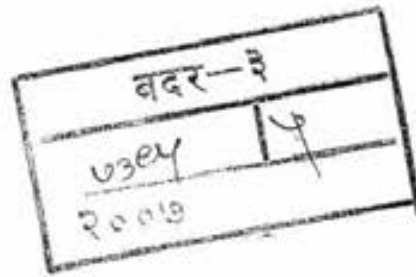
I) Pursuant to the application made to the Competent Authority under the Land (Ceiling and Regulation) Act, 1976 (hereinafter, for the sake of brevity referred to as 'the ULC&R Act'), the Additional Collector & Competent Authority, U.L.C., Greater Mumbai, by his Letter of Intent/order dated 31/7/2004 bearing Reference No.ULCDIII/22/7724 granted permission under section 22 of the ULC Act, for redevelopment of the said property on the terms and conditions therein contained.



J) The plans of the four buildings, proposed to be constructed on the said Property, according to which -

(i) Building No.1 shall comprise of two wings, to be named 'Adonis' (Wing A) and Augustus (Wing B). Wing A (Adonis) shall consist of one upper parking level, stilts on podium level and 18 upper floors, containing residential premises. Wing B (Augustus) shall consist of 2 parking levels (1 and 2), stilts on the podium level and part 19 upper

Anand



residential floors. The location of Building No.1 is shown by blue wash on the layout plan being Annexure 'C' hereto.

(ii) **Building No.2** shall also have two wings, to be named '**Ariana**' (Wing A) and '**Ambrosia**' (Wing B). Wing A ('Ariana') shall consist of a basement, stilts and 13 upper residential floors, whereas Wing B (Ambrosia) shall consist of basement, stilts and 11 upper floors also comprising of residential flats. The location of Building No.2 is shown by yellow wash on the layout plan being Annexure 'C' hereto.

(iii) **Building No. 3** shall be named '**Aphrodite**' and shall comprise of basement, stilts with double height lobby and 12 upper residential floors. The location of Building No.3 is shown by red wash on the said plan being Annexure 'C' hereto.

(iv) **Building No.4** shall be named '**Aurora**', and shall comprise of stilt and 7 upper residential floors. The location of Building No. 4 is shown by beige wash on the said plan being Annexure 'C' hereto.

(v) The Developer proposes to construct recreational facilities swimming pool, gymnasium/ games room etc. in a portion of the said property for the common use of the flat holders in all four buildings (including the wings of the Building No. 1 and 2).

The entire complex to be developed on the said property shall be called '**Raheja Acropolis-II**' (formerly called "Raheja Enclave").

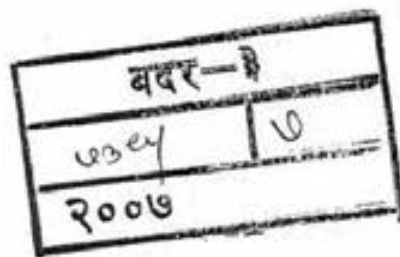


K) The Developer has appointed Mandviwala Qutub & Associates as the Consulting Architects and Pravin Gala Consulting Engineers as Structural Engineer for the property development project. The Developer has had the building plans of the Project submitted to the Municipal Corporation of Greater Mumbai (MCGM) and other concerned authorities for necessary sanction.

- L) The Developer reserves to itself the right to m in the said layout plan and/or the building pl without however in any way altering location agreed to be purchased by the Flat Purchaser h thereto construct such additional buildir Development Control Regulations and/or authorities.
- M) The Developer has after demolition of the old structures commenced construction of wings Adonis and Augustus of Building No.1. The Building plans of the said building are approved by Brihanmumbai Municipal Corporation (BMC).
- N) The Flat Purchasers who have, prior hereto, inspected the layout plan of the said property as well as the building plans of the buildings to be constructed thereon, are desirous of acquiring flat No. 1804 on the 18th floor of the Wing 'B' named Augustus, of Building No. 1 and the Developer has agreed to sell the said Flat to the Flat Purchasers, for the total consideration of Rs 95,29,825/- (Rupees Ninety Five Lacs Twenty Nine Thousand Eight Hundred Twenty Five only) and on the terms and conditions herein recorded.
- O) The building plans in respect of the said building No.1 have been approved by the Brihanmumbai Municipal Corporation vide IOD No.CE/5690/SPES/05 dated 3/01/05 and the Commencement Certificate dated 23/2/05 copies of which are annexed hereto and marked as Annexure 'D' (collectively).
- P) The Flat Purchasers have demanded from the Developer and the Developer has given to the Flat Purchasers, inspection of all the relevant documents relating to the said property including the IOD, the Commencement Certificate, the Letter of Intent issued by the office of the Additional Collector and Competent Authority under the ULC&R Act, the plans, designs and specifications in respect of the said building and all documents specified under the Maharashtra Ownership Flats (Regulation of Promotion, Construction, Sale, Management and



Handwritten signature

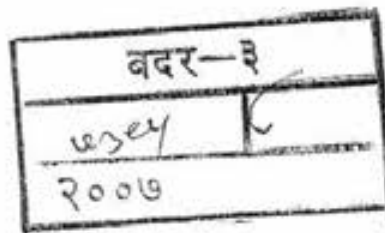


Transfer) Act 1963 (hereinafter referred to as the said Act) and the Rules made thereunder.

- Q) The Developer has obtained the clearance dt 21.03.2006 bearing No. J12011/56/2005-IA (CLE) from the Ministry of environment & Forests Government of India, New Delhi.
- R) The Developer has informed the Flat Purchasers and the Flat Purchasers are aware of the following –
- (i) Portions of proposed D.P. Roads pass through the said property as shown on the layout plan of the said property being Annexure 'C' hereto and marked thereon as Sub-Plots I and J. Consequently an area of the plot comprised in the said property shall be reduced upon the construction and handing over of the said D.P. Roads;
 - (ii) As per the sanctioned layout of the said property, a 6 meter wide internal road along the eastern boundary of the said property, as shown by red broken hatched lines on the plan being Annexure "C" hereto, shall be constructed as an access road connecting the portion of the D.P.Road marked 'Sub-Plot I' to the portion of the D.P.Road marked 'Sub-Plot J' on the said plan Annexure "C" hereto (hereinafter referred to as the "Internal Access Road No.1")
 - (iii) A portion of the said property, shown by pink wash on the Plan being Annexure 'C' hereto has been reserved for Amenity Space and the portion shown by green wash on the said plan have been reserved for Recreation Ground (RG). The said portion of Amenity Space and the RG shall be developed by the Developer and handed over to the MCGM. Consequently the area of the said property shall be further reduced to the extent of Amenity Space and the R.G.



Handwritten signature



- (iv) If the Sub-Plot E bearing CTS Nos. 373/8 and Sub-Plot E-1 bearing CTS Nos. 373/11, are left un-built upon, then the ownership thereof will continue to remain with the Owner.
- (v) If any further or other additional FSI is permitted to be utilised or becomes available for construction on the said property whether by acquisition of Transferable Development Rights (TDR) as per the provisions of the Development Control Regulations for Greater Mumbai or otherwise howsoever, the same shall be available for use and consumption by the Developer and/or its nominees or assigns on the said property and/or on the sub-divided portion/s thereof and that none of the acquirers of the flats/ in the buildings proposed to be constructed on the said property nor the Condominium/s, Society/s or any other Association/s of the Flat Purchasers in Raheja Acropolis-II project, when formed and registered, will be entitled either to object to the same or to claim any benefit arising therefrom;
- (vi) The Developer shall be developing the said property in phases;
- (vii) the Developer will be entitled to sell, transfer and/or dispose of on what is known as 'Ownership Basis' and if it so desires to retain, give on lease or leave and license basis, some of the Flats / car parking spaces and all other premises in the buildings to be constructed on the said property (including on the sub-divided portion/portions thereof)
- (viii) the Developer shall be entitled to modify the building plans in respect of the proposed building/buildings on the said Property and/or on the sub-divided portion/portions thereof, in such manner as it may deem fit, without however in any manner prejudicially affecting the said flat/ proposed to be acquired by the Flat Purchasers hereunder.
- (ix) K. Raheja Universal Private Limited (hereinafter referred to as "KRUPL"), one of the partners of the Developers, is the owner of the



Handwritten signature

Handwritten signature

| | |
|-------|---|
| बदर-३ | |
| ७३२५ | ✓ |
| २००७ | |

neighboring property bearing C.T.S.No.383C of Revenue Village Deonar (shown by blue boundary line on the plan being Annexure "C" hereto) on which KRUPL has commenced the construction of a building complex by the name of "Raheja Acropolis-I" (hereinafter referred to as the "Acropolis-I Property"). As per the sanctioned layout of the Acropolis-I Property, a 9 meter wide internal access road shall be constructed along its northern boundary, as shown on the plan being Annexure "C" hereto by burnt sienna hatched lines (hereinafter referred to as "Internal Access Road No.2"). The Purchaser and the other occupants of the said Property shall be entitled to the Right of Way over the said Internal Access Road No. 2.

- (x) There is a 'nalla' running adjacent to the western boundary of the said Property as shown by violet hatched lines on the said plan being Annexure "C" hereto. As per the conditions laid down by MCGM for sanctioning the layout of the said property, a 5 meter wide asphalted or paved access is required to be maintained within the said property over which MCGM shall be entitled to an unobstructed access for the purpose of maintaining and de-silting the said 'nalla'.

S) M/s. Kanga & Co., Advocates & Solicitors, have issued a Title Certificate dated 6/7/2006 in respect of the title of the Developer to the said property, a copy of which is annexed hereto and marked as Annexure 'E'.

T) The parties hereto are desirous of executing this Agreement as required under Section 4 of the said Act for recording the terms and conditions, subject to which the Developers has agreed to sell and the Flat Purchasers have agreed to purchase the said flat. The Owner has joined in the execution of this Agreement for the purpose of confirming compliance of its obligations, in pursuance of the said Deed of Partnership.



[Handwritten signatures]

बदर
७३२५
२००७

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED, DECLARED, RECORDED AND CONFIRMED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

- 1) The Flat Purchasers confirm that they have read and understood the forgoing recitals and declare that the provisions thereof are agreed to by the Flat Purchasers and that the same shall be binding on the Flat Purchasers and the Flat Purchasers shall not object to the Developer developing the said Property and/or any sub-divided portion/portions thereof, in accordance with any layout/amended layout in respect thereof as such have been got approved from the concerned authorities.
- 2) The Developer shall, as a part of the development project, to be known as 'Raheja Acropolis-II', construct, on the property described in the First Schedule hereunder written, 4 multi-storeyed buildings, viz. (a) Building No.1 having two wings, to be named Adonis (Wing A) and Augustus (Wing B); Wing A consisting of one upper ground floor parking level, stilts on podium level and 18 upper floors and Wing B consisting of lower ground and upper ground parking level, stilts on the podium level and part 19 upper floors containing residential premises (b) Building No.2 having two wings to be named 'Ariana' (Wing A) and 'Ambrosia' (Wing B). Wing A ('Ariana') consisting of a basement, stilts and part 13 upper floors, containing residential premises and Wing B (Ambrosia) consisting of basement, stilts and part 13 upper floors also containing residential flats. (c) Building No. 3 to be named 'Aphrodite' and consisting of basement, stilts with double height lobby and 12 upper floors containing residential flats. (d) Building No.4 to be named 'Aurora' containing stilts and 7 upper floors residential premises.
- 3) The Flat Purchasers have, prior to the execution of this Agreement, satisfied themselves about the title of the Developer to the said Property described in the Schedule hereunder written and the right of the Developer to develop the said Property and the Purchasers shall not be entitled to further investigate the title of



Handwritten signature
Handwritten signature

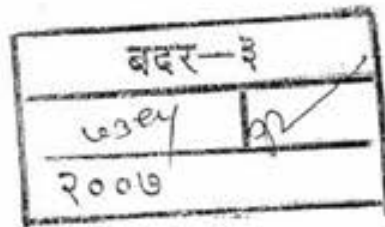
the Developer and no requisition or of relating thereto

- 4) The Flat Purchasers who are desirous of purchasing Building No. 1 has seen and approved the plans in respect of the said building, on the said plans they shall be entitled to make such variations as the Developer may consider necessary and subject to the local authority/Government to be made.

The Developer shall obtain prior consent in writing of the Flat Purchasers in respect of such variations or modifications which may adversely affect the area of the flat agreed to be acquired by the Flat Purchasers under this Agreement, Provided Further, that the Developer shall have an unfettered right to construct additional floors on the proposed building without requiring any consent in that regard from the Flat Purchasers inter alia for the purpose of utilising any additional F.S.I. which is or which may hereafter become available in respect of the said Property or by virtue of acquisition by the Owner- Developer and/or the Developer, Transferable Development Rights of any other property/properties (hereinafter referred to as 'TDR-FSI') under the provisions of the Development Control Regulations in force in Brihanmumbai and/or any other rules and regulations prevailing at the relevant time.

- 5) The Flat Purchasers hereby agree to purchase from the Developer and the Developer hereby agrees to sell to the Flat Purchasers, subject to what has been recited hereinabove and/or stated and stipulated hereinafter, Flat bearing No. 1804 admeasuring 959.71 sq.ft. built-up area (including the area of the balconies) (hereinafter referred to as the said flat) in 18th floor of the Wing 'B' of the Building No.1, (hereinafter referred to as "the said Building") and as incidental thereto, to allot to the Flat Purchaser one car parking space in open to sky on the podium level, of the said Building, at or for the consideration of 95,29,825/- (Rupees Ninety Five Lacs Twenty Nine Thousand Eight Hundred Twenty Five only), which includes the proportionate price of the



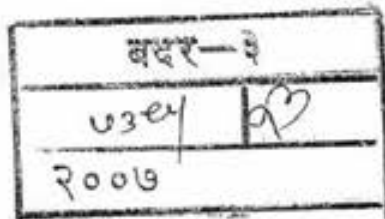


common/limited common areas and facilities appurtenant to the said flat, the nature, extent and description of which common/limited common areas and facilities are more particularly described in the **Third Schedule** hereunder written. The said flat is shown on the floor plan hereto annexed and marked as 'Annexure 'F' by red hatched lines. The proportionate share of the Flat Purchasers in the said common areas and facilities is liable to be increased or decreased in the event of there being a change in the building plans. It is specifically agreed that the apportionment of the proportionate price of common amenities is only notional and the same is not subject to change even if the percentage of the undivided share of the said Flat in the common areas and facilities increases or decreases, the intent of the parties being that the said Flat is being sold and the car parking space is being allotted to the Flat Purchasers with all the appurtenant rights for the said price. The Flat Purchasers expressly consent to such changes in the said share and hereby expressly authorize the Developer to so increase or decrease the said share of the Flat in the said common areas and facilities and limited common areas facilities of the said building and in the said flat and the Flat Purchasers hereby irrevocably agree to accept the said share as changed as aforesaid.

- 6) The Flat Purchasers have, on or before the execution hereof, paid, a sum of Rs.5,00,000/- (Rupees Five Laacs only) as part earnest amount towards the said flat (the payment and receipt whereof the Developers do hereby admit and acknowledge). The balance consideration of Rs 90,29,825/- (Rupees Ninety Laacs Twenty Nine Thousand Eight Hundred Twenty Five only) towards the said flat shall be paid by the Flat Purchasers to the Developer in the manner set out in Annexure 'G' hereto. The time for payment of each of the installments of the purchase price and other payments (including deposits, taxes and outgoings) as specified in the said Annexure 'G' shall be the essence of the contract and is an essential and integral term and condition of this Agreement and of the title to be created in respect of the said Flat under this Agreement in favour of the Purchaser, that only if the full amount of the said purchase price, by installments as aforesaid, as well as all other amounts payable by the Purchaser's hereunder are paid by the Purchaser to the Developer, will the Purchaser have or be entitled



[Handwritten signature]



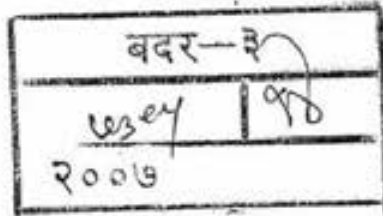
to claim any rights under this Agreement and/or in respect of the said flat. The said flat together with the said car parking space and the proportionate interest in the common areas and facilities are hereinafter collectively referred to as 'the said premises'.

- 7) The specifications and amenities to be provided in the said flat shall be as per the particulars set out in Annexure 'H' hereto annexed. The Flat Purchasers have satisfied themselves about the design of the said flat and also about the specifications and amenities to be provided therein.
- 8) The Developer has informed the Flat Purchasers and the Flat Purchasers are aware that the Developer proposes and is entitled to develop the said Property, inter alia, by carrying out construction thereon, of four multi storeyed buildings in a phased manner, as may be determined by the Developer in its absolute discretion from time to time, by utilising inter alia, the Municipal F.S.I as well as FSI arising out of portions of the said Project Property which are under D.P. Roads/set back, as well as TDR of other properties, as also such further F.S.I as may be available under and/or on account of increase in F.S.I. of the locality or otherwise. The Flat Purchasers hereby irrevocably agree/s not to raise any objection or create hindrance in the Developer developing the said property as aforesaid in a phased manner (as determined by the Developer from time to time) and carrying out any variations, amendments and /or alterations thereto. The Flat Purchasers hereby agree to give all facilities and cooperation as the Developer may require from time to time, both prior to and after taking possession of the said flat, so as to enable the Developer to complete the development of the said property and/or sub-divided portion/portions thereof smoothly and in the manner determined by the Developer.

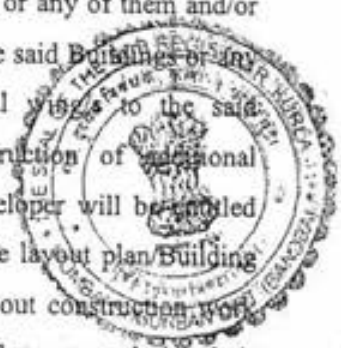


- 9) The Developer has also informed the Flat Purchasers and the Flat Purchasers are aware that –
- a) All the 4 buildings proposed to be constructed on the said property, shall comprise of residential premises as per the sanctioned plan

[Handwritten signature]
[Handwritten signature]



- b) The Developer shall be entitled to make such amendments alterations, modifications and/or variations in the building plans in respect of the said buildings, including by providing for construction of additional floors on any of the said buildings, as the Developer may in its absolute discretion determine and as may be approved by MCGM and other concerned authorities. Provided however that, the Developer shall not, without obtaining prior written permission of the Flat Purchasers, make any changes/alterations in the design and/or area of the said flat, agreed to be purchased by the Flat Purchaser hereunder.
- c) If the Floor Space Index/Floor Area Ratio (F. S. I) in respect of the said property is increased and/or additional construction is possible on the said Property on account of increase in basic F.S.I and/or TDR-FSI permissible from the said property, on account of FSI in respect of portions under D. P. Road/setback and/or T.D.R-F.S.I of other properties, being available for being used on the said property, the Developer shall be entitled to utilise such additional FSI, on the said property, including by amending the present layout of the said property, subject to the necessary permission/sanction being granted by the BMC and all other concerned authorities, and construct additional built-up area as and by way of (i) additional floors on the said Buildings or any of them and/or (ii) construction of units at the podium level of the said Buildings or any of them, and/or (iii) construction of additional wings to the said Buildings or any of them and/or (iv) construction of additional building/s. For the purposes aforesaid, the Developer will be entitled from time to time to vary, amend and/or alter the layout plan/Building plans in respect of the said Buildings and carry out construction work accordingly. The Flat Purchasers hereby irrevocably agree and give their express consent to the Developer in carrying out amendments, alternations, modifications, and/or variations in the layout plan/Building plans for the aforesaid purpose or such other purpose as may be deemed fit by the Developer or required by MCGM and to put up construction



[Handwritten signature]

| | |
|-------|----|
| बदर-३ | |
| ७३५५ | १५ |
| २००७ | |

accordingly, so long as the total area of the said flat and the specifications, amenities, fixtures and fittings thereof are not reduced. This consent shall be considered to be the Flat Purchaser' consent contemplated by Section 7(1), (ii) and other relevant provisions of the Maharashtra Ownership Flats Act, 1963 (the said Act) The Flat Purchaser shall not raise any objection or cause any hindrance in the said development / construction by the Developer whether on the grounds of noise or air pollution, inconvenience, annoyance or otherwise or on the ground that light and air and/or ventilation to the said unit/s or any other part of the said Building. It is expressly agreed by the parties that the Developer is and will be entitled to sell and transfer on Ownership basis or otherwise and for their own benefit the additional units that may be constructed by them as aforesaid.

