

Shubham



Saturday, June 16, 2007
3:31:14 PM

Original
नोंदणी 39 म.
Regn 39 M

पावती

पावती क्र. : 4542

गावाचे नाव धामला

दिनांक 16/06/2007

दस्तऐवजाचा अनुक्रमांक वदर4 - 04506 - 2007

दस्ता ऐवजाचा प्रकार आपणास हा

सादर करणाराचे नाव: क एस राठार

नोंदणी फी	-	100.00
नवकल (अ. 11(1)), पृष्ठाकनाची नवकल (अ. 11(2)),	-	1260.00
रुजवात (अ. 12) व छायाचित्रण (अ. 13) :- एकत्रित फी (63)	-	1360.00
एकूण रु.		

आपणास हा दस्त अंदाजे 3:45PM व्हा वळस मिलल

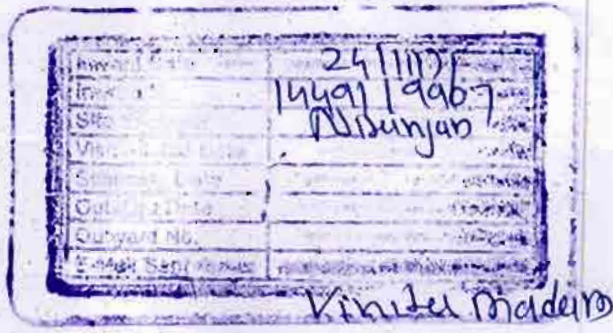
बाजार मुल्य: 1266500 रु. भौकदता: 1300000रु
भरलेले मुद्रांक शुल्क: 126650 रु.

दस्ताचा प्रकार: डीडी घनाक्रपाद्वार
बँकेचे साठे व पत्ता: डी डी एम
डीडी घनाक्रपा क्रमांक: 292405; रकम: 1266500 रु. दिनांक: 16/06/2007

Shubham
दुर्यम निबंधक
अधारी 2 (अधारी)
सह. दुर्यम निबंधक अधारी-
धुबई उपनगर विस्तार.

DELETED

Cosmos Bank



भारतीय नैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

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General Stamp Office, Mumbai
MAHARASHTRA
L.S.V. No. 694

AP 965201

24 MAY 2007

Proper Officer

Shri, S.V. Tembulkar

101

16 JUN 2007

K.S. Rathod



: DECLARATION :

THIS DECLARATION is made and entered into at Mumbai on this 16th day of June, 2007 BY MR. K. S. RATHOD, an adult, Indian Inhabitant, resident of Mumbai, hereinafter called to as "the PURCHASER/DECLARANT" (which expression shall mean and include the heirs, executors, administrators & assigns) of the PARTY TO THIS DEED;

WHEREAS M/s. RAVI CONSTRUCTION CO., the Vendors entered into an Agreement for Sale dated 30th March, 2000, with the Purchaser in respect of the Scheduled property;

9/

बदर-81
840E 19
2000

: THE SCHEDULE OF THE PROPERTY :

Office Premises No.304,3rd floor,
Wing-A,SHUBHAM CENTER No.2,
Chakala,Andheri (E) Mumbai-400093,
admeasuring 262 Sq.feets,C.T.S
No.491,491/1 to 10.

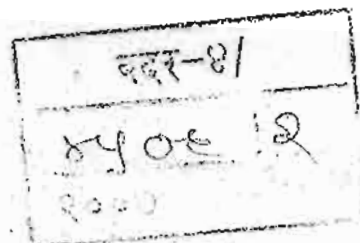
AND WHEREAS the Agreement is duly Adjudicated as
the stamp duty has been paid as per Provisions of Section 53-A
of the Bombay Stamp Act,1958.

AND WHEREAS the said Agreement/Deed dated. 30th March,2000
is duly registered in the Office of Sub-Registrar of Assurances,
at Bandra (E) Mumbai-400051 ,under Serial No. BDR-1/1388/2000,
dated. 24.4.2000.

AND WHEREAS for the time being the Original Agreement
is not traceable in the Office of the Sub-Registrar of
Assurances,therefore I/We hereby enclose the Xerox copy of