- d) The Developer may, if it so desire retain and/or give on lease, leave and licence basis, or any other basis some or even substantial number of flats in the said building, in which event it shall not be liable to pay to the 'Association of Flat Holders' (as hereinafter defined) any extra charges including non-occupancy charges i.e. over and above the proportionate outgoings in respect of such flats.
- e) The Purchaser and other occupants of the buildings to be constructed on the said property shall be entitled to the Right of Way over the 9 meter wide Internal Access Road No.2 on the Acropolis-I Property mentioned on Recital Q (ix) above and shown by burnt sienna hatched line on the plan being Annexure "C" hereto.
- f) The occupants of the buildings being constructed on the Acropolis-I Property shall be entitled to the Right of Way over the 6 meter wide 'Internal Access Road No1' mentioned in Recital Q(ii) above and shown on the plan being Annexure "C" hereto by red broken hatched lines .

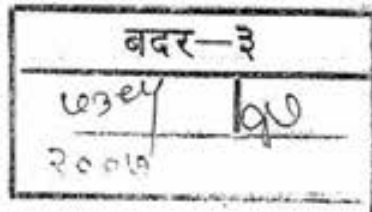


As per Annexure

| | |
|-------|----|
| बदर-३ | |
| 33/4 | 92 |
| २००७ | |

- g) In the event of the Developers or KRUPL acquiring properties and/or Development Rights in respect of any of the properties adjacent to or in the vicinity of the said property or Acropolis I property (hereinafter referred to as "Neighbouring Plot/s"), the Developers / KRUPL (as the case may be) may if they so desire grant to the occupants of such Neighbouring Plots, the Right of Way over both or either of the aforesaid Internal Access Roads.
- h) The Developers/KRUPL (as the case may be) may if they so desire grant to the occupants of such Neighboring plots, the Right of way over any other Road which may be required by the developers/KRUPL or the authority without any reference to the flat purchasers.
- i) The MCGM and its authorised personnel shall always have an unobstructed access to the paved/ asphalted Access strip along the nalla mentioned in Recital Q (x) above for the purpose of maintaining and desilting the nalla.
- 10) So long as it does not in any way affect or prejudice the right of the Flat Purchasers in respect of the said flat and the said car parking spaces, the Developer shall be at liberty to sell assign, transfer or otherwise deal with its right, title and interest in the said property and for the said building in any manner it may deem proper.
- 11) It is hereby expressly recorded that the consideration for the said premises mentioned in Clause 5 above, has been mutually arrived at including after taking into consideration the following facts and the Flat Purchasers hereby agree/s not to make any claim for damages or abatement in the agreed purchase price on any account whatsoever, including the facts mentioned below: -

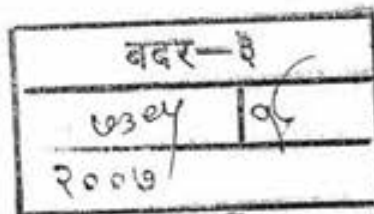
- (a) The said property is a leasehold property.



- (b) The Flat Purchasers will not have any access or right to use the top terrace on the 19th and 20th floor level (as planned at present) and/or any other higher floor level in case the total number of floors are increased.
- (c) The Flat Purchasers will have to bear the inconvenience, noise, irritation and nuisance which would be caused, if the Developer undertakes further construction, on the availability of additional FSI;
- (d) The Developer intends to and may retain and may not sell to others and may let/ lease out or give on Leave and Licence basis, some or even substantial number of units/flats/spaces in the said building.
- 12) The Flat Purchasers hereby agree, record and confirm having given their express consent to the Developer to raise any loan against the security of the said Property and the building/s under construction and to mortgage the same and/or create any charge, lien or encumbrances in respect thereof in favour of any bank or banks or financial institutions or any other concerned parties. The Flat Purchasers also confirm/s having given consent to the Developer to create collateral security in respect of the said property and/or the buildings under construction thereon, in favour of any bank or banks or financial institutions or any other concerned parties. It is further expressly agreed and understood by and between the parties hereto that any such loan liability or facility granted to the Developer in so far as the same pertains to or affects the said premises shall be discharged and cleared by the Developer at its own cost and expenses before the possession of the said Flat is handed over to the Flat Purchasers in terms of this Agreement, so that the said premises will become free from encumbrances before possession thereof is handed over to the Flat Purchasers.
- 13) 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 authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the said premises to the



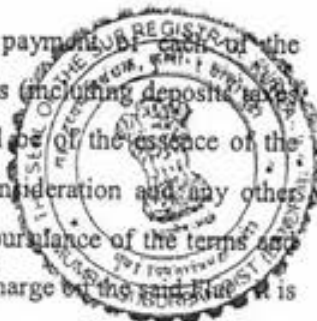
Signature

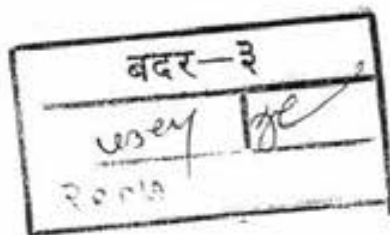


Flat Purchasers for occupation, obtain from the concerned local authority occupation certificates in respect of the said premises.

- 14) The Developer hereby declares that the area of the said property as per P.R. Cards, is 25599.80 square metres and that the FSI available in respect of the said property will be utilised by the Developer/s in the buildings to be constructed on the said property in the manner sanctioned by MCGM and that subject as aforesaid no part of the said floor space index has been or will be utilised by the Developer elsewhere for any purpose whatsoever. The Owner and the Developer shall however also be entitled to utilise any additional FSI as may be permitted to be used on the said property in pursuance of the D.C. Regulations of MCGM for the time being in force and/or such additional FSI as may be available. The residual F.S.I. (if any) of the said property which is not consumed, will always be available to the Developer. It is hereby specifically agreed by and between the parties hereto that the Developer shall also have an absolute right to utilise, on the said property, in whatsoever manner it may deem fit, at any time hereafter, the additional FSI as may be permissible in respect of the Transferable Development Rights (i.e. T.D.R.) or on account any change in the Development Control Regulations of the MCGM. The Flat Purchasers shall not be entitled to object to or interfere with the utilisation of such FSI by virtue of acquisition of T.D.R. on the said Property by the Developer or its nominees or assigns at any time hereafter.

- 15) It is hereby expressly agreed that the time for payment of each of the installments of the purchase price and other payments (including deposits, taxes and outgoings as specified in this Agreement), shall be of the essence of the contract. The Developer shall, in respect of the consideration and any other amount remaining unpaid by the Flat Purchasers in pursuance of the terms and conditions of this Agreement, have the first lien and charge on the said Flat. It is an essential and integral term and condition of this Agreement, and of the title to be created in respect of the said Flat under this Agreement in favour of the Flat Purchasers, that only if the full amount of the said purchase price, as aforesaid, as well as all other amounts payable by the Flat Purchasers hereunder are paid by

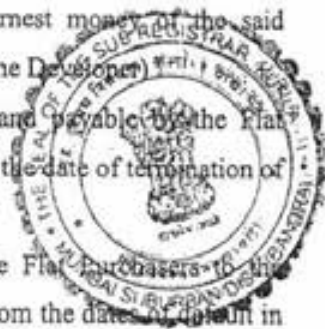




the Flat Purchasers to the Owner, will the Flat Purchasers have or be entitled to claim any rights under this Agreement and/or in respect of the said premises.

16) In the event of the Flat Purchasers making any default in payment of the balance amount of the purchase price and/or other payments under this Agreement on their due date and/or in observing and performing any of the terms and conditions of this Agreement and the default continuing, in spite of 15 days notice to be sent by the Developer to the Flat Purchasers to remedy the breach, the Developer will be entitled to terminate this Agreement in which event the consequences hereinafter set out shall follow :-

- (a) the Flat Purchasers shall cease to have any right or interest in the said premises or any part thereof,
- (b) the Developer shall be entitled to sell the said premises to such other person or party as the Developer may deem fit, at such consideration and on the terms and conditions as the Developer may in its absolute discretion deem fit,
- (c) On the realisation of the entire sale consideration from the new purchaser of the said premises, the Developer shall refund to the Flat Purchasers the amount paid by the Flat Purchasers to the Developer in pursuance of this Agreement after deducting therefrom -
 - i) 20% of the purchase price i.e. the earnest money of the said premises (which is to stand forfeited by the Developer)
 - ii) the taxes and outgoings, if any, due and payable by the Flat Purchaser in respect of the said flat upto the date of termination of this Agreement
 - iii) the amount of interest payable by the Flat Purchasers to the Developer in terms of this Agreement from the date of default in payment till the date of termination as aforesaid
 - iv) in the event of the said resale price being less than the purchase price mentioned herein, the amount of such deficit, and



बदर-३
13/06/08
2008

- v) the costs incurred by the Developer in finding a new buyer for the said premises.
- 17) The Developer shall in the event of any shortfall, be entitled to recover the said amounts from the Flat Purchasers. The Developer shall not be liable to pay to the Flat Purchasers any interest, compensation, damages, costs, otherwise. The said amount shall be accepted by the Flat Purchasers in full and final satisfaction of all their claim under this Agreement and/or in or to the said flat.
- 18) Without prejudice to the above and the Developer's other rights under this Agreement and/or in law, the Developer may, at its option, condone any delay in payment and accept from the Flat Purchasers the payment of the defaulted instalment/s of consideration or any other amount due hereunder, on the Flat Purchasers paying to the Developer interest on the defaulted instalments amount at the rate of 18% per annum for the period for which the payment has been delayed.
- 19) Without prejudice to any other rights of the Developer, the Flat Purchaser agrees to pay to the Developer interest at 18% per annum on all amounts, which become due and payable by the Flat Purchaser to the Developer under the terms of this Agreement from the date the said amounts become payable by the Flat Purchaser to the Developer, till payment and/or realisation.
- 20) The possession of the said flat shall be given by the Developer to the Flat Purchasers on or before 30th JUNE, 2008 PROVIDED HOWEVER that the Developer shall not incur any liability if it is unable to deliver possession on the aforesaid stipulated date, on account of non-availability of cement, steel, water supply or electric power and other building construction materials and on strikes, civil commotion, war, national or international happenings, labour problems or any Act of God such as earth quake, flood or any other natural calamity, reason and acts or other causes, or any notice, order, rule or notification of the Government and/or any other public or competent Authority or of the Court or on account of delay in issuance of the NOCs/ Licenses / Occupation Certificates, Building Completion Certificates, etc., or delay in installation of services and facilities such

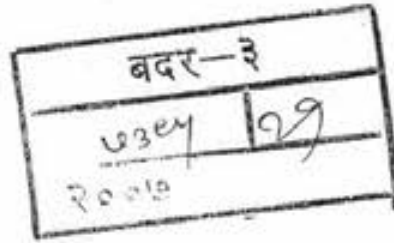
बदर-३
७३२५ १९
२००७

as lifts, electricity and water connections or sewage or drainage lines or for any other reason technical or otherwise beyond the control of the Developer and in any of the aforesaid events, in which event the Developer shall be entitled to such extensions of time, as may be determined by the Architects for the said Buildings for delivery of possession of the said premises. Subject as aforesaid, if for any reason, the Developer is unable to or fail to give possession of the said flat to the Flat Purchasers on the aforesaid date and/or such further date as may be mutually extended, then, it shall be at the option of the Flat Purchasers to give notice to the Developer for refund of the amount already paid by the Flat Purchasers to the Developer under this Agreement. On such notice being given by the Flat Purchasers, this Agreement shall stand terminated and the Developer shall forthwith on demand, refund to the Flat Purchasers all the monies paid by the Flat Purchasers to the Developer herein, together with simple interest at the rate of 9% per annum from the date of the receipt of the respective amounts by the Developer. The Developer shall also pay a one time pre-estimated liquidated damages of Rs.5000/- (Rupees Five Thousand only) as full and final settlement which the Flat Purchasers accept. Thereupon neither party shall have any right or claim against the other under or in relation to this Agreement or otherwise howsoever. The Flat Purchasers shall accept the aforesaid refund in full and final satisfaction of all their claim under this Agreement or otherwise and until such amounts are refunded, such amount, the interest thereon shall be a charge on the said flat, to the extent of the amounts due to the Purchaser. Provisions of this clause shall be subject to what is provided in Section 8 of the said Act.

- 21) The Flat Purchasers shall take possession of the said flat within seven days of the Developer giving written notice to the Flat Purchasers intimating that the said flat is ready with all the amenities/facilities set out in the list being Annexure 'F' hereto. Upon possession of the said flat being delivered to the Flat Purchasers they shall have no claim against the Developer in respect of any work on the said flat which has been carried out or completed. The only liability and responsibility of the Developer shall be the statutory liability under Section 7(2) of the said Act.



Handwritten signature



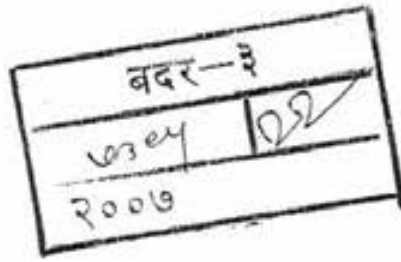
22) Nothing contained in this Agreement shall be construed as grant, demise or assignment in law so as to confer upon the Flat Purchasers any right whatsoever, into or over the said Property or the said building or any part thereof, including the said flat, save as provided herein. The Flat Purchasers shall have no claim save and except in respect of the said premises hereby agreed to be sold to them. All the open spaces, parking spaces, lobbies, staircase, recreation spaces, etc. will, subject to the provisions of this Agreement, remain the Property of the Developer until the said Property is transferred to the Society/Limited Company/Corporate Body/Condominium as hereinabove mentioned. It is agreed by and between the parties that such conferment of title in respect of the said flat shall take place in favour of the Flat Purchasers on the formation and registration of the Association of the Flat Holders and the transfer of land and building in the manner hereinafter set out.

23) (a) The Flat Purchasers shall have no claim, save and except in respect of the Flat agreed to be sold and the car parking space/s agreed to be allotted to them. All open spaces, lobbies, staircases, unallotted parking spaces, stilts, gardens, terraces and other premises and spaces (including unallotted flats) in the said building, will remain the property of the Developer until the said building and the corresponding Demarcated Land are transferred to the Association of Flat Holders (as hereinabove defined) in the manner set out in Clause 24 hereinafter and even thereafter, subject to the rights retained by the Developer in respect of the top terrace as herein stated and the rights of the persons to whom the Developer may allot and/or sell and/or give rights in respect of the said spaces,

(b) Subject as aforesaid, the remaining area in the said Property including the common access, gutters, gardens, recreational areas shall remain the exclusive property of the Developer, who shall be entitled to deal with the same in such manner as the Developer may deem fit.



24) The Flat Purchasers, along with the other acquirers of flats in the said building/s shall join in forming and registering a co-operative society or a limited company



or any other corporate body or condominium, to be known by such name as the Developer may decide (hereinafter for the sake of brevity referred to as the "Association of Flat Holders") under section 10 of the said Act and for this purpose, also, from time to time, within 15 days of being called upon to do so, sign and execute the necessary applications for registration and / or membership and other documents and papers necessary for the formation and registration of such Association of Flat Holders and for becoming a member, including the by-laws, rules, regulations of the proposed Association of flat holders. PROVIDED ALWAYS and it is hereby expressly agreed that -

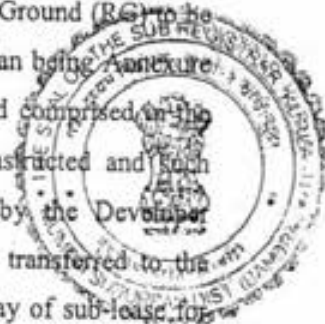
- a) It shall be at the discretion of the Developer to decide (i) whether to submit the land and the new building to the provisions of the Maharashtra Apartment Ownership Act 1970, thus forming a Condominium or a Co-operative Society should be registered or a Limited Company should be incorporated, and (ii) whether to form one Association of Flat Holders in all the buildings or to form separate Associations of the different building.
- b) The Flat Purchasers shall be bound, from time to time, to sign all papers and documents and to do all acts, deeds, matters and things as may be necessary from time to time, for safeguarding the interest of the Developer and the Owner and of the other purchasers of the other flats in the buildings.
- c) The Developer shall not be obliged to form the Associations of Flat Holders, unless the development of the said property is completed. In all respects, all the flats in the said building are sold and the Developer has received full payment of all amounts due and payable to it by the purchasers of all the flats/premises in the said building.
- d) In the event of the Associations of Flat Holders being formed and registered before the sale and disposal by the Developer of all the flats and other premises in the said building, the power and authority of the



| | |
|-------|----|
| बदर-३ | |
| ७३२५ | १९ |
| २००७ | |

Association so formed, or of the Flat Purchasers and all the purchasers of other flats in the said building, shall always be subject to the overall authority and control of the Developer in the respect of any of the matters concerning the said building, the construction of additional floors thereon and all amenities pertaining to the same and in particular the Developer have the absolute authority and control as regards all the unsold flats and other premises in the said building and the disposal thereof. The Developer shall be liable to pay the municipal taxes at actuals only in respect of the unsold flats and other premises. In case the document of transfer in respect of the said property is executed in favour of the Association of Flat Holders, before the disposal by the Developer of all the flats and other premises in the said building, then and in such event, the Developer shall join in as the Promoter/member in respect of such unsold flats and premises and as and when such flats and premises are sold to the persons of their choice and at the discretion of the Developer, the Association of Flat Holders shall be bound to admit as members, the purchasers of such flats without charging any premium or other extra payment or charges.

- 25) It is within the contemplation of the parties hereto that, as the development project of 'Raheja Acropolis-II' involves construction of 4 separate buildings on different portions of the said property as per the sanctioned layout, and which portions will, physically sub-divided on site on account of D.P. Roads passing through the said property, the amenity space and Recreation Ground (R.G.) to be handed over to the MCGM as aforesaid (as shown on the plan being Annexure 'C' hereto) the title in the corresponding portion of the land comprised in the said property on which a particular building shall be constructed and such portion of the surrounding land as may be determined by the Developer (hereinafter referred to as the 'Demarcated Land') will be transferred to the 'Association of Flats/Units holder in the said building by way of sub-lease for the residue of the lease period of 98 years with an option for renewal for a further period of 98 years granted under the 'Consent Decree' dated 1/12/1980, mentioned in Recital 'A' hereinabove at the nominal yearly lease rent of Re.1/-



बदर-३
७३२५ १९/६
२००९

and that such transfer of the Demarcated Land together with the corresponding building shall be effective only on the completion of the entire development project.

26) As the Demarcated Land (to be leased out to the association of the unit holders in the said building as aforesaid) will be a portion of the said Property and as the said Property is being developed by the Developer in different phases of one layout, it is hereby expressly agreed that -

- a. The Apex Body in the form of a Federation or an Association shall be formed of the holders of different demarcated lands (corresponding to each building of the said project) (i.e. the co-operative societies / limited companies/ or condominiums of the different buildings) in the layout of the said Property or their successors-in-title. Such Apex Body shall be responsible for maintaining the common facilities/ amenities like swimming pool, games room, gymnasium etc. and the expenses thereof shall be borne by the members of all the individual Associations (i.e. Co-operative Societies/ Condominiums/ Limited Company) proportionately.
- b. The Flat Purchasers agree to sign and execute, if necessary, all such applications and other documents as may be necessary for the registration of such Apex Body and for the 'Association' of the said building becoming a member thereof, within 10 days of the receipt of the notice in that behalf from the Developer. The Flat Purchasers shall not be entitled to raise any objection if any changes or modifications are made in the bye-laws of such Apex Body as may be required by the Registrar of Co-operative Societies or any other Competent Authority. The Flat Purchasers shall also be bound from time to time to sign all such documents and do all such acts, deeds and things as may be necessary for safeguarding the interest of the Developer in respect of the remaining portion of the scheduled land and of the holders in the premises in the other building constructed /to be constructed on the scheduled land.



ABM
H

बदर-३
634 124
२००७

c. The Flat Purchaser shall pay, through the Association, the Apex Body Deposit and other deposits/expenses in connection with the formation and registration of such Apex body, as and when called upon by the Developer.

27) The Developers has informed the Flat Purchasers and the Flat Purchasers are aware that the Developer may develop the said Property in such phased manner as the Developer may determine and even if the Developer may have completed the construction of the said flat hereby agreed to be sold to the Flat Purchasers, in as much as the Developer may, at its absolute discretion or as required by the concerned authorities, from time to time and for that purpose vary, amend and/or alter the plan of the buildings, and/or sub-divide the same or any part thereof and as part of such variation, amendment and/or alteration in the plan aforesaid, the Developer may also construct additional floors on the building/s being constructed on the said property and/or additional, independent structures and/or additional wings and/or additional construction by way of extension of one or more wings to the proposed buildings/units and also to the building/units now under construction on the said Property and/or of such sub-divided property. The Flat Purchasers hereby irrevocably agree and give their consent to the Developer to carry out amendments, alterations, modifications and/or variations in respect of the said building/units and put up additional structures/buildings on the said property. The Flat Purchasers hereby agree to give all the facilities and assistance that the Developer may require from time to time, but at the cost and expenses of the Developer so as to enable the Developer to complete the development of the said Property in the manner that may be determined by the Developer.

28) The Advocates and Solicitors of the Developer shall prepare and or approve as the case may be, the Sub-Lease and all other documents to be executed, in pursuance of this Agreement as also the bye-laws and/or the Memorandum and Articles of Association in connection with the formation and registration and/or incorporation of the Association of Flat Holders. All costs, charges and expenses including stamp duty, registration charges and expenses in connection with the



[Handwritten signature]

बदर-३
५३५५ / १९२
२००९

preparation, stamping and execution of the Deed of Conveyance/Assignment and all other documents and also the documents for formation of the Association, shall be borne and paid by the flat purchasers of the building/s in the same proportion as the built up area of the premises bears to the total area of all the premises in the said building.

29) (a) It is clearly understood and agreed by and between the parties hereto that Developer shall have the unqualified and unfettered right to deal with, allot, transfer or sell on ownership basis or on any other basis as they may deem fit or to grant rights in respect of the other flats in the said Building or portions thereof including terrace/s attached to any flat or otherwise, to any persons of their choice for the exclusive use and/or occupation of the same by such persons.

(b) In the event of the Developer obtaining permission from the BMC for constructing one or more flats on the top of any of the originally planned buildings, then the Developer shall be entitled to construct and dispose of such additional flat/s, together with the open terrace/s (if any) attached thereto to such person/s and at such rate and on such terms as the Developer may deem fit. The Developer shall be entitled, in that event, to allow use of such entire terrace/s or portions thereof to the persons who purchase such additional Flat/s, which shall then be in exclusive possession of the persons who purchase such Flat. The Association of the Flat Holders that may be formed as stated hereon shall admit, as its members, the persons who purchase such additional flats.

30) The top terrace/s of the building/s shall belong exclusively to the Developer who shall have an unqualified and unfettered right to deal with allot and/or grant exclusive rights of use in respect of the top terrace to the holder of the flat on the top floor (i.e. below the top terrace) on such terms and conditions as the Developers may deem fit. The Developer shall also be entitled to grant exclusive rights in respect of terrace/s on any other floor/s of the said building to



Abou
W

बदर-३
७३२५ २१०
२००७

the holder of the adjoining flat/s on the same floor/s on such terms and conditions as the Developer may deem fit PROVIDED HOWEVER that the grant of such exclusive rights shall be subject to the following provisions-

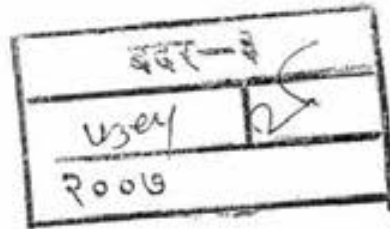
- (i) The said terraces shall be kept open to sky and no structure of whatsoever nature shall be constructed thereon unless permitted by the Developer.
- (ii) If the overhead water storage tank, lift machine room or any other common facility is installed in any such terrace, the holder of the right to the said terrace shall allow the representative of the Developer or of the Association of Flat Holders when formed, at all reasonable time, to have an access to such common facilities for the purpose of check up, upkeep and repairs thereto.

31) It is also expressly agreed and understood that notwithstanding grant of right of exclusive use in respect of the top terrace/s of the said building as aforesaid, in the event of the Developer obtaining permission from BMC to construct one or more floors on the building/s as presently planned, the Developer shall be entitled to construct additional floors on the top terrace and the holder of the exclusive right in respect of the said terrace shall not be entitled to object to the same. Further the Developer shall be entitled to dispose of the flats in such additional floors to any person or party whatsoever, on such terms and conditions and at such consideration as the Developer may in its absolute discretion deem fit. If such additional floors is/ are constructed/ disposed off after the formation and registration of the Association of Flat Holders, the Association shall be bound to admit the Purchaser of such additional floors as its members.

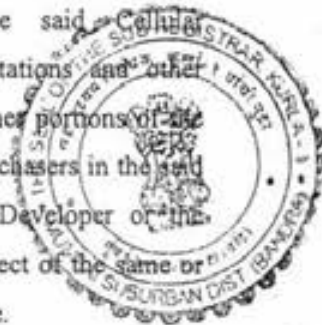


32) (a) The Developer will, at all times, be entitled to install façade lights and/or grant rights to third party to install the logos and/or name boards and/or put-up advertisements boards/ hoarding and also for erecting and installing Cellular Telecommunication Relay Stations, Pager Relay

Handwritten signature
Handwritten signature



Stations and other communications relaying stations and to erect and install antenna, boosters and other equipments (hereinafter referred to as "the communication equipment") for facilitating relay of Cellular communication, radio pager services and satellite communications and providing other communications and relays by any and all means and devices (including electronic, laser and neon signs) in one or more places on the said Property and/or the building/s therein, including, on open spaces/s, the terraces of the said buildings and the compound walls of or any parts of the building and/or buildings constructed/to be constructed, if they so desire. The Developer shall be entitled to commercially exploit the aforesaid rights, either by itself or through the person/s to whom the Developer may have assigned the said rights, (hereinafter referred to as Assignees of the said right) for its own benefit. The Developer or the assignees of the said right shall be entitled to enter into appropriate agreements with the persons holding license/s from the authorities in respect of the commercial exploitation of the said equipments. In case the said Cellular Telecommunication Relay stations, pager relay station and other communication relaying stations are erected and installed on the terrace or other portions of the said building, the Developer/ the assignees of the said right shall pay to the Association of the Flat Purchasers of the said building an aggregate fixed fee of Rs.2,500/- (Rupees Two Thousand Five Hundred only) per annum commencing from the date the erection/installation of the said Cellular Telecommunication Relay Stations, Pager Relay Stations and other communication relaying stations on the terrace or other portions of the said building is complete. The Association of Flat Purchasers in the said building shall not be entitled to claim from the Developer or the assignees of the said rights, any other amount in respect of the same or otherwise nor will they be entitled to object to the same.

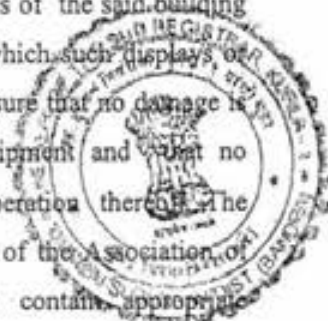


- (b) The Developer/ the grantees of the said rights stated in sub-clause (a) above, shall be entitled, to exploit the said right, notwithstanding what is stated elsewhere in this Agreement and at all times, at their own cost and

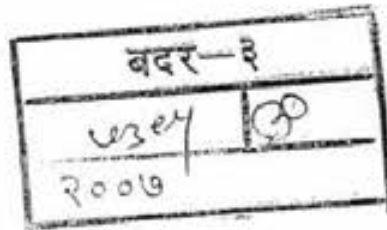
बदर-३
634 | 10
2000

expenses, to bring in and install, maintain, operate, repair, paint, alter and/or change the displays and the communication equipment, as the case may be and carry out steel fabrication, related R.C.C. and other civil and other works and to approach the BMC, BSES or any other authority, the State Government, the Central Government and other concerned authorities, in their own right, for the purpose of obtaining licenses and other permissions and entitlements, in their own name for exploiting the said rights aforesaid and shall have full, free and complete right of way and means of access to the display, the communication equipment and the said terraces and shall bear and pay all municipal rates and taxes, license fees, entitlement fees and other payments as may become payable to the BMC, the State Government, the Central Government and/or other concerned statutory authorities as charges and/or license fees charged for the purpose of exploiting the said rights.

- (c) The Flat Purchasers and the occupants of the various flats in the said building and the Association of Flat Holders, as the case may be, shall not change or remove the displays and/ or communication equipment so installed under any circumstances and shall give to the Developer and the grantees of the said rights, all necessary co-operation for enabling them to install, maintain repair, change and operate the display/ communication equipment, as the case may be, and exploit the said rights including by use of the common areas and facilities of the said building for ingress and egress to and from the area in which such displays of communication displays are installed and shall ensure that no damage is done to the display and/or communication equipment and that no obstruction or hindrance is caused in the operation thereof. The document/s of transfer, to be executed in favour of the Association of Flat Holders as hereinabove mentioned, shall contain appropriate provisions in respect of the said rights. The Flat Purchasers expressly consent to the same.



Signature
Assoc



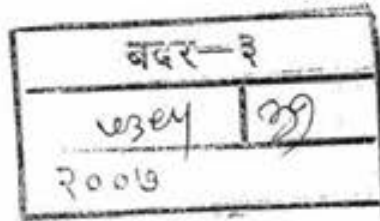
33) (A) Commencing a week after a notice in writing is given by the Developer to the Flat Purchasers that the said flat is ready as aforesaid, (irrespective of whether or not possession of the said Flat is taken by the Flat Purchasers) the Flat Purchasers shall be liable to bear and pay the proportionate share (i.e. in proportion to the floor area of the said flat) of outgoings in respect of the said property and the said Building namely, local taxes, betterment charges and all other levies levied by the concerned local authority and/or Government, water charges, insurance, charges for common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said property and building. Until the Association of Flat Holders is formed and the said Building and the corresponding Demarcated Land are transferred to it, the Flat Purchasers shall pay to the Developer such proportionate share of outgoings as may be determined by the Developer. The Flat Purchasers undertakes to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever.

(B) In addition to the said taxes/charges, the Flat Purchasers shall also pay to the Developer their proportionate share of the maintenance charges and other outgoings in respect of the said property. Until the actual quantum of the taxes and other outgoings are ascertained, the Flat Purchasers shall tentatively pay Rs. 6800/- (Rupees Six Thousand Eight Hundred only) per month to the Developer as their proportionate share of the said outgoings. The above amount, unless paid on their respective due dates, shall attract interest at the rate of 18% per annum, from the date of the amount becoming due till its actual payment and in case any amounts are not paid inspite of they having fallen due, then the Developer shall be entitled to adjust such arrears against amount of deposit lying with the Developer as mentioned in Clause 34(iv) hereinafter and the Flat Purchasers shall reimburse to the Developer the said amounts so deducted



Handwritten signature

Handwritten signature

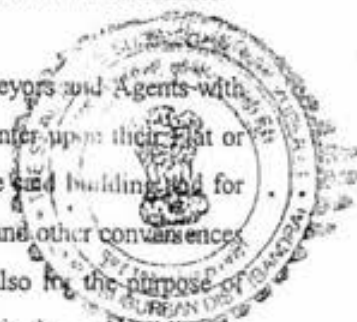


and shall always maintain with the Developer the said amounts of deposits as mentioned in the said Clause 34(iv).

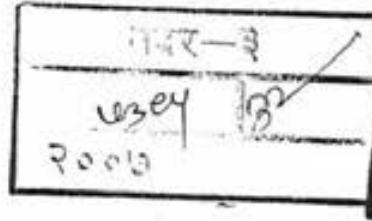
- 34) The Flat Purchasers shall, on or before taking delivery of possession of the said flat, pay/keep deposited with the Developer the following amounts: -
- (i) Rs.7,500/- for legal charges, for formation and registration of the Association,
 - (ii) Rs.350/- for share money, application entrance fee of the Association,
 - (iii) Rs.2,500/- towards deposit in respect of water and electric meter payable to the Public Authorities,
 - (iv) Rs.1,22,265/- as the deposit for proportionate contribution towards the maintenance and other incidental charges as specified above.
 - (v) Rs.49,400/- as the proportionate contribution towards the development of the recreational facilities.
- Total Rs.1,82,015/-**

- 35) The Developer shall utilise the amount paid by the Flat Purchasers to the Developer in pursuance of Clause 34(i) above, for meeting all legal costs, charges and expenses including professional costs of the Attorney-at-law/Advocates of the Developer in connection with the formation of the Association of Flat Holders, preparing its rules, regulations and bye-laws and the costs of preparing and engrossing this Agreement and the document of transfer.

- 36) The Flat Purchasers shall allow the Developer and its surveyors and Agents with or without workmen and others at all reasonable times to enter upon their flat or any part thereof for the purpose of repairing any part of the said building and for laying cables, water pipes, fittings, electric wires, structures and other conveniences belonging to or serving or used for the said building and also for the purpose of cutting off the supply of water and other services to the Flats in the said building, in respect whereof the Purchaser or user or occupier of such premises, as the case may be shall have committed default in payment of their share of the Local Body property taxes and other outgoings as also in the charges for electricity consumed by them.



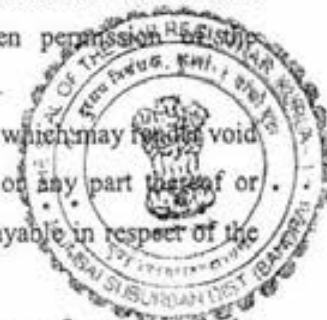
Handwritten signature
Handwritten signature



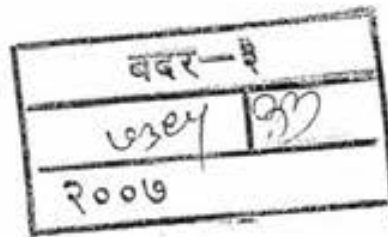
37) The Developer has informed the Flat Purchasers and the Flat Purchasers are aware that the recreational facilities like swimming pool, gymnasium, games room etc proposed to be constructed by the Developer and the common garden shall be for the common use of the occupants of all the buildings in the 'Raheja Acropolis-II Complex' and the use thereof shall be governed by the Rules, Regulations and Bye-laws prepared by the Developer for that purpose.

38) The Flat Purchasers for themselves, with an intention to bring all persons into whose hands the said flat may come, doth/do hereby covenant with the Developer as follows:-

- a) **TO USE** or to permit the said flat to be used for residential purpose only and for no other purpose whatsoever and the car parking space for parking their light vehicles only.
- b) **NOT TO** demolish or cause to be demolished any portion of the said flat or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said flat or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the said flat are situate and shall keep the sewers, drains, pipes in the said flat and appurtenances thereto in good, tenantable repair and condition and shall not cause any damage to the columns, beams, walls, slabs, or RCC Partis or other structural members in the said premises without the prior written permission of the Developers and/or the Association of Flat Holders.
- c) **NOT TO** do or permit to be done any act or thing which may render void or voidable any insurance of the said Building or any part thereof or whereby any increased premium shall become payable in respect of the insurance;
- d) **NOT TO** throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said flat in the compound or any portion of the said property and the building in which the said flat are situated;
- e) **TO BEAR** and pay from the expiry of 7 days from the receipt of the notice from the Developer that the said flat is ready for occupation, their



Handwritten signatures and initials

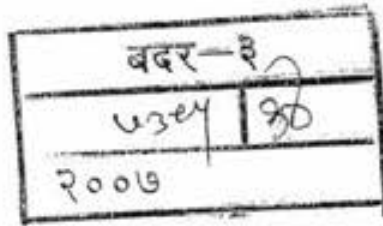


proportionate share, as may be determined by the Developer from time to time, of outgoings in respect of the said Building, the corresponding Demarcated Land and common areas and facilities of the said project including the insurances, all taxes, water charges, charges for installation, repairs and maintenance of common lights, charges for sweepers, watchmen and security service, sanitation, additions and alterations, paintings, colour, washing, etc. and all other expenses incidental to the management of the said property. Such payment shall be made by the Flat Purchasers on or before the 5th day of each and every calendar month, in advance, whether demand therefore is made or not,

- f) **NOT TO** transfer or assign the Flat Purchaser's interest in or benefit of this Agreement, until all the dues payable by the Flat Purchasers to the Developer under this Agreement are fully paid up and even after such payment, only if the Flat Purchasers have not been guilty of breach or non-observance of any of the terms and conditions of this Agreement and until the Flat Purchasers have obtained the Developer's consent in writing to the same;
- g) **TO OBSERVE** and perform all the rules and regulations which the Association of Flat Holders may adopt at its inception and the additions, alterations or amendments thereto that may be made from time to time for protection and maintenance of the said Building, the corresponding Demarcated Land and the flats therein.
- h) **AFTER THE** possession of the said premises is handed over by the Developer to the Flat Purchasers, to permit the Developer and his surveyors and agents with or without workmen and others, at all reasonable times, to enter into and upon the said flat or any part thereof to view and examine the state and condition thereof;
- i) **TO MAINTAIN** the said flat and to carry out all internal repairs thereto at the Flat Purchaser's own cost in good, tenantable repair and condition from the date of the possession of the said flat is taken and not to do or suffer to be done in or to the building in which the said flat is situated, or to the staircase or any passages anything which may be against the rules, regulations or bye-laws of the concerned local or any other authority or

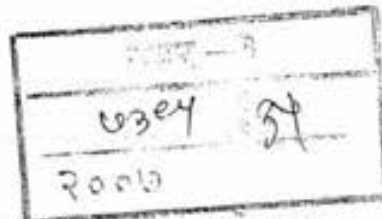


W. Anand
W



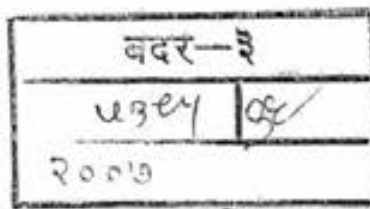
change/alter or make addition in or to the building in which the said flat is situated and/or to the said flat or any part thereof and in the event of the Flat Purchasers committing any act in contravention of the above provision, to be responsible and liable for the consequences thereof to the MCGM and other public authority.

- j) **NOT TO** store in the said flat any goods which are hazardous, combustible or of a dangerous nature or are so heavy as to damage the construction or structure of the building in which the said premises are situated and not to carry or cause to be carried heavy packages which may damage or are likely to damage the staircase, common passages or any other part of the building in which the said premises are situate and in case if any damage is caused to the building in which the said premises are situated or to the said premises on account of negligence or default of the Flat Purchaser in this behalf, to make good the said damage;
- k) **NOT TO** claim any right or interest in the top terrace on the 19th and 20th floor level (as presently planned), or terrace/s on any other level of the said Building which shall belong to the Owner/ Developer or to the flat holder to whom the exclusive right in respect thereof shall be granted by the Developer, save and except the right of access, to the top terrace for the purpose of inspection, repairs and maintenance to the common utilities and services located on thereon.
- l) **TO PAY** to the Developer within seven day of demand by the Developer, proportionate share of the Flat Purchasers of security deposit / premium / betterment charges / development levies demanded by the concerned local authority or Government, for giving water, electricity or any other service connection to the building in which the said flats are situated.
- m) **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.
- n) **TO SIGN** all the necessary applications, papers, documents and do all acts, deeds and things as the Developer may require in order to become a member of the Association of Flat Holders to be formed as aforesaid.



- o) **TO PERMIT** the Developer and its servants and agents with or without workmen and other persons at all reasonable time, to enter into and upon the said premises or any part thereof to view and examine the state and condition thereof and to make good, within three months after receiving a written notice, the defects, decay and repair and also for the purpose of laying, maintaining, repairing and testing drainage and water pipe and electric wires and cables and for similar other purposes contemplated by this Agreement.
- p) **TO ABIDE** by the Rules/ Regulations /Bye Laws framed by the Developer / Association of Flat Holders for the use of the recreational facilities provided in the Acropolis-II Complex.
- q) **TO CONFORM** to the terms and conditions attached to the various sanctions/permissions/NOCs/orders granted in respect of the said property including the N.O.C. issued by the Chief Fire Officer in respect of the refuge area in the said building.
- r) **NOT TO** enclose the elevation areas and make them a part of the said flat. The Flat Purchasers have been clearly informed that the elevation areas been approved free of FSI and cannot be converted as a habitable area of the Flat.
- s) **NOT TO** put up or install box grills outside the windows of the said premises or in any other manner do any other act which would in the opinion of the Developer or the Association of Flat Holders, as the case may be, affect or detract from the uniformity and aesthetic appeal of the exterior of the said Building.
- t) **NOT TO** do or permit to be done any act or thing which may render void or voidable any insurance of the said Building or cause any increased premium being payable in respect thereof;
- 39) The Developer shall maintain a separate account in respect of sums received by the Developer from the Flat Purchasers as advance or deposit, sums received on account of the share capital for the promotion of the Association of Flat Holders and towards the outgoings and legal charges and shall utilise the amounts only for the purposes for which they have been received.

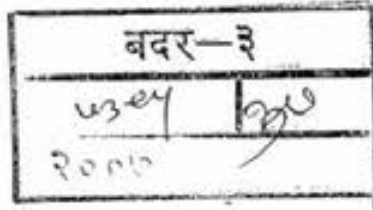




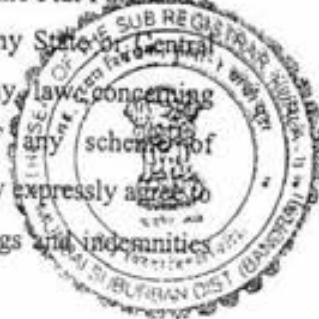
- 40) After the possession of the said Flat is handed over to the Flat Purchasers, if any additions or alterations in or about or relating to the said building are required to be carried out by the Government, Local Authority or any other Statutory Authority, the same shall be carried out by the Purchaser of various Flats, in the said building at his/her/its own costs and the Developer shall not be in any manner be liable or responsible for the same.
- 41) Any delay tolerated or indulgence shown or given by the Developer in enforcing the terms of this Agreement or any forbearance or giving of time to the Flat Purchasers 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 by the Flat Purchasers nor shall the same in any manner prejudice the rights of the Developer.
- 42) The Flat Purchasers hereby agree that in the event of any amount or additional amount becoming payable by way of levy or premium or security deposit or fire cess or betterment charges or development charges or security deposit for the purpose of obtaining water connection for the said building or for any other purpose in respect of the said building or any other tax or payment of a similar nature is paid to the Municipal Corporation or to the State/ Central Government or becoming payable by the Developers the same shall be reimbursed by the Purchaser to the Developer in proportion in which the area of the said premises agreed to be acquired by the Flat Purchasers shall bear to the total built up area available for construction and/or such other basis as may be determined by the Developer and in determining such amount, the decision of the Developer shall be conclusive and binding upon the Flat Purchasers. The Flat Purchasers agree to pay to the Developer such proportionate share of the Flat Purchasers within seven days of demand in that regards being made by the Developer. The Flat Purchasers also agree that in the event of any amount becoming payable by way of Service Tax the same shall be reimbursed fully by Flat Purchasers to the Developer.

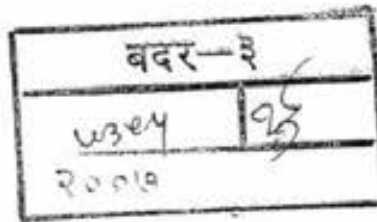


vs. *[Signature]* AS *[Signature]*
[Signature]



- 43) The Flat Purchasers shall present this Agreement at the appropriate registration office for registration within the time limit prescribed under its law and the Developer will attend such office and admit execution thereof, after being intimated by the Flat Purchasers about the lodgment thereof and the serial number under which it has been lodged.
- 44) All letters, receipts and/or notices to be issued / served on the Flat Purchasers as contemplated by this Agreement shall be deemed to have been duly issued/served if sent by Registered Post A.D./Under Certificate of Posting to the Flat Purchasers at the address mentioned below: -
**Flat No.153, 15th Floor, B-Wing, Sea Lord Bldg,
Cuffe Parade, Mumbai 400 005**
- 45) This Agreement shall always be subject to the provisions of the said Act and the rules made thereunder.
- 46) The Developer shall be entitled to alter the terms and conditions of the Agreement relating to the unsold Flats in the said building/ Project of which the aforesaid Flat forms part or in respect of Flats in the other buildings in the Project and the Flat Purchasers shall have no right to object to the same
- 47) The Developer shall always be entitled to sign on behalf of the Flat Purchasers undertakings and indemnities required by the MCGM or any State or Central Government authority or Competent Authority under any law concerning construction of building and/or for implementation of any scheme of development of the said property. The Flat Purchasers hereby expressly agree to ratify, confirm and abide by and fulfill any such undertakings and indemnities executed or given by the Developer.
- 48) The Flat Purchasers shall be liable to pay the stamp duty and registration charges in respect of this Agreement, for lodging this Agreement for registration and getting the same registered and shall indemnify the Developer and shall keep the Developer indemnified at all times in respect thereof and also in respect of any

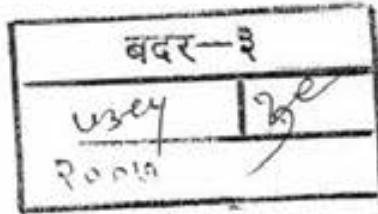




penalties which may be levied with regard thereto. The Purchaser shall also be liable to pay the proportionately share of the stamp duty and registration charges in respect of any document of transfer executed for transferring the said building and the corresponding Demarcated Land to the Association of Flat Holders, in the manner hereinabove stated.

- 49) The Flat Purchasers agree that the Developer alone shall be entitled to receive the refund of any deposit paid by the Developer to the MCGM, and in the event of the same being refunded to the Association of Flat Holder, the said Association shall pay the same to the Developer.
- 50) In case security deposit is demanded by MCGM for the purpose of giving water connection or for giving Occupation or Completion Certificate or otherwise and similarly if any deposit is required by the Reliance Energy Limited or its Successors for giving electric meters, connections etc. then all such deposits or deposit shall be payable by Purchasers of the Flats proportionately to the extent as determined by Developer within seven days of demand being made by the Developer failing which the same shall be payable with interest thereon at 18% per annum without prejudice to the right of the Developer to recover the same by any means.
- 51) a) The Flat Purchasers shall pay their proportionate share of the ~~the~~ ~~aforsaid~~ ~~axes,~~ ~~charges~~ ~~and~~ ~~outgoings~~ ~~directly~~ ~~to~~ ~~the~~ ~~Developer~~ ~~until~~ ~~the~~ Association of the Flat Holders of the said Building has been formed and management of the said building and the common amenities has been handed over to such Association by the Developer after the completion of the whole project of development and after the sale/ disposal of all the premises therein,
- b) Until the Municipal Taxes and water charges are fixed and separately assessed and the exact amount of outgoings is worked out for each of the premises, the Flat Purchasers and other acquirers shall regularly pay to the Developer the amount determined by the Developer for such taxes, charges and outgoings. If the amount so recovered by the Developer is





more than the actual outgoings worked out for the premises purchased by the Flat Purchasers, the amount in excess shall be refunded to the Flat Purchasers without interest and if the amount so recovered is less than the actual amount worked out, the Flat Purchasers shall immediately pay on demand to the Developer the amount of difference.

- 52) Neither the acquirers of flats in the said building/s nor the Association of Flat Holders, shall be entitled to change the said names of the 'Wings'/Buildings viz. Adonis, Augustus, Ariana, Ambrosia, Aphrodite and Aurora or of the Project viz. 'Raheja Acropolis-II'

As required by the Income-tax (Sixteenth Amendment) Rules, 1998:

- (A) The Developer states as under :
We are assessed to Income-Tax and the Permanent Account Number allotted to us is AAJFR0329L.

- (B) The Owner states as under:
We are assessed to Income-Tax and the Permanent Account Number allotted to us is AAACH1534R.

- (C) The Flat Purchasers state as under:
That the Flat Purchasers are a Non-Resident of India (NRI) and as such is not assessed Income Tax in India.

OR

- a. I, ARUN BAHL 1st Flat Purchaser within named, am assessed to Income Tax by _____ and the Permanent Account Number allotted to me is AIMPB 3695E.
- b. I, ALKA BAHL 2nd Flat Purchaser within named, am assessed to Income Tax by _____ Ward/Circle _____ and the Permanent Account Number allotted to me is _____.



| | |
|-------|------|
| बदर-३ | |
| ५३६५ | १.०७ |
| २००७ | |

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

THE FIRST SCHEDULE ABOVE REFERRED TO

Sub Plot A, (C.T.S no. 373/12) of Revenue Village Deonar in the Registration District and Sub-District of Bombay City and Suburban, admeasuring as per the P. R. Card 25599.80 sq.mts.

- | | | |
|-------------------------|---|--|
| On or towards the North | - | 13.40 m wide D.P. Road. i.e C.T.S No. 373/9 |
| On or towards the South | - | C.T.S No. 390/B |
| On or towards the East | - | 9.15 m wide D.P. Road. i.e C.T.S No. 373/9 and C.T.S No. 373/13 |
| On or towards the West | - | Partly by 13.4 m wide D.P. Road. i.e C.T.S No. 373/9 and C.T.S No. 328 & 395 |

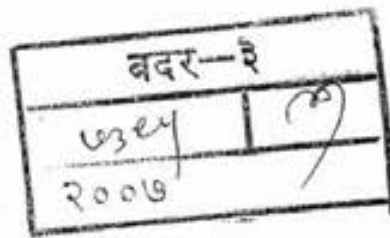
Sub Plot B, (C.T.S no. 373/10) of Revenue Village Deonar in the Registration District and Sub-District of Bombay City and Suburban, admeasuring as per the P. R. Card 629.20 sq.mts.

- | | | |
|-------------------------|---|---|
| On or towards the North | - | 13.40 m wide D.P. Road. i.e C.T.S No. 373/9 |
| On or towards the South | - | C.T.S No. 389 |
| On or towards the East | - | C.T.S No. 383C |
| On or towards the West | - | C.T.S No. 383C |



Sub Plot C, (C.T.S no. 373/3) of Revenue Village Deonar in the Registration District and Sub-District of Bombay City and Suburban, admeasuring as per the P. R. Card 4402.10sq.mts.

- | | | |
|-------------------------|---|---|
| On or towards the North | - | C.T.S No. 375A & C.T.S No. 373/2 i.e 13.40 D.P. Road. |
| On or towards the South | - | C.T.S No. 380, C.T.S No. 378, C.T.S No. 373/4 |
| On or towards the East | - | C.T.S No. 376 |



On or towards the West - C.T.S No. 381.

Sub Plot D, (C.T.S no. 373/1) of Revenue Village Deonar in the Registration District and Sub-District of Bombay City and Suburban, admeasuring as per the P. R. Card 1926.10 sq.mts.

On or towards the North - C.T.S No. 344, C.T.S 347 & C.T.S No. 345.
On or towards the South - C.T.S No. 373/2 i.e 13.40 m wide Road.
On or towards the East - C.T.S No. 373C
On or towards the West - C.T.S No. 372, 371

Sub-Plot E, C.T.S no. 373/8 of Revenue Village Deonar in the Registration District and Sub-District of Bombay City and Suburban, admeasuring as per the P. R. Card 104.10 sq.mts.

On or towards the North - C.T.S No. 327.
On or towards the South -
On or towards the East - 13.40 m wide D.P. Road. i.e C.T.S No. 373/9
On or towards the West - C.T.S No. 327

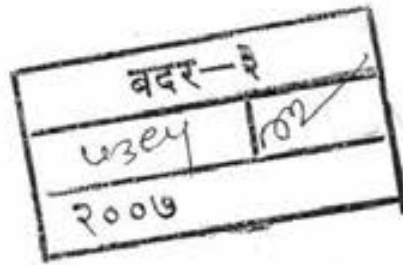
Sub-Plot E-1, C.T.S no. 373/11 of Revenue Village Deonar in the Registration District and Sub-District of Bombay City and Suburban, admeasuring as per the P. R. Card 65.90 sq.mts. (Unbuildable)

On or towards the North - 13.40 m wide D.P. Road. i.e C.T.S No. 373/9
On or towards the South - C.T.S No. 389.
On or towards the East - C.T.S No. 389.
On or towards the West - 9.15 m wide D.P. Road. i.e C.T.S No. 373/9



Plot F, C.T.S no. 373/4 of Revenue Village Deonar in the Registration District and Sub-District of Bombay City and Suburban, admeasuring as per the P. R. Card 134.30 sq.mts.

On or towards the North - C.T.S No. 330 & 337
On or towards the South - 13.40 m wide D.P. Road. i.e C.T.S No. 373/9
On or towards the East - C.T.S No. 373/6:
On or towards the West - 13.40 m wide D.P. Road. i.e C.T.S No. 373/9



& C.T.S no. 330.

Plot F-1, C.T.S no. 373/7 of Revenue Village Deonar in the Registration District and Sub-District of Bombay City and Suburban, admeasuring as per the P. R. Card 884.10 sq.mts.

- On or towards the North - C.T.S No. 376 & 373/
On or towards the South - 13.40 m wide D.P. Road. i.e C.T.S No. 373/9
On or towards the East - C.T.S No. 373/5
On or towards the West - Part Of CTS No. 373/3

Plot G, C.T.S no. 373/5 of Revenue Village Deonar in the Registration District and Sub-District of Bombay City and Suburban, admeasuring as per the P. R. Card 1096.60 sq.mts.

- On or towards the North - C.T.S No. 376 & 337
On or towards the South - 13.40 m wide D.P. Road. i.e C.T.S No. 373/9
On or towards the East - C.T.S No. 373/5
On or towards the West - Part Of CTS No. 373/3

Plot H, C.T.S no. 373/6 of Revenue Village Deonar in the Registration District and Sub-District of Bombay City and Suburban, admeasuring as per the P. R. Card 533.90 sq.mts.

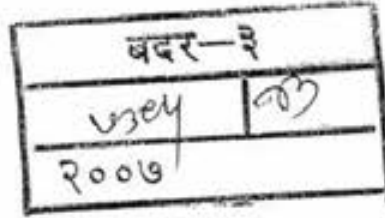
- On or towards the North - C.T.S No. 337
On or towards the South - 13.40 m wide D.P. Road. i.e. C.T.S No. 373/7
On or towards the East - C.T.S No. 373/7
On or towards the West - Part Of CTS No. 373/5

Plot I, C.T.S no. 373/9 of Revenue Village Deonar in the Registration District and Sub-District of Bombay City and Suburban, admeasuring as per the P. R. Card 3698.16 sq.mts. (D.P. Road)

- On or towards the North - C.T.S No. 373/7, 373/6, 373/5 & 373/4
On or towards the South - C.T.S No. 373/12, 373/11, 373/10
On or towards the East - C.T.S No. 373/12,
On or towards the West - C.T.S No. 373/11



Handwritten signature: A. Anand



Plot J, C.T.S no. 373/2 of Revenue Village Deonar in the Registration District and Sub-District of Bombay City and Suburban, admeasuring as per the P. R. Card 772.50 sq.mts. (D.P. Road)

- On or towards the North - C.T.S No. 373/1
On or towards the South - C.T.S No. 373/3
On or towards the East - C.T.S No. 375/B
On or towards the West - C.T.S No. 371

Plot K, C.T.S no. 373/13 of Revenue Village Deonar in the Registration District and Sub-District of Bombay City and Suburban, admeasuring as per the P. R. Card 171.50 sq.mts. (Road 9.15 m wide)

- On or towards the North - C.T.S No. 373/9 i.e 9.15 m wide road.
On or towards the South - C.T.S No. 390/B
On or towards the East - C.T.S No. 373/12
On or towards the West - C.T.S No. 389

THE SECOND SCHEDULE ABOVE REFERRED TO

Flat bearing No.1804 admeasuring 959.71 sq.ft. (built up area) on the 18th floor in Wing B Known as Augustus, as incidental thereto, to allot to the Flat Purchaser one car parking space in open to sky on the podium level, of the said Building No. 1804, Raheja Acropolis - II' situate on the property described in the First Schedule ~~hereinabove~~



THE THIRD SCHEDULE ABOVE REFERRED TO

(a) **COMMON AREA AND FACILITIES:-**

- (i) The entrance foyer, the common staircase and the lifts in the building.
The Flat holder will have proportionate undivided interest in the above;

(b) **LIMITED (Restricted) COMMON AREA AND FACILITIES:-**

बदर-ई
७३९५ ११०
२००७

- (i) Landing on the floor on which the particular flat is located as a means of access to the Flat but not for the purpose of storing or as a recreation area or for residence or for sleeping.
- (ii) Thus the land is limited for the use of residents of the flats located on that particular floor or for visitors thereto, but is subject to means of access for reaching the other floors, available to all residents and visitors to such a wing.
- (iii) The demarcated means of access to the Over Head Water Tank/s and the lift machine room, shall be limited and restricted only for this purpose.

The Flat holder will have a proportionate undivided interest in the above.



Signature

बदर-३
 ७३९५
 २००७

RECEIPT

RECEIVED of and from the withinnamed Purchaser the sum of Rs. 5,00,000/- (Rupees Five Lacs only) by them.

| Pay Mode | Cheque # | Cheque Date | Drawn On | Branch | Amount |
|----------|----------|-------------|----------------|-------------------|------------|
| Cheque | 666151 | 23-09-2007 | ABN Ambro Bank | New Delhi 110 001 | 5,00,000/- |
| | | | | | 5,00,000/- |

being part earnest money paid by them to us.

We say received

FOR RAHEJA KRISHNA ENTERPRISE
 K. Raheja Universal Pvt Ltd.

(Handwritten Signature)

Partner



RAHEJA ACROPOLIS-II

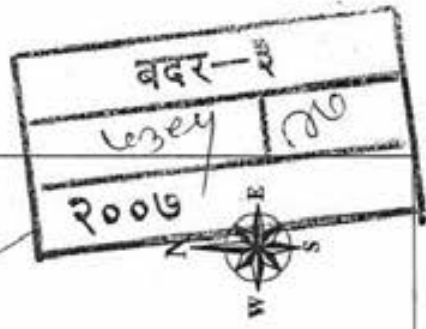
ANEXXURE -A

FOR RAHEJA KRISHNA ENTERPRISE
K. Rahoja Universal Pvt Ltd.

Partner

For Hindustan Candle Mfg. Co. Pvt. Ltd.

Director



PLOT BEARING C.T.S. NO. 373/1 to 13 OF VILLAGE DEONAR



C.T.S. NO. 370B

मालमत्ता पत्रक

बदर-३
 ७३०५
 ५०
 मुंबई नगरपालिका, मुंबई
 महाराष्ट्र प्रशासनिक विभाग, मुंबई
 महाराष्ट्र शासन, मुंबई

क्रमांक - मुंबई नगरपालिका - न.मु.अ.मा.ट.को.प.र

दिनांक - १६/३/२०१५

पत्रांक - १६/३/२०१५

मुंबई नगरपालिका, मुंबई
 महाराष्ट्र प्रशासनिक विभाग, मुंबई
 महाराष्ट्र शासन, मुंबई

| | | | |
|---------|-----------|---------|-----------|
| पत्रांक | १६/३/२०१५ | पत्रांक | १६/३/२०१५ |
| दिनांक | १६/३/२०१५ | दिनांक | १६/३/२०१५ |
| पत्रांक | १६/३/२०१५ | पत्रांक | १६/३/२०१५ |
| दिनांक | १६/३/२०१५ | दिनांक | १६/३/२०१५ |
| पत्रांक | १६/३/२०१५ | पत्रांक | १६/३/२०१५ |
| दिनांक | १६/३/२०१५ | दिनांक | १६/३/२०१५ |

| दिनांक | पत्रांक | पत्रांक | पत्रांक | पत्रांक |
|-----------|--------------------|---------|--|---|
| १६/३/२०१५ | न.मु.अ.मा.ट.को.प.र | | (H) महाराष्ट्र नगरपालिका सिपिट. (L) महाराष्ट्र नगरपालिका सिपिट. | पत्रांक, मुंबई १६/३/२०१५ न.मु.अ.मा.ट.को.प.र |

पत्रांक - न.मु.अ.मा.ट.को.प.र



मुंबई नगरपालिका, मुंबई
 महाराष्ट्र प्रशासनिक विभाग, मुंबई
 महाराष्ट्र शासन, मुंबई

मुंबई नगरपालिका
 महाराष्ट्र प्रशासनिक विभाग, मुंबई
 महाराष्ट्र शासन, मुंबई

भारतभूतना पत्रक

| | | | |
|-----------------|---|----------------------|--------------------------------------|
| संख्या -- | दिनांक | आवेदनकर्ता का नाम -- | पता -- |
| 103/2 | 22.12 | म.भू.अ.पाटली | भुवनेश्वर नगर, भुवनेश्वर जिला, ओडिशा |
| सूचना संख्या | म.भू.अ.पाटली, 1990, 1991, 1992, 1993, 1994 के अधिनियमों के अन्तर्गत उक्त अधिनियमों के अन्तर्गत जारी की गई है। | | |
| सूचना का प्रकार | - | | |
| प्रकार | - | | |
| प्रकार | - | | |
| प्रकार | - | | |



बदर-3
 103/2 / 140
 2006

| दिनांक | संख्या | सूचना का प्रकार | पता (पं.) प्लॉट (पं.) | समाप्त |
|------------|------------------------|-----------------|--|---|
| 29/12/2006 | म.भू.अ.पाटली प्रमाण | | (H) मि. श्रीधर चंद्रकांत मिश्रा लिफ्ट. (L) मि. श्रीधर चंद्रकांत मिश्रा म.भू.अ.पाटली 22.12.2006 | भुवनेश्वर, ओडिशा पता- 1990-1994 म.भू.अ.पाटली |



आवेदनकर्ता का नाम - म.भू.अ.पाटली
 पता - भुवनेश्वर नगर, भुवनेश्वर जिला, ओडिशा
 आवेदन संख्या - 103/2
 दिनांक - 22.12.2006
 आवेदन प्रकार - म.भू.अ.पाटली प्रमाण
 आवेदन मूल्य - 2200
 आवेदन शुल्क - 2200

29/12/2006
 म.भू.अ.पाटली
 भुवनेश्वर नगर, भुवनेश्वर जिला, ओडिशा

बदर-3
 103/2 / 140
 2006

म.भू.अ.पाटली
 भुवनेश्वर नगर, भुवनेश्वर जिला, ओडिशा

मालमत्ता पत्रक

संज्ञके - संख्या
 संज्ञक संख्या - सं.सू.अ.प्रा.को.सं.
 विभाग - मुंबई उपनगर निकाश

संज्ञक संख्या - ८८४-१
 संज्ञक संख्या - २२४-१
 संज्ञक संख्या - २२४-२
 संज्ञक संख्या - २२४-३
 संज्ञक संख्या - २२४-४

बदर-३
 २००७

| संज्ञक संख्या | संज्ञक संख्या | संज्ञक संख्या | संज्ञक संख्या | संज्ञक संख्या |
|---------------|---------------|---------------|---------------|---------------|
| २२४-१ | २२४-२ | २२४-३ | २२४-४ | २२४-५ |



संज्ञक संख्या - संज्ञक संख्या -

Handwritten notes and signatures in the bottom section of the document, including names and dates.

भारतमत्ता पत्रक

धारक/संकेत -- देवनागर
 न.ग.म.भाटकोपर
 विवर -- गुण्डर जगनगर निरसा

न.ग.म.भाटकोपर
 न.ग.म.भाटकोपर

दिनांक/दिनांक
 १९५६
 सेतो

रजिस्ट्रार/रजिस्ट्रार
 न.ग.म.भाटकोपर, १९५६, १९५६, १९५६ ये सालका
 न.ग.म.भाटकोपर च्या उपरोक्तरीत रजिस्ट्रार
 च्या संकेतानेन हातका काढेत.

धारक/धारक
 --

धारक/धारक
 --



बंदर-३
 ६३६५ / ५६
 २००३

| दिनांक | धारक | संकेत | विवरण |
|------------|-----------------------|-------|---|
| ०५/१२/१९५६ | न.ग.म.भाटकोपर धारक | | (A) दि. ०५/१२/१९५६ रोजी (L) न.ग.म.भाटकोपर च्या संकेतानेन हातका काढेत. |



धारक/धारक -- न.ग.म.भाटकोपर
 धारक/धारक -- गुण्डर जगनगर निरसा

धारक/धारक -- न.ग.म.भाटकोपर
 धारक/धारक -- गुण्डर जगनगर निरसा
 दि. ०५/१२/१९५६ रोजी
 न.ग.म.भाटकोपर च्या
 उपरोक्तरीत रजिस्ट्रार
 च्या संकेतानेन हातका
 काढेत.

मालमत्ता पत्रक



नगर भूमापन कार्यालय - वेदनाथ
 मालमत्ता न. नं. - न. भू. म. पाटवनेर
 मालमत्ता नं. - ३५३/९
 मालमत्ता नं. - ३५३/९
 मालमत्ता नं. - ३५३/९

खंड - ३
 ३५३/९
 २००७

| दिनांक | कारण | मालमत्ता नं. | मालमत्ता नं. (१) विलेख नं. (२) |
|------------|-------------------------------|--------------|--|
| १५/०५/२००७ | न. भू. म. पाटवनेर मालमत्ता | | (१) दि. ३०/०५/२००७ मालमत्ता. (२) दि. ३०/०५/२००७ मालमत्ता. |



न. भू. म. पाटवनेर
 मुंबई उपनगर निलया

मालमत्ता नं. - ३५३/९
 मालमत्ता नं. - ३५३/९
 मालमत्ता नं. - ३५३/९
 मालमत्ता नं. - ३५३/९
 मालमत्ता नं. - ३५३/९
 मालमत्ता नं. - ३५३/९
 मालमत्ता नं. - ३५३/९
 मालमत्ता नं. - ३५३/९

Acropolis II

नमुना 9
(नियम ५ पहा)

धरणी व सवलत ऑफीसर यांचे कार्यालय
मि. सी. वॉल पॉस्ट ऑफीस बिल्डिंग
स. वॉ. सी. रोड, मुंबई.
दूरध्वनी क्र. २६१२००६

बदर-३

२६/१२/०६

कसुरदास मागणीची नोटीस

प्रति,

श्री/डि हिंदुस्थान कॅडल मॅन्युफॅक्चरिंग एंड ट्रेडिंग युनिव्हर्सल फंड

रहेगा सेंटर पॉस्ट, २२४, सीएलटी-२०३, कुलीना (झू) राहणार, वेवतार

जिल्हा मुंबई उपनगर जिल्हा, आपणाला यादारे ही नोटीस देण्यात येते की अनुबध्द विवरण पत्रात दिलेल्या

तपशिलाप्रमाणे, जमीन महसुलाच्या धकबाकीवद्दल आपणाकडून रूपये ३७०२२-०० येणे आहेत आणि ही नोटीस देण्याच्या

तारखेपासून सात दिवसांच्या आत उक्त रक्कम व या नोटीसी दाखल आकारणीयोग्य असलेली रक्कम देण्याची विधीनुसार

पाच पैसे एवढी रक्कम न दिल्यास देय रक्कमांच्या वसुली करिता धकबाकीच्या वसुली विधीनुसार

अनिर्वाय कार्यवाही करण्यात व महाराष्ट्र जमीन महसूल अधिनियम, १९२६ यांच्या कलम १७४ अन्वये उक्त धकबाकीच्या वसुली विधीनुसार

अधिक असणार नाही, एवढी रक्कम, अतिरीक्त बंड म्हणून देण्यात येईल.

शासन निर्णय (महसूल व वनविभाग) क्र. एन. ए. ए. / १०८७/३५७०/प.क्र./५३ ल - ५ दिनांक २७/१२/२००१

पासून सुधारित अकृषित आकारणी दि. ३१/७/२००१ चे पूर्वीच्या अकृषित आकारणीच्या तीन पट वाढ करणेत आलेली आहे.

पैसे भरण्याची वेळ
दुपारी २ ते ५.३०

विवरण पत्र २००६ - २००७

| गाव खाते क्र. | स.नं.क्र.हि.नं.क्र. व. न.पू.क्र. | धकबाकीची रक्कम | घालू वर्षाचे वेणे | नोटीस फी | एकूण देय रक्कम | नोटीस बजावल्याची तारीख |
|------------------|-------------------------------------|-------------------|----------------------|----------|-------------------|------------------------------|
| १ | २ | ३ | ४ | ५ | ६ | ७ |
| वेवतार १२२ | न.श्रु.५. ३७३ व ३९० | = | ३७०२२-०० | ५-०० | ३७०२७-०० | |

टीप : घनादेश तहसिलदार कुर्ला यांचे नावाने द्यावेत.

माझ्या सही व या कार्यलयाच्या शिक्क्यानिशी दिली.

ठिकाण : मुलुंड

दिनांक : २५/१२/२००६



तहसिलदार कुर्ला
(मुलुंड)

पत्र-३
७३९५ १९९
२०००

PROVISIONAL RECEIPT

Receipt Rs. 37,622 = 00 (Rupees Thirty seven Thousand
Twenty Two only) by Cheque No. 113711
dated 29/12/06 drawn on ICICI Bank
Bank. On account of N. A. Assessment
of Khata No. 122 of Village गुलती पार Taluka सांगली जिल्हा
Date : 30/12/06
Place : _____
Talathi / Bill Collector



RAHEJA ACROPOLIS-II

ANEXXURE -C

FOR RAHEJA KRISHNA ENTERPRISE
K. Raheja Universal Pvt. Ltd.

For Hindustan Candle Mfg. Co. Pvt. Ltd.

Partner

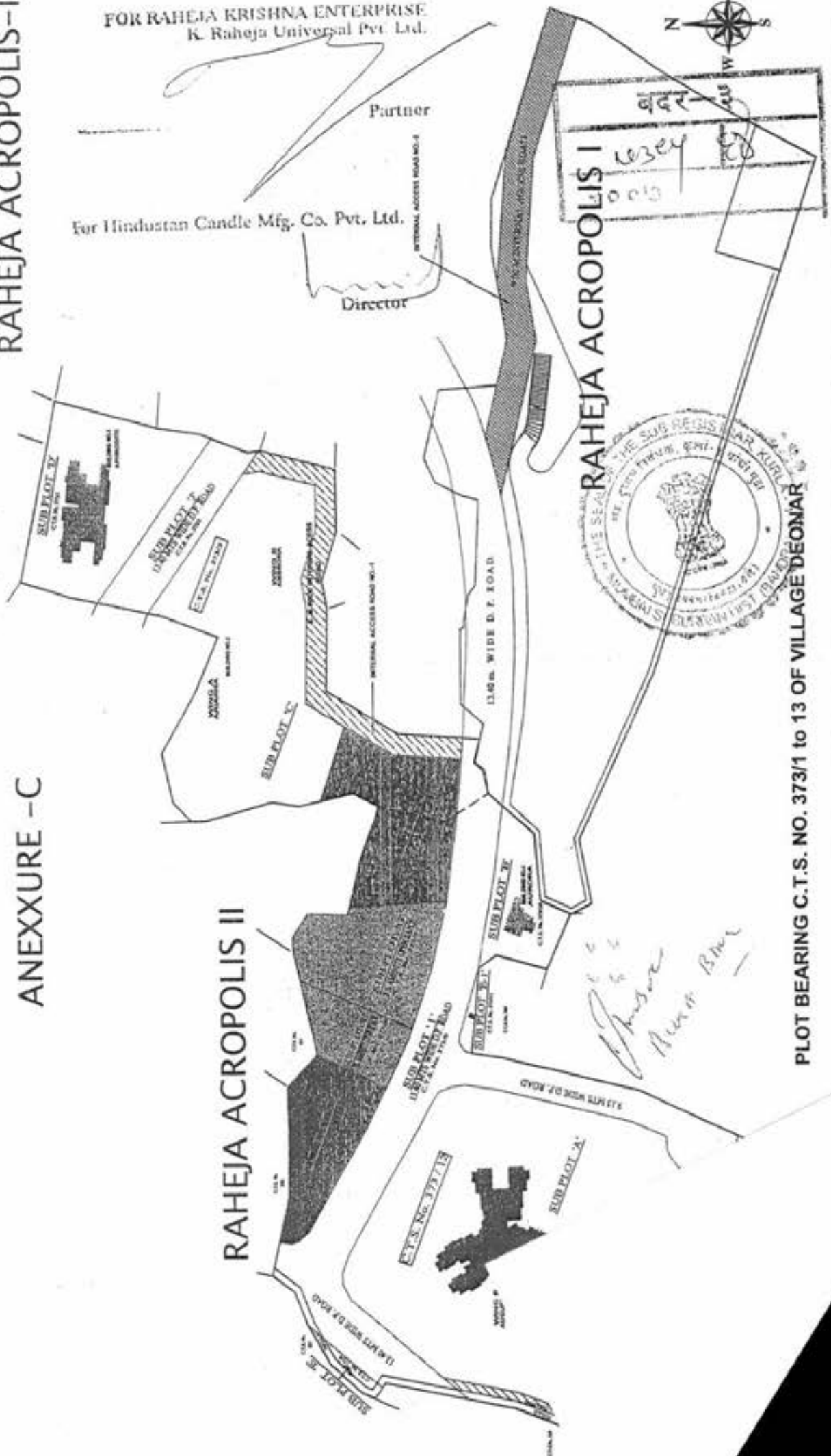
Director



RAHEJA ACROPOLIS I



PLOT BEARING C.T.S. NO. 373/1 to 13 OF VILLAGE DEONAR



Gen-116-3000-2

VALID UPTO

MUNICIPAL CORPORATION OF GREATER MUMBAI

1 MAR 2006

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966

NO CE/ 5890 /BPES/AM

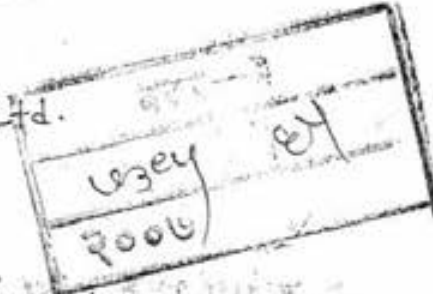
2 MAR 2005

COMMENCEMENT CERTIFICATE

To, C.A. to Owner.

M/s. K. Raheja Universal Pvt. Ltd.

Sir,



With reference to your application No. 1820 dated 7/12/2004 for Development Permission and grant of Commencement Certificate under Section 45 and 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building

on plot No. A C.T.S. No. 373 & 390 D/W/Village

Planning Scheme No. Deonar situated at Road /Street OFF Y.N. PURVA

M. the Commencement Certificate /Building permit is granted on the following conditions :-

- 1] The land vacated on consequence of the endorsement of the set back line/ road widening line shall form part of the public street.
- 2] That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupation permission has been granted.
- 3] The commencement certificate/ development permission shall remain valid for one year commencing from the date of its issue.
- 4] This permission does not entitle you to develop land which does not vest in you.
- 5] This commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act 1966.
- 6] This certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :
 - a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an even shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.



CERTIFIED TRUE COPY
YOMESH RAO
B.E. CIVIL. (R-151)

Advocates & Solicitors
Established 1890

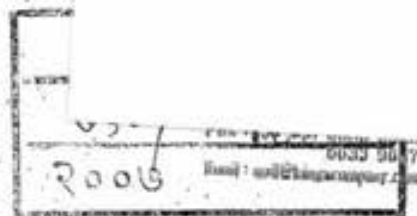
ANNEXURE E

M. L. Bhaskar
K. R. Mehl
S. C. Kothari
A. M. Gani
K. M. Vissani
D. D. Damodar
K. V. Merchant (M.A.)

S. S. Vaidya
A. R. Amin
P. G. Aatre (M.A.)
R. V. Gandhi
F. J. Dassi (M.A.)
K. J. Dassi
C. S. Thakkar

In reply quote

SV/ 8023 /2006



TO WHOMSOEVER IT MAY CONCERN

Re: Leasehold properties bearing C.T.S. 373/1 to C.T.S. 373/13 (formerly being CTS Nos. 373 and 390) of Revenue Village Deonar, Taluka Kurla, in the Registration District and Sub-District Mumbai Suburban admeasuring 25,599.80 square metres.

1. Indian National Pictures Ltd (hereinafter referred to as "the said Property") are seized and otherwise well and suitably situated land admeasuring 25,599.80 square metres bearing C.T.S. 373/1 to C.T.S. 373/13 (formerly being CTS Nos. 373 and 390) of Revenue Village Deonar, Taluka Kurla, in the Registration District and Sub-District Mumbai Suburban, and more particularly described in Schedule hereunder written (hereinafter collectively referred to as "the said Property").
2. In pursuance of a Consent Decree dated the 1st day of December, 1980 and registered with the Sub-Registrar of Assurances, at Mumbai, under Serial No. BOM/S/1409/1981 (hereinafter referred to as "the said Consent Decree") passed by the Bombay High Court in L.C Suit No. 771 of 1974, M/s. Hindustan Candle Manufacturing Co., (hereinafter referred to as "the said Firm") acquired from the Owners, a lease for a term of 98 years with effect from the 1st December, 1980, in respect, inter alia, of the said Property, on the terms and conditions set out in Schedule "B" to the said Consent Decree (with an option to renew the said lease for a further period of 98 years on the same terms and conditions).
3. In pursuance of the said Consent Decree, the said Property was duly mutated to the name of the said Firm in the City Survey Records.
4. By a Deed of Partnership dated the 1st day of March 1984, made between Shri Krishna Prakash Gupta (therein referred to as "the



party of the First Part"), Shri Sharwan K. Gupta, (therein referred to as "the party of the Second Part"), Mrs. Suman G. Gupta (therein referred to as "the party of the Third Part") and Hindustan Candle Manufacturing Company Private Limited, a company incorporated and registered under the Companies Act, 1956, hereinafter referred to as "the said Company" (therein referred to as "the party of the Fourth Part"), the said Company was admitted as a partner in the said Firm.

Handwritten notes and signatures in a rectangular box, including the name 'Viree' and some illegible scribbles.

5. By a Deed of Dissolution dated the 30th day of November, 2005, made between Shri Krishna Prakash Gupta of the First Part, Shri Sharwan K. Gupta of the Second Part, Mrs. Suman Gupta of the Third Part and the said Company of the Fourth Part, the said Shri Krishna Prakash Gupta, the said Shri. Sharwan K. Gupta and the said Mrs. Suman G. Gupta retired from the said Firm and in pursuance thereof the said Firm became the sole proprietary unit of the said Company. The said Firm is hereinafter referred to as "the said Sole Proprietary Firm".

6. In the circumstances aforesaid, the said Sole Proprietary Firm is seized and possessed of or otherwise well and sufficiently entitled to the said Property as a Lessee (hereinafter referred to as the "Lessee") for the residue of the said term of 98 years with the option of renewal for a further period of 98 years, subject to the terms and conditions set out in Schedule B to the said Consent Deed.



7. By a Declaration dated 14th February 2005, registered with the office of the Sub-Registrar of Assurances at Kurla under serial no. BDR-3/1049/2005 made by the Lessee, the Lessee has declared that the title of the said Property is clear and free from encumbrances.

8. By Deed of Partnership dated 11th May 2006 (hereinafter referred to as the "said Deed of Partnership") made between the Lessee (therein referred to as HCMC) of one part and K. Raheja Universal Pvt. Limited (herein and therein referred to as "KRUPPL") of the other part, the parties thereto decided to enter into a partnership by the name of "Raheja Krishna Enterprise" (herein after referred to as the "Developer") for the purpose of development of the said Property, i.e., (i) construction and development of the said Property by constructing multi-storied building/s therein (comprising of flats, units, tenements, parking spaces, etc.) by utilising and/or consuming the Floor Space Index (FSI) available in respect of the said Property plus the additional FSI that may be permitted to be used or loaded on the said Property by acquiring Transferable Development Rights (TDR), subject to the provisions of the Development Control

Regulations for Greater Mumbai, 1991 for the time being in force, and (ii) selling the flats/premises/units so constructed on 'Ownership Basis' on the terms and conditions therein contained.

9. By an Agreement for Development Rights dated 11th May 2006, which is registered with the office of the Sub-Registrar of Assurances in Mumbai under serial no. BDR-3794-2006 made between the Lessee of one part and the Developer (the firm referred to as the Developer Firm) of the other part, the Lessee has introduced towards its capital contribution, the irrevocable development rights in respect of the said Property in Developer to enable Developer to carry on its business. The Lessee has also executed a detailed Power of Attorney dated 11th May 2006 registered with the office of the Sub-Registrar of Assurances in Mumbai under serial no. BDR-3795-2006 in favour KRUJPL and/or its nominees to carry out its obligations under the partnership firm viz: Raheja Krishna Enterprises, the Developer herein.
10. We have taken necessary searches, given public notices in the newspaper inviting claims, if any, in respect of the said Property.
11. We have perused the copy of the search report, the original/ certified copies of the title documents as well as the aforesaid Declaration.
12. On the basis of and subject to what is stated hereinabove, in our opinion the title of M/s. Hindustan Candle Manufacturing Company (Sole Proprietor- Hindustan Candle Manufacturing Company Pvt. Ltd.) to the said Property as the Lessee is clear and marketable and the Developer is vested with unencumbered development rights in respect of the said Property.

THE SCHEDULE ABOVE REFERRED TO:

(Description of the Property)

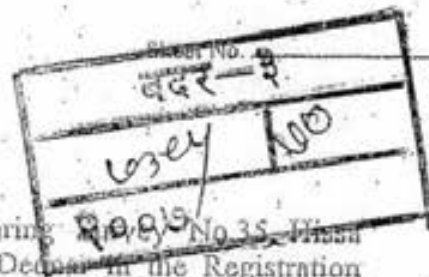
Part-I

All that piece or parcel of land bearing Survey No.34, Hissa No.15, C.T.S.No.373 of Revenue Village Deonar in the Registration District and Sub-District of Mumbai City and Suburban, admeasuring as per the P.R.Card 7403.80 sq.mtrs. or thereabouts and bounded as follows :-

- On or towards the North: By C.T.S.Nos.344, 346 & 375;
 On or towards the South: By C.T.S.Nos.383, 377, 378 & 380;
 On or towards the East: By C.T.S.Nos.372, 371 & 381;
 On or towards the West: By C.T.S.Nos.390 & 376

A & CO. Advocates, Solicitors

Part-II



All that piece or parcel of land bearing P.R. Card No. 35, Village No.1 (pt.), C.T.S.No.390 of Revenue Village Deonar in the Registration District and Sub-District of Mumbai City and Suburban, admeasuring as per the P.R.Card 18191 sq.mtrs. or thereabouts and bounded as follows :-

On or towards the North: By C.T.S.Nos.330, 337 & 376;
On or towards the South: By C.T.S.Nos.390B & 389;
On or towards the East: By C.T.S.Nos.383 & 373;
On or towards the West: By C.T.S.Nos.328 & 396

Dated this 6th day of July, 2006.

Kanga and Company

S.S. Vidya
Partner



'ANNEXURE-F'

Handwritten notes in a box: 13/04/69, 2006

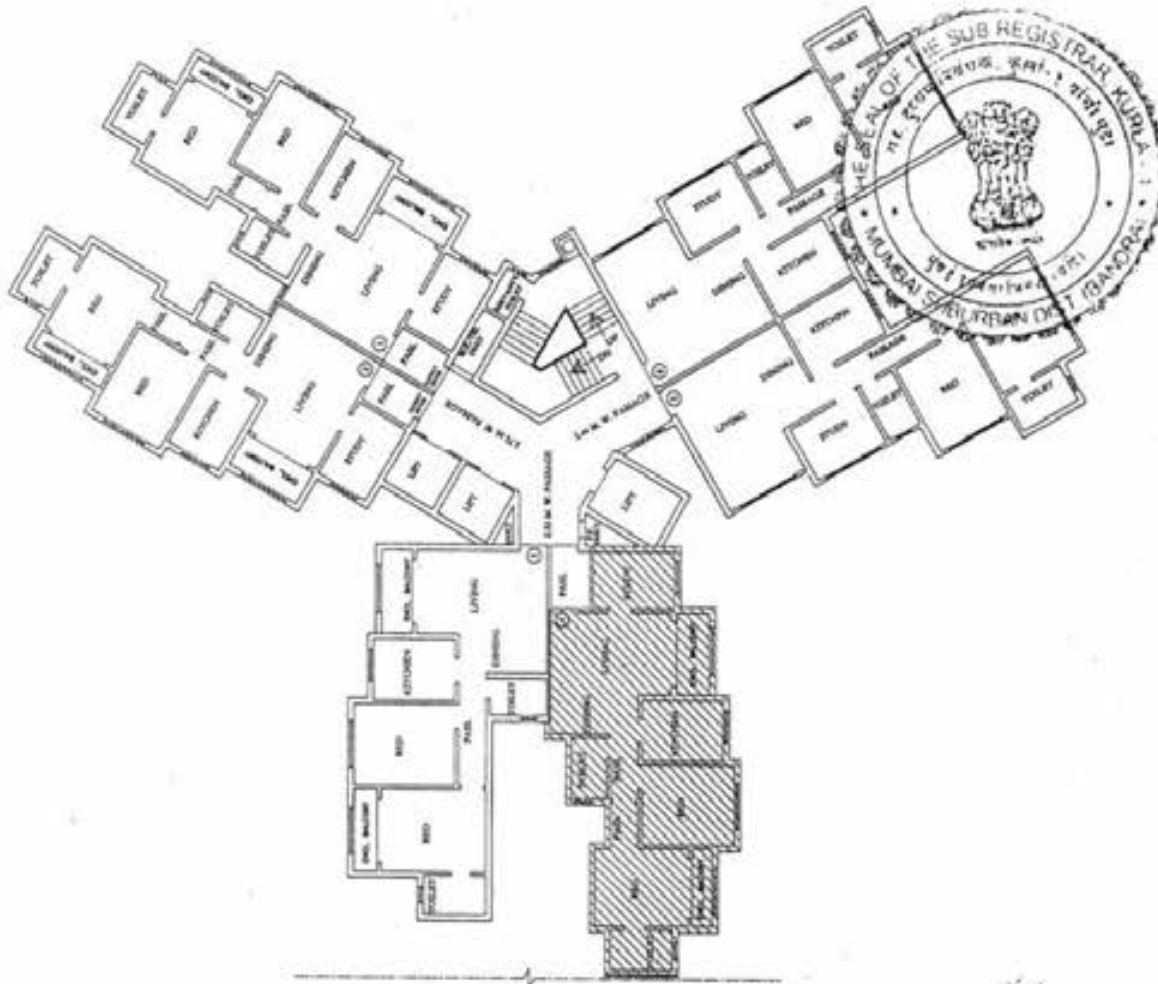
FOR RAHEJA KRISHNA ENTERPRISE
K. Raheja Universal Pvt. Ltd.

[Signature]
Partner

RAHEJA ACROPOLIS

AUGUSTUS
(WING - B)

FLAT NO.: 1804



1st To 6th, 8th To 13th, 15th To 18th FLOOR

For Hindustan Candle Mfg. Co. Pvt. Ltd.

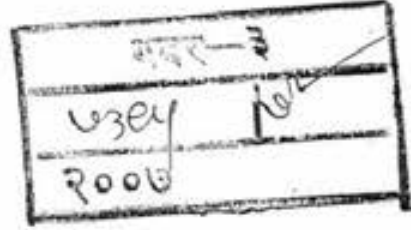
[Signature]
Director

[Handwritten notes and signature]
Attn: B. B. B. B.



ANNEXURE G

PAYMENT SCHEDULE



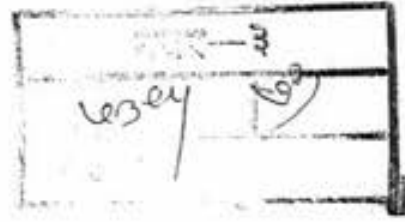
- (a) Rs.5,00,000/- (Rupees Five Lacs only) Part Earnest Money paid on 26th September, 2007.
- (b) Rs.14,05,965/- (Rupees Fourteen Lacs Five Thousand Nine Hundred Sixty Five only) Balance Earnest Money was due on 26th September 2007.
- (c) Rs.9,52,983/- (Rupees Nine Lacs Fifty Two Thousand Nine Hundred Eighty Three only) Plinth was due on 26th September 2007.
- (d) Rs.4,28,842/- (Rupees Four Lacs Twenty Eight Thousand Eight Hundred Forty Two only) 1st Slab was due on 26th September 2007.
- (e) Rs.4,28,842/- (Rupees Four Lacs Twenty Eight Thousand Eight Hundred Forty Two only) 3rd Slab was due on 26th September 2007.
- (f) Rs.4,28,842/- (Rupees Four Lacs Twenty Eight Thousand Eight Hundred Forty Two only) 5th Slab was due on 26th September 2007.
- (g) Rs.4,28,842/- (Rupees Four Lacs Twenty Eight Thousand Eight Hundred Forty Two only) 7th Slab was due on 26th September 2007.
- (h) Rs.4,28,842/- (Rupees Four Lacs Twenty Eight Thousand Eight Hundred Forty Two only) 9th Slab was due on 26th September 2007.
- (i) Rs.4,28,842/- (Rupees Four Lacs Twenty Eight Thousand Eight Hundred Forty Two only) 11th Slab was due on 26th September 2007.
- (j) Rs.4,28,842/- (Rupees Four Lacs Twenty Eight Thousand Eight Hundred Forty Two only) 13th Slab was due on 26th September 2007.
- (k) Rs.4,28,842/- (Rupees Four Lacs Twenty Eight Thousand Eight Hundred Forty Two only) 15th Slab was due on 26th September 2007.
- (l) Rs.4,28,842/- (Rupees Four Lacs Twenty Eight Thousand Eight Hundred Forty Two only) 17th Slab was due on 26th September 2007.
- (m) Rs.4,28,842/- (Rupees Four Lacs Twenty Eight Thousand Eight Hundred Forty Two only) 19th Slab was due on 26th September 2007.
- (n) Rs.4,28,842/- (Rupees Four Lacs Twenty Eight Thousand Eight Hundred Forty Two only) Brick Masonry was due on 26th September 2007.
- (o) Rs.4,28,842/- (Rupees Four Lacs Twenty Eight Thousand Eight Hundred Forty Two only) on completion of Internal Plaster.

For Hindustan Candle Mfg. Co. Pvt. Ltd.

Director

FOR RAHEJA KRISHNA ENTERPRISE
K. Raheja Universal Pvt Ltd.

Partner



- (p) Rs.4,28,842/- (Rupees Four Lacs Twenty Eight Thousand Eight Hundred Forty Two only) on completion of External Plaster.
- (q) Rs.4,28,842/- (Rupees Four Lacs Twenty Eight Thousand Eight Hundred Forty Two only) on completion of Flooring.
- (r) Rs.4,28,842/- (Rupees Four Lacs Twenty Eight Thousand Eight Hundred Forty Two only) on completion of Sanitary ware.
- (s) Rs. 2,38,247/- (Rupees Two Lacs Thirty Eight Thousand Two Hundred Forty Seven only) being the ultimate balance of the purchase price against delivery of the possession of the Flat to the Purchasers.

(TOTAL AMOUNT Rs. 95,29,825/- (Rupees Ninety Five Lacs Twenty Nine Thousand Eight Hundred Seventy Five only)



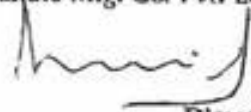
(TOTAL AMOUNT Rs. 70,76,210/- (Rupees Seventy Lacs Seventy Six Thousand Two Hundred Ten only to be paid on or before 24th October 2007.)

62
11/10
K. Raheja
20/10

FOR RAHEJA KRISHNA ENTERPRISE
K. Raheja Universal Pvt. Ltd.

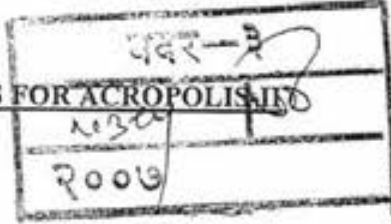

Partner

For Hindustan Candle Mfg. Co. Pvt. Ltd.


Director

ANNEXURE 'H'

LIST OF SPECIFICATIONS AND AMENITIES FOR ACROPOLIS



- All R.C.C. works as per Consultant's Design.
- All External Walls are of C.C. Blocks/Brickwork & all Internal Walls are Brickwork.
- Waterproofing, Pest control and anti-termite treatment carried out in the entire Building.
- Exterior Surface of building with weather resistant textured paint.
- Interiors with Good quality Plastic Emulsion paint.
- POP plaster on walls and ceiling with cornice.
- Anodized Aluminum OR UPVC windows with tinted glass.
- Grand Entrance Lobby Hall.
- Elegant Door Frames & Door Shutters with Decorative fittings.
- Vitrified tiles flooring in Living Room, Dining, Passages & All Bedrooms.
- Vitrified tiles for Flooring & Dado in Kitchen.
- Vitrified tiles Flooring & Dado in Master Toilets.
- Granite top with single bowl S.S sink in Kitchens.
- Concealed plumbing with Jaquar fittings in all Toilets.
- Concealed copper wiring with Decorative switches, Telephone
- Extensive Electrical layout in each flat.
- 3 nos – High Speed Elevators in each wing.
- Security Systems such as Video Door Phone, Gas leak detector, intrusion alarm and Intercom system inside Flats.
- Fire Hydrants, Fire Alarm systems etc. as per CFO requirement.
- Provision for Spilt AC in Living room & Master Bedroom and window AC in other rooms.



Common Amenities

- Swimming Pool, Club House, Gymnasium.
- Games Room/Multipurpose Hall.

For Hindustan Candle Mfg. Co. Pvt. Ltd.

Director

K. Raheja Universal Pvt. Ltd.

FOR RAHEJA KRISHNA ENTERPRISE
K. Raheja Universal Pvt. Ltd.

Partner

पावती क्र.

नोंदणी ३९ म.
Regn. 39 m.

दस्तऐवजाचा/कर्नाचा अनुक्रमांक

दिनांक ३६/११/०६ सन २००६

दस्तऐवजाचा प्रकार-

मुख्यालयाबाबत (अर्जा)

सादर करणाराचे नाव-

सादर करणाराचे नाव- सादर करणाराचे नाव- सादर करणाराचे नाव-

| |
|--------|
| बंदर-३ |
| १३२५ |
| २००७ |

खालीलप्रमाणे फी मिळाली:-

- नोंदणी फी
- नक्का फी (फोटोसो)
- पृष्ठांमनाची नक्का फी
- टपालखर्च
- नक्का किंवा जापने (कलम ६४ ते ६७)
- शोध किंवा निरीक्षण
- दंड-कलम ३५ अन्वये
- कलम ३४ अन्वये
- प्रमाणित नक्का (कलम ५७) (फोटोसो)
- इतर फी (मागील पानावरील) बाब क्र.

जो. जी.

६६२-१५/१०२/०६

| |
|-----|
| २५१ |
| २५१ |



एवम ..

दस्तऐवज
नक्का

रोणी तयार होईल व

नोंदणीकृत ठाकने पाठवली जाईल.

आ कायसिपास देण्यात येईल.

सा. दु. निबंधक, रोणी-४, दु. निबंधक.

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत करणे सादर

हवाली कराना.

सादरकर्ता

2009
usey
2009

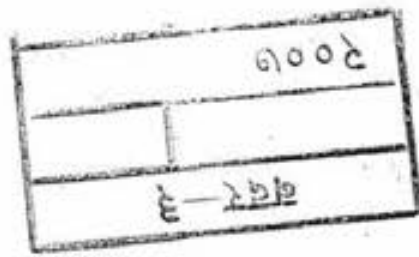
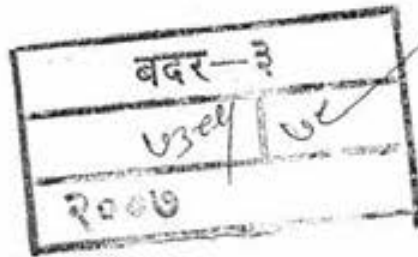
- (1) To execute the Agreements for Sale, Leave and License, Lease and all other documents each of them as may be necessary for dealing with or disposing off the units, flats, shops, commercial premises, offices, car parking spaces and other areas in the buildings constructed/to be constructed on any of the properties of the Company;
- (2) To lodge the said Agreements/documents when executed with the Sub Registrar of Assurances in the State of Maharashtra and any place in India and to do all such other acts deeds matters and things as may be deemed necessary from time to time, in connection therewith, and
- (3) To appoint substitute/substitutes interalia for lodging the said documents for registration and admitting execution thereof



NOW KNOW YE AND THESE PRESENTS WITNESSETH THAT in pursuance of the above, I hereby appoint the following attorneys (1) MR. C. A. VISHWANATHAN, residing at B-5/79 Ashiana Co-op. Housing Society, MHADA, Andheri (W), Mumbai 400 053, (2) MR. MOHAN P. AHUJA, residing at 403, Balaji Apartments, Dhobighat Road, Saibaba Chowk, Ulhasnagar 421 002, (3) MR. SANDEEP SHIVANAND KAMAT residing at 1/11, Datar Building, Sane Guruji Road, Lalbaug, Mumbai 400 012, (4) MR. NITIN VIJAY PARDESHI, residing at C/103, Hill View Apartments, L.B.S. Marg, Opp. Paper Mill, Suryanagar, Vikhroli (W), Mumbai 400 083, (5) MR. SWAPNIL SHRIKANT SAHANI, residing at Shree Building, 34, Bhavani Shankar Road, Dadar, Mumbai 400 028, (6) MR. NEVILLE HOMI PATEL, residing at 28/9, Sitaram Jadhav Marg, Lower Parcel (West), Mumbai 400 013, (7) MR. SATYEN KIRTIKUMAR TEJANI, residing at 3/12, Om Sainath Apartments, Ram Mandir Road, Babhai, Off L. T. Road, Borivali (W), Mumbai 400 092, (8) MR. SHANKARNARAYNAN KRISHNAN, residing at 40, Ambe Ashish, Nahur Road, Mulund (W), Mumbai - 400 080 and (9) MR. DEEPAK HARISHCHANDRA GUPTA, residing at B/14, Vasudev Apartments, Parsi Panchayat Road, Andheri (E), Mumbai - 400 069, (10) MR. EDWIN REGINALD JOSEPH, residing at 152, Lourd Entp, Marouli Church, Chembur, Mumbai 400074, (11) MR. KUNAL HARESH ENGINEER, residing at Flat No.703, 7th Floor, Vasant Aishwarya, D Wing, Mathradas



[Handwritten signature]



Road, Kandivali (W), Mumbai 400 067 and (12) MR. VAIBHAV DEO, residing at B-31/2 Govt. Colony, Bandra (E), Mumbai 400 051, (13) MR. SUDHIR K. THAKKAR residing at F-7 Shankar Dham, Sundarvan Complex, Andheri (W), Mumbai 400 053, whose specimen signatures are appended hereinbelow, to be my true and lawful attorney jointly and /or each of them severally to act for me in the name of the Company and to do the following acts, deeds, matters and things as hereinafter set out:-

1. To appear before any Registrar, Sub-Registrar of Assurances or other Authorities in the State of Maharashtra and at any place in India and to lodge and /or present document /documents for registration and to admit the execution of all the documents that is Agreements, Deed of Conveyance, Lease Deed, including the Deed of Rectification, Deed of Confirmation and all other documents executed by me on behalf of the Company or as the Director of the Company and sign or execute the receipts thereof in my name on behalf of the Company as aforesaid and receive the said document /documents and to do all other things necessary for the purpose of registration of the said document or documents under the Indian Registration Act.(Act XVI of 1908)
2. And generally to do all lawful acts necessary for the aforesaid purposes and I hereby agree that all acts, deeds and things lawfully done by my said Attorney/s in respect of the aforesaid purpose/s for me/on behalf of the Company as stated hereinabove, shall be construed as acts, deeds and things done by me and I hereby undertake to ratify and confirm all and whatever that my said Attorneys shall lawfully do and or cause to be done for me for and on behalf of the Company by virtue of this Specific Limited Power of Attorney.

IN WITNESS WHEREOF I, RAHUL S. RAHEJA, have signed this Specific Limited Power of Attorney this 15th day of November 2006

SIGNED AND DELIVERED by the withinnamed

RAHUL S. RAHEJA in the presence of



बदर-ने
७३०१/२०
२००६

१००६

Specimen signature of the
Constituted Attorneys:

(1) C. A. VISHWANATHAN,

(2) MOHAN P. AHUJA,

(3) SANDEEP SHIVANAND KAMAT

(4) NITIN VIJAY PARDESHI,

(5) SWAPNIL SHRIKANT SAHANI,

(6) NEVILLE HOMI PATEL,

(7) SATYEN KIRTIKUMAR TEJANI,



बदल: 3
Uzey 19
2006

OW

(8) SHANKARNARAYNAN KRISHNAN



Deepak Gupta

(9) DEEPAK HARISHCHANDRA GUPTA



Edwin

(10) EDWIN REGINALD JOSEPH

Kunal Haresh Engineer

(11) KUNAL HARESH ENGINEER



Vaibhav Deo

(12) VAIBHAV DEO

MUMBAI No. 4

Sudhir K. Thakker

(13) SUDHIR K. THAKKER



Witness:-

1) Milind Kadam

2) Jayesh Savant

Kadam

Jayesh





K. Raheja Universal Pvt. Ltd.

| | |
|--------------------------|--------------------------|
| Raheja Centre Point | Tel: 91 22 6841 4242 |
| 294, CST Road | Fax: 91 22 6841 4242 |
| Near Mumbai University | www.krahejauniversal.com |
| Off Bandra-Kurla Complex | www.krahejauniversal.com |
| Santa Cruz | |
| Mumbai - 400 098 | |

0324 22
2009

Certified True Copy of the Resolution passed in the meeting of the Board of Directors of K. Raheja Universal Pvt. Ltd. held on 13/11/2006 at the Registered Office of the Company at Raheja Centre Point, 294, CST Road, Near Mumbai University, Off Bandra Kurla Complex, Santa Cruz (E), Mumbai 400098.

"RESOLVED THAT Mr. Rahul S. Raheja, Vice Chairman of the Company is hereby authorized to execute Agreements for Sale, Lease and License and all other documents as may be necessary for dealing with or disposing of plots, shops, commercial premises, offices, units, car parking spaces and other areas in the buildings constructed / to be constructed on any of the properties of the Company and to lodge the said Agreements when executed with the Sub Registrar of Assurances in the State of Maharashtra and any place in India and to do all such other acts deeds matters and things as may be deemed necessary from time to time, in connection therewith and also to appoint substitute /substitutes for lodging the said documents for registration and admitting execution thereof.



FURTHER RESOLVED THAT this Board Resolution shall form part of and be read along with the Board Resolution dated 10th April 2004.

For K. RAHEJA UNIVERSAL PVT. LTD.

x s R

(Chairman)



ICICI Bank

Customer Copy

Deposit Br. Powai Date: 6.8.07

Pay to : ICICI Bank Ltd. A/C Stamp Duty

| | | |
|-----------------|-----|-------|
| Franking Value | Rs. | 100/- |
| Service Charges | Rs. | 10 |
| Total | Rs. | 110/- |

Name of Stamp duty paying party :
 SUNIL K. GUPTA
 KHATAU BUILDING, Dr. S.S. RAORoad
 LALBAUG, MUMBAI - 400012

Received With Thanks
 Rs. 100/- Towards
 Payment of Stamp Duty

DD / Cheque No. _____

Drawn on Bank _____

(For Bank's Use only)

Sr. No. 68067



ICICI Bank

Customer Copy

Deposit Br. Powai Date: 31/10/07

Pay to : ICICI Bank Ltd. A/C Stamp Duty

| | | |
|-----------------|-----|-------|
| Franking Value | Rs. | 200/- |
| Service Charges | Rs. | 10/- |
| Total | Rs. | 210/- |

Name of Stamp duty paying party :
 SUNIL K. GUPTA
 KHATAU BUILDING, Dr. S.S. RAORoad
 LALBAUG, MUMBAI - 400012

Received With Thanks
 Rs. 200/- Towards
 Payment of Stamp Duty

DD / Cheque No. _____

Drawn on Bank _____



(For Bank's Use only)

Tran ID

Franking Sr. No. 67931

Officer



SPECIFIC LIMITED POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME I, SUNIL GUPTA having my office at Khatau Terrace, Dr. S.S. Rao Road, LalBaug, Mumbai 400012 do hereby nominate, constitute and appoint (1) Mrs. Sangita A. Sadare residing at 2342/79, Pantnagar, Ghatkopar (E) Mumbai - 400 075. (2) Miss. Suchita T. Khamkar residing at R.No. 824, Shyamsunder Society, Hanuman Nagar, Vikhroli (W), Mumbai 400079., (3) Mr. B. N. Shukla residing at 99, Rajgor Chambers, Surat Street, Masjid Bandar (E), Mumbai - 400 009. whose specimen signatures are Appended hereinbelow to be my true and lawful attorneys jointly and /or each of them severally to act for me and to do the following acts and deeds :-

- To appear before any Registrar, Sub-Registrar of Assurances or other Authorities at Mumbai/Chembur or any other place and to lodge and/or present document/documents for registration and to admit the execution

AUT: 31/10/07
 Sr. No. 68067
 Date: 31/10/07

For ICICI Bank Ltd. Bank Ltd., California Shopping
 Mumbai 400076.

163065
 21/11/07

R-00002001-22212
 11:31

Rs. Five Two Hundred only

लदर-२५
२००७

Specimen signatures of the
Constituted Attorneys:



Sadare

(1) Mrs. Sangita A. Sadare



L. K. T. Khamkar

(2) Miss. Suchita T. Khamkar



(3) Mr. B. N. Shukla

B. N. Shukla



Handwritten notes in a box: "Rajeev" and "1A"

Rs. One Hundred Only

Mother
Bank Ltd., Galleria Shopping
Mall, Heerachani Gardens, Powai
Mumbai 400076
Veena M. Senior Officer

MAHARASHTRA
ADHESIVE
162068
AUG 06 2007

6 of the said documents i.e. Agreement for Sale including the Deed of Rectification, Deed of Confirmation and all other documents ancillary thereto, executed by me as the Director of partner of the Firm Raheja Krishna Enterprise and sign or execute the receipt thereof in my name or on my behalf as aforesaid and deliver the said document/ documents to me as may be intended under the terms and conditions of the said document/s and to do all things necessary for the purpose of registration of the said document or documents under the Indian Registration Act.

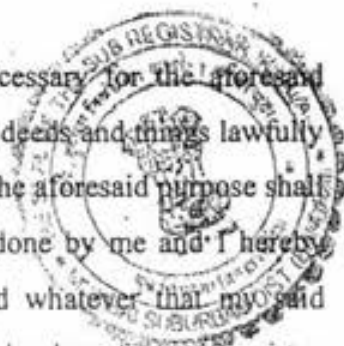
2. And generally to do all lawful acts necessary for the aforesaid purposes and I hereby agree that all acts, deeds and things lawfully done by my said Attorneys in respect of the aforesaid purpose shall be construed as acts, deeds and things done by me and I hereby undertake to ratify and confirm all and whatever that my said Attorneys shall lawfully do and cause to be done for me by virtue of this Specific Limited Power Of Attorney.

IN WITNESS WHEREOF I, SUNIL GUPTA have signed this Power of Attorney this 6th day of August 2007.

SIGNED AND DELIVERED by the withinnamed)
Mr SUNIL GUPTA in the presence of)

Handwritten signature

Before me,



| |
|----------|
| बजर-३ |
| 6347 120 |
| 2006 |

Form 3 [see Rule 3(a), (b)]
LEARNER LICENSE

LL No. : LL/32934/07
 Name : VIKAS THAKKAR
 Son of : SURESH THAKKAR
 Address :
 ROOM NO-12.13, SHANKAR VILAS, CHAWL,
 PRATAP NAGAR, BHANDUP MUMBAI
 Temp Add:
 ROOM NO-12.13, SHANKAR VILAS, CHAWL,
 D.O.B. : 24/06/1987 B.G. :
 Identification Marks :

DOI 26/06/2007



[Handwritten Signature]

Sign/Thumb of Holder :



[Handwritten notes in Hindi:]
 29
 2006

is licensed to drive throughout India as a learner subject to the provisions of rule 3 of Central Motor Vehicles Rules, 1989, a motor vehicle of the following description.
 Motor Cycle With Gear

This License is valid from 26/06/2007 to 25/12/2007

The holder of the licence has passed the preliminary test referred to in Rule 11(1) of the Central Motor Vehicle Rules, 1989.
 The holder of the licence is exempted from the medical test under rule 6 of the Central Motor Vehicle Rules 1989.



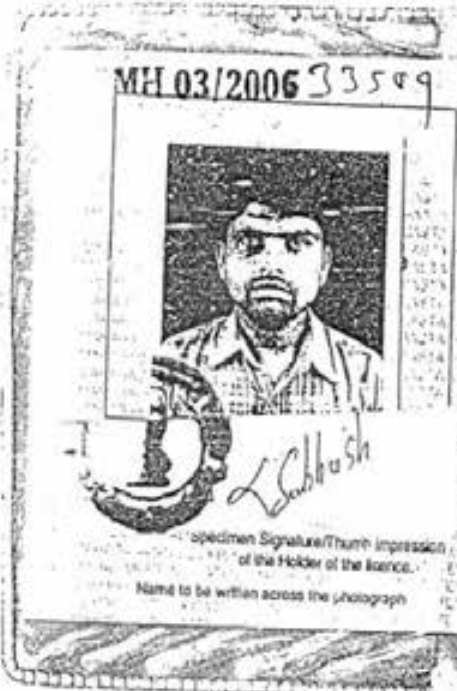
ADAL

[Handwritten Signature]

Licensing Authority
 870.8-1.3RD FLOOR, WADALA TRUCK TERMINAL, WA

Where the permission of the holder of this licence is drawn to rule 3 of Central Motor Vehicle Rules, 1989 which prohibits him from driving any motor vehicle unless he has besides him a person duly licensed to drive the vehicle and in every case, the vehicle carries 'L' plates both in the front and in the rear of the vehicle

बदर-३
 03/2006 33509
 2006



L. Subhash

Specimen Signature/Thumb impression of the Holder of the licence.
 Name to be written across the photograph

FORM 6
 [See Rule 10(1)]

Driving Licence
 MH 03/2006 33509
 Driving Licence No.

Date of issue 08/19/06

Name of the Licentiate
 Mr. Subhash
 Chandia

Son/wife/daughter of
 Suresh Chandia



2 Temporary address/ Official address (if any)

Permanent Address
 Panchsheel Colony
 Hi. Nr. Buth
 Mander Suraj

Date of birth 10/4/82

Educational qualifications
 N/A

Blood group with RH factor (Optional)
 B

LIGHT MOTOR VEHICLE (TRANSPORT)

The holder of this licence is licensed to drive throughout India the vehicles of the following description:-

Mr. CTR only

The licence to drive a motor vehicle other than transport vehicle is valid From to

Signature and designation of the Licensing Authority.

12/11

बदर-३
७३६५ / १९
११०३७३

Form 3 (see Rule 103(b))
LEARNER LICENSE

LL No. LL/34625/07
Name AMOL KASARE
Son of PANDURANG KASARE
Address 1/38, D.D. CHAWL NO-103, S.S. AMITRAO MARG,
MUMBAI
Temp. Add 1/38, D.D. CHAWL NO-103, S.S. AMITRAO MARG,
D.O.B. 27/09/1982 B G O-
Identification Marks:

DOI 051072697



Amol Kasare

Sign/Titling of holder:





राज्य परिवहन विभाग
 राज्य परिवहन निगम
 टिकट नं. १००११००११११
 वाहन नं. २१-०२-२०२१ (NT)

AUTHORIZATION TO DRIVE FOLLOWING CLASSES
 OF VEHICLES THROUGHOUT INDIA
 COV DOI
 MCWG 01-08-2007



DOB 13-11-1979 BG: Not

Name MITESH RAIKOTIYALYA
 S/O of LAXMIKANT RAIKUNDALIYA
 Add FLAT NO-702, 7TH FLOOR, VINAYAK
 ASHISH, M.M. MOYIA ROAD,
 MULUND (W) MUMBAI
 Pin - 400088
 Signature & ID of
 Issuing Authority: MH03 2007247

Signature/Thumb
 Impression of Holder





15/10/2007

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

वदर3

दस्त क्र 7395/2007

12:02:18 pm

कुर्ला 1, (कुर्ला)

९९

दस्त क्रमांक : 7395/2007

दस्ताचा प्रकार : करारनामा

| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | अंगठ्याचा टसा |
|----------|--|--|-----------|---------------|
| 1 | <p>नाव अरुण बहल - - पत्ता घर/फ्लॅट नं. - गल्ली/रस्ता - ईमारतीचे नाव 153, 15 वा मजला बी विंग सिलार्ड बिल्डींग, काफ परेड मु 06 ईमारत नं. - फेट/पत्ताहत - शहर/गाव - तालुका - पिन - पिन नम्बर: AIMPB</p> | <p>लिहून घेणार वय 36 सही</p> | | |
| 2 | <p>नाव अलका बहल - - पत्ता घर/फ्लॅट नं. - गल्ली/रस्ता - ईमारतीचे नाव वरीलप्रमाणे- ईमारत नं. - फेट/पत्ताहत - शहर/गाव - तालुका - पिन - पिन नम्बर -</p> | <p>लिहून घेणार वय 33 सही</p> | | |
| 3 | <p>नाव मेरसन रहेजा कुम्भा इंटरप्रयझेसचे भागीदार मेरसन के रहेजा युनिव्हर्सल प्रा लि चे संचालक राहुल रहेजा तर्फे मुखत्यार श्री स्वप्नील सहानी AAJFR 0329 L - - पत्ता घर/फ्लॅट नं. - गल्ली/रस्ता - ईमा</p> | <p>लिहून देणार वय 28 सही</p> | | |
| 4 | <p>नाव हिंदुस्थान कॅडल मॅन्युफॅक्चरींग कंपनी प्रा लि चे संचालक सुनील गुप्ता तर्फे मुखत्यार बी एन शुक्ला AAACH1534 K - - पत्ता घर/फ्लॅट नं. - गल्ली/रस्ता - ईमारतीचे नाव खटाव टेरेस, डी एस एस राव रा</p> | <p>लिहून देणार वय 32 सही</p> | | |





दस्त गोधवारा भाग - 2

वदर3

दस्त क्रमांक (7395/2007)

४२

दस्त क्र. [वदर3-7395-2007] चा गोधवारा बाजार मुल्य :3864336 मोबदला 9529825 भरलेले मुद्रांक शुल्क : 459100

पावती क्र.:7526 दिनांक:15/10/2007
पावतीचे वर्णन
नाव: अरुण बहल - -

दस्त हजर केल्याचा दिनांक :15/10/2007 11:57 AM
निष्पादनाचा दिनांक : 11/10/2007
दस्त हजर करणाऱ्याची सही :

30000 :नोंदणी फी
420 :नक्कल (अ. 11(1)), पृष्ठाकनाची नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

30420: एकूण

दस्ताचा प्रकार :25) करारनामा
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 15/10/2007 11:57 AM
शिक्का क्र. 2 ची वेळ : (फी) 15/10/2007 12:00 PM
शिक्का क्र. 3 ची वेळ : (कबुली) 15/10/2007 12:02 PM
शिक्का क्र. 4 ची वेळ : (ओळख) 15/10/2007 12:02 PM

पावती क्र.:7527 दिनांक:15/10/2007
पावतीचे वर्णन
नाव: अरुण बहल - -

दस्त नोंद केल्याचा दिनांक : 15/10/2007 12:02 PM

1420 :नक्कल (अ. 11(1)), पृष्ठाकनाची नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

1420: एकूण

ओळख :
खालील इसम असे निघेदील करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात,
य त्यांची ओळख पटविताने.

1) मितेश ठक्कर - - ,घर/प्लॉट नं. -

गल्ली/रस्ता : -
ईमारतीचे नाव: शॉप नं 2, अंबाजीघाट-बिल्डींग,एमजीरोड, मुमुळ प मु. 80

ईमारत नं. -
पेट/वसाहत : -
शहर/गाव : -
तालुका : -
पिन : -

2) अमोल कासार - - ,घर/प्लॉट नं. -

गल्ली/रस्ता : -

ईमारतीचे नाव: दस्तऐवजप्रमाणे

ईमारत नं. -
पेट/वसाहत : -
शहर/गाव : -
तालुका : -
पिन : -



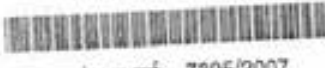
ड. निबंधकाची सही, मुंबई (कुली)

ड. निबंधकाची सही
मुंबई (कुली)



प्रमाणित करण्यात येते कि या दस्तामध्ये
एकूण. ४०४३३ (४२) पाने आहेत.
वदर-३/ ७३९५ / २००७
पुस्तक क्र. १५०३
नोंदवा १५-१०-०७
दिनांक

सह दुय्यम निबंधक कुली
मुंबई उपनगर जिल्हा



दस्तावेज क्रमांक व वर्ष: 7395/2007
 Monday, October 15, 2007
 12:02:42 PM

दुय्यम निबंधक: कुर्ला 1 (कुर्ला)

पाने 03 न.
 Page 03 of 6

सूची क्र. दोन INDEX NO. II

गावाचे नाव : देवनार

(1) दिलेच्या प्रकार, मोबदल्याचे स्वरूप कायदा
 व बाजारभाव (भाडेपट्ट्याच्या
 बाबतीत पट्टाकार आकारणी देणे
 की पट्टेदार ते नमूद करावे) मोबदला रु. 9,529,825.00
 बा.भा. रु. 3,864,336.00

(2) भू-मापन, पोटहिस्सा व घरक्रमांक
 (असल्यास)

(1) सिटीएस क्र.: 373 दर्जना: विभागाचे नाव - देवनार - कुर्ला, उपविभागाचे नाव - 100/471 -
 मुनांग: उत्तरेत हार्बर रेल्वे मार्ग, पूर्वेत 13.40मी.वि.को.रस्ता, दक्षिणेस ए.एन.पुरव मार्ग व
 पश्चिमेस गावाची सीमा.. सडर मिळकत सि.टी.एस. नंबर - 373 मध्ये आहे. प्लॉट न
 1804, 18 वा मजला, रहेजा अॅक्रोपोलीस-2, बी विंग अॅगस्टस बिल्डींग न 1, देवनार मुं
 ,सिटीएस न 373सी
 (1)बांधीव मिळकतीचे क्षेत्रफळ 89.19 चौ.मी. आहे.

(3) क्षेत्रफळ

(4) आकारणी किंवा जुळी देण्यात
 असेल तेंव्हा

(1)-

(5) दस्तऐवज करून देण्या-या
 पक्षकाराचे व संपूर्ण पत्ता नाव किंवा
 दिवाणी न्यायालयाचा हुकुमनामा
 किंवा आदेश असल्यास, प्रतिवादीचे
 नाव व संपूर्ण पत्ता

(1) मेव्हर्त रहेजा कृष्णा इंटरप्रायझेसचे भागीदार मेव्हर्स के रहेजा युनिव्हर्सल प्रा लि चे संचालक
 राहुल रहेजा तर्फे मुखत्यार श्री स्वजील सहानी AAJFR 0329 L - -: घर/प्लॉट नं: -;
 गल्ली/रस्ता: -: ईमारतीचे नाव: रहेजा सेंटर पॉईंट, 294, सी एस टी रोड बांद्रा कुर्ला कॉम्प्लेक्स,
 साताकुझ पु मुं 88 ; ईमारत नं: -: पेट/वसाहत: -: शहर/गाव: -: तालुका: -: पिन: -: पॅन नम्बर:
 (2) हिंदुस्थान कॅडल मॅन्युफॅक्चरींग कंपनी प्रा लि चे संचालक सुनील गुप्ता तर्फे मुखत्यार बी एन
 शुक्ला AAACH1534 K - -: घर/प्लॉट नं: -: गल्ली/रस्ता: -: ईमारतीचे नाव: खटाव टेरस,
 डॉ एस एस राव रोड लालबाग मुं 12; ईमारत नं: -: पेट/वसाहत: -: शहर/गाव: -: तालुका: -;
 पिन: -: पॅन नम्बर: -.

(6) दस्तऐवज करून घेण्या-या
 पक्षकाराचे नाव व संपूर्ण पत्ता किंवा
 दिवाणी न्यायालयाचा हुकुमनामा
 किंवा आदेश असल्यास, यादीचे नाव
 व संपूर्ण पत्ता

(1) अरुण बहल - -: घर/प्लॉट नं: -: गल्ली/रस्ता: -: ईमारतीचे नाव: 153, 15 वा मजला बी
 विंग सिलार्ड बिल्डींग, काक परेड मुं 05; ईमारत नं: -: पेट/वसाहत: -: शहर/गाव: -: तालुका:
 -:पिन: -: पॅन नम्बर: AIMPB3893E.
 (2) अलका बहल - -: घर/प्लॉट नं: -: गल्ली/रस्ता: -: ईमारतीचे नाव: वरीलप्रमाणे: ईमारत
 नं: -: पेट/वसाहत: -: शहर/गाव: -: तालुका: -:पिन: -: पॅन नम्बर: -.

| | | |
|--------------------------------------|---------------|--------------|
| (7) दिनांक | करून दिल्याचा | 11/10/2007 |
| (8) | नोदणीचा | 15/10/2007 |
| (9) अनुक्रमांक, खंड व पृष्ठ | | 7395 /2007 |
| (10) बाजारभावाप्रमाणे मुद्रांक शुल्क | | रु 459100.00 |
| (11) बाजारभावाप्रमाणे नोदणी | | रु 30000.00 |
| (12) शेरा | | |



बी लिहिला
 बी वाचला
 बी खर्चात पेशले

खरी प्रत

बह. दुय्यम नियंत्रक, कुर्ला
 मुंबई उपनगर जिल्हा.



Flat No. 1804 - Augustus

Raheja Acropolis-II ADONIS AUGUSTUS Co-op. Housing Society Limited

Regn. No. MUM / WM / HSG / TC / 9967 / 2009-10 Dated 22-12-2009
Plot Bearing C.T.S. No. 373/12, Village Deonar, Off V. N. Purav Marg, Deonar, Mumbai-400 088.

(Registered under M. C. S Act 1960)

No. 102

Authorised Share Capital Rs. 100000/- Divided into 2000 Share each of Rs. 50/-

Member's Register No. 204 Share Certificate No. 206

THIS IS TO CERTIFY that Shri/Smt./Ms. Mr. Arun Bhal,

Alka Bhal

of Mumbai is the Registered Holder of 5 Shares from No. 1041

to 1045 of Rupees Fifty each

in Raheja Acropolis-II ADONIS AUGUSTUS Co-op. Housing Society Limited

subject to the bye-laws of the said Society and that upon each of such Shares the sum of

Rupees Fifty has been paid.

GIVEN under the Common Seal of the said Society at Mumbai this 1st

day of August 2010



Hon. Chairman

Hon. Secretary

Member of the Committee

P.T.O



RAHEJA ACROPOLIS-II
ADONIS AUGUSTUS CO-OPERATIVE HOUSING SOCIETY LIMITED

[Regn. No. MUM/WM/HSG/TC/9967/2009-10 Dated 22-12-2009]

Ref No.: SOC/T/JUL/2020/130

Date: 7th July, 2020

Mr. Rahul Ghatak j/w. Mrs. Disha Nawani
1804 Augustus,
Raheja Acropolis II Adonis Augustus CHS Ltd.,
V. N. Purav Marg,
Mumbai 400 088.

Dear Sir/Madam,

Sub: Transfer of Flat No. 1804 Augustus. Transfer Sl. 309.

We are pleased to inform you that the Managing Committee of the Society, in its meeting held on 29th June, 2020, has approved the transfer of flat no. 1804 Augustus, standing in the names of Mr. Manoj Hiralal Punjabi j/w. Mrs. Riddhi Manoj Punjabi in your name viz. Mr. Rahul Ghatak j/w. Mrs. Disha Nawani based on the documents submitted by you and the Transferor.

With a view to adhere to the regulatory requirements, avoid inconvenience to other members, maintain cordial atmosphere and enhance the beauty of the complex, the Society comes out with Circulars from time to time. You are requested to kindly observe and comply with the regulations, to help the Society in discharging its functions effectively.

While we congratulate you and welcome you to the Society, we request that you contribute your mite for the betterment of the Society.

Thanking you,

Yours faithfully,

For RAHEJA ACROPOLIS II ADONIS AUGUSTUS CHS LTD


Vinay Surana
Hon. Secretary



C.c. to Mr. Manoj Hiralal Punjabi j/w. Mrs. Riddhi Manoj Punjabi

RAHEJA ACROPOLIS-II ADONIS AUGUSTUS CO-OPERATIVE HOUSING SOCIETY LIMITED.

REGN. NO.: MUM/WM/HSG/TC/9967/2009-10 DT.22/12/2009.
CTS NO. 373/12, DEONAR VILLAGE, V.N.PURAV MARG
MUMBAI - 400 088. (GST NO. :- 27AAAR8828A1ZL)

Name : [AG1804] Mr.ManojH.Punjabi&RiddhiM.Punjabi Bill No. : 8752

AUGUSTUS FLAT NO.1804 GST NO.:27AITPP6173G1ZM

Particulars : BILL FOR MONTH OF JANUARY TO MARCH'2020 Date : 05/01/2020

| SrNo. | Nature of Charges | Amount |
|-------|---------------------------------|----------|
| Rs.Ps | | |
| 1. | Maintenance Charge 3.51 psf/pm | 13005.00 |
| 2. | Property Tax (Common Area) | 143.00 |
| 3. | Sinking Fund @0.21 psf/pm | 778.00 |
| 4. | Repair Fund @0.63 psf/pm | 2334.00 |
| 5. | Non Occupancy (10% of Maint.) | 1301.00 |
| 6. | Reimburse Prop.Tax-Flat/Parking | 6151.00 |
| 7. | Reimburse Twrds. Maint. (ROW) | 812.00 |
| 8. | Reimburse Pest cntrl flat/Park | 309.00 |
| 9. | Reimburse Culture Activities | 472.00 |
| 10. | Electricity Charges (Oct-Dec) | 3626.00 |

| | | | | | | |
|-------------|---|-------------|------|------------|-----|----------|
| Arrears(P): | 0.00 | Arrears(I): | 0.00 | Total | Rs. | 28931.00 |
| Rupees : | Twenty Eight Thousand Nine Hundred..... | | | Arrears | Rs. | 0.00 |
| | Thirty One Only | | | Amount Due | Rs. | 28931.00 |

E. & O. E.

NOTES : 1. Interest @21% pa. will be charged from 5th Jan'2020, if payment is not recd. on or before the expiry of the grace period viz 5th Feb'20.
2. Henceforth, for any reason whatsoever, if GST amount is determined/assessed to be higher than the present levy, members would be liable to pay additional amount to determined/assessed.

For RAHEJA ACROPOLIS-II ADONIS AUGUSTUS
CO-OPERATIVE HOUSING SOCIETY LIMITED.

THIS IS COMP.GNRT.BILL DOESNOT REQ.SIGN.



Raheja Krishna Enterprise

Raheja Centre-Point
294, C.S.T. Road
Kalina, Santacruz (E)
Mumbai 400 098, India

Tel: +91 22 6641 4141
Fax: +91 22 6641 4242
mail@krahejauniversal.com
www.krahejauniversal.com

March 1, 2009

MR. ARUN BAHL
MRS. ALKA BAHL

Sub : Agreement for Sale dated October 11, 2007 of Flat No 1804 on the 18th Floor in the Bldg No.1, Augustus - 'B' Wing of the building Raheja Acropolis II situated at Deonar Pada Road, Near Telecom Factory, Chembur MUMBAI - 400088.

In pursuance of the Agreement for Sale dated October 11, 2007 we have today put you in vacant and peaceful possession of Flat No.1804 on the 18th Floor in the 'Bldg No.1, Augustus - 'B' Wing' of the building "Raheja Acropolis II" situated at Deonar Pada Road, Near Telecom Factory Chembur MUMBAI - 400088.

You have inspected all the fixtures, fittings and the amenities provided in the said Flat and have found the same to be in good order and working condition and as per the details / specifications set out in the said Agreement for Sale dated October 11, 2007. As such you have agreed that you shall from the date hereof not raise any objections in regard thereto.

You being fully satisfied have accepted the keys of your said Flat No.1804 in the said building "Raheja Acropolis II Bldg No.1, Augustus - 'B' Wing".

Kindly confirm the same herein below.

Yours Faithfully,

For Raheja Krishna Enterprise

Authorised Signatory

I / We confirm

Authorised Signatory



Raheja Krishna Enterprise

Raheja Centre-Point
294, C.S.T. Road
Kalina, Santacruz (E)
Mumbai 400 098, India

Tel: +91 22 6641 4141
Fax: +91 22 6641 4242
mail@krahejauniversal.com
www.krahejauniversal.com

01st March 2009

CUSTOMER COPY

To,
MR. ARUN BAHL
MRS. ALKA BAHL

Dear Sir/Madam,

Re.: Agreement for Sale in respect of Flat No 1804 on the 18th Floor in the Bldg No. 1 Augustus "B" Wing of the Building "Raheja Acropolis - II" situated at Deonar pada Road, Near Telecom Factory, Chembur, Mumbai - 400 088.

As incidental to your purchase of the captioned flat, you shall have the exclusive right of use to park one light vehicle, in **Parking Space No. L-19** in the compound of the building (Open to Sky).

The aforesaid allotment of the parking space is subject to the following conditions:-

- (a) The said parking space shall be used for parking vehicle belonging to you or your families vehicle and for no other purpose whatsoever. You shall not be entitled to transfer or assign the said right in respect of car parking in favour of anybody independent of the said flat.
- (b) In the event of an emergency (like fire etc.) or on insistence of any authorities, you shall remove or cause to be removed the said vehicle immediately, on a notice being given in that behalf, and keep the space vacant until the emergency is over.

Please return the duplicate hereof duly signed in confirmation of you having accepted the above conditions.

Please acknowledge receipt.

Thanking you.

Yours faithfully,

For **RAHEJA KRISHNA ENTERPRISE**

Authorised Signatory

(I/We confirm)



RAHEJA ACROPOLIS-II

ADONIS AUGUSTUS CO-OPERATIVE HOUSING SOCIETY LIMITED

[Regn. No. MUM/WM/HSG/TC/9967/2009-10 Dated 22-12-2009]

Ref no.: SOC/NOC/LOAN/JUN/2020/129

Date: 16th June, 2020

To,
The Assistant General Manager
State Bank of India
Retail Assets Centralised Processing Cell,
Ghatkopar, MUMBAI.

Dear Sirs,

Re.: Flat No. 1804 of Mr. Manoj Hiralal Punjabi (the Member) j/w. Mrs. Riddhi Manoj Punjabi in the Building called "Augustus" of the Raheja Acropolis – II Adonis Augustus Co-op. Hsg. Soc. Ltd., situated at Plot Bearing C.T.S. No. 373/12, Village Deonar, Off V. N. Purav Marg, Deonar, Mumbai 400 088.

This is to confirm that the above mentioned society is registered under Registration No. MUM/WM/HSG/TC/9967/2009-10 Dated 22.12.2009. The deed conveying / transferring the property (land and building) to our society is not yet executed and the property is not yet transferred in the name of the society.

Mr. Manoj Hiralal Punjabi is a member ("the Member") of our Society and the said flat with Share Certificate No. **206** bearing Distinctive Nos. from **1041 to 1045** stands in his name jointly with Mrs. Riddhi Manoj Punjabi and the said flat is jointly possessed by them.

The said member has informed the Society that they have agreed to transfer their rights, title, interest in the said shares and the said flat to **Mr. Rahul Ghatak j/w. Mrs. Disha Nawani (the proposed transferee)** who have approached **State Bank of India** for a loan for acquiring the said flat inter alia against mortgage of the said flat.

We agree to transfer the said flat in the name of the said proposed Transferee, subject to completion of the transfer formalities in respect of the said flat.

As per our records there is no subsisting lien registered against the said flat that all applicable Municipal Taxes and dues in respect thereof have been paid till date; as per demand made. There are no outstanding dues/charges payable by the said Member to the society in respect of the said flat.

We have no objection to you giving a loan to the said Proposed Transferee and their mortgaging the said flat to you by way of security for repayment of the said loan; however entirely at their own risk and consequences. The Society disclaims any liability towards repayment of the said loan or interest thereon or any other related charges or other claims whatsoever.

After creation of proper charge/mortgage and after receipt of the copies thereof we agree to register your charge on the said flat on completion of the transfer related formalities and will not allow further transfer or mortgage without your prior written consent.

This 'Letter of Permission' is issued without inviting claims of any nature whatsoever from any person, body or individual.

For Raheja Acropolis – II Adonis Augustus Co-op. Hsg. Soc. Ltd.



Vinay Surana
(Hon. Secretary)

Disclaimer: Disbursement of loan will be at your sole discretion and responsibility after conducting through title search of the said property (land & building) in view of pending conveyance of the said property.



NOC

RAHEJA ACROPOLIS-II

ADONIS AUGUSTUS CO-OPERATIVE HOUSING SOCIETY LIMITED

[Regn. No. MUM/WM/HSG/TC/9967/2009-10 Dated 22-12-2009]

Ref no.: SOC/NOC/LOAN/JUN/2020/129

Date: 16th June, 2020

To,
The Assistant General Manager
State Bank of India
Retail Assets Centralised Processing Cell,
Ghatkopar, MUMBAI.

Dear Sirs,

Re.: Flat No. 1804 of Mr. Manoj Hiralal Punjabi (the Member) j/w. Mrs. Riddhi Manoj Punjabi in the Building called "Augustus" of the Raheja Acropolis - II Adonis Augustus Co-op. Hsg. Soc. Ltd., situated at Plot Bearing C.T.S. No. 373/12, Village Deonar, Off V. N. Purav Marg, Deonar, Mumbai 400 088.

This is to confirm that the above mentioned society is registered under Registration No. MUM/WM/HSG/TC/9967/2009-10 Dated 22.12.2009. The deed conveying / transferring the property (land and building) to our society is not yet executed and the property is not yet transferred in the name of the society.

Mr. Manoj Hiralal Punjabi is a member ("the Member") of our Society and the said flat with Share Certificate No. 206 bearing Distinctive Nos. from 1041 to 1045 stands in his name jointly with Mrs. Riddhi Manoj Punjabi and the said flat is jointly possessed by them.

The said member has informed the Society that they have agreed to transfer their rights, title, interest in the said shares and the said flat to Mr. Rahul Ghatak j/w. Mrs. Disha Nawani (the proposed transferee) who have approached State Bank of India for a loan for acquiring the said flat inter alia against mortgage of the said flat.

We agree to transfer the said flat in the name of the said proposed Transferee, subject to completion of the transfer formalities in respect of the said flat.


As per our records there is no subsisting lien registered against the said flat that all applicable Municipal Taxes and dues in respect thereof have been paid till date; as per demand made. There are no outstanding dues/charges payable by the said Member to the society in respect of the said flat.

We have no objection to you giving a loan to the said Proposed Transferee and their mortgaging the said flat to you by way of security for repayment of the said loan; however entirely at their own risk and consequences. The Society disclaims any liability towards repayment of the said loan or interest thereon or any other related charges or other claims whatsoever.

After creation of proper charge/mortgage and after receipt of the copies thereof we agree to register your charge on the said flat on completion of the transfer related formalities and will not allow further transfer or mortgage without your prior written consent.

This 'Letter of Permission' is issued without inviting claims of any nature whatsoever from any person, body or individual.

For Raheja Acropolis – II Adonis Augustus Co-op. Hsg. Soc. Ltd.


Vinay Surana
(Hon. Secretary)

Disclaimer: Disbursement of loan will be at your sole discretion and responsibility after conducting through title search of the said property (land & building) in view of pending conveyance of the said

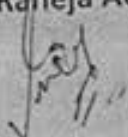


We have no objection to you giving a loan to the said Proposed Transferee and their mortgaging the said flat to you by way of security for repayment of the said loan; however entirely at their own risk and consequences. The Society disclaims any liability towards repayment of the said loan or interest thereon or any other related charges or other claims whatsoever.

After creation of proper charge/mortgage and after receipt of the copies thereof we agree to register your charge on the said flat on completion of the transfer related formalities and will not allow further transfer or mortgage without your prior written consent.

This 'Letter of Permission' is issued without inviting claims of any nature whatsoever from any person, body or individual.

For Raheja Acropolis – II Adonis Augustus Co-op. Hsg. Soc. Ltd.



Vinay Surana
(Hon. Secretary)

Disclaimer: Disbursement of loan will be at your sole discretion and responsibility after conducting through title search of the said property (land & building) in view of pending conveyance of the said property.



AXIS BANK LTD
 CHEMUR, MUMBAI (M.P.), MUMBAI, 400071
 IFSC CODE - UTIB0000003

DATE
 DDMMYY

VALID FOR THREE MONTHS FROM THE DATE OF ISSUE

OR ORDER / या ठाणे आदेश पर

PAY
 RUPEES
 रुपये

₹ 10,00,000/-
 अथवा
 रु. 10,00,000/-

ACC NO. 063010200000754
 CANTOR 063460



For REALTORS

Proprietor/Authorized Signatory
 Please sign above

Payable at par at all branches of Axis Bank Ltd in India.

⑆ 358915⑆ 400211012⑆ 063460⑆ 29

AXIS BANK LTD

CHEMBUR, MUMBAI (MH), MUMBAI, 400071
IFS CODE - UTIB0000063

VALID FOR THREE MONTHS FROM THE DATE OF ISSUE

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|--|--|
| | | | | | | | | | |
| D | D | M | M | Y | Y | Y | Y | | |

Pay

को या उनके आदेश पर Or Order

रुपये Rupees

अरा करे

₹

A/c. No.

063010200000754

CANOR 063460

For REALTORS

CANCELED

Payable at par at all branches of Axis Bank Ltd in India.

Proprietor/Authorised Signatory
Please sign above

⑈499659⑈ 4002110121: 063460⑈ 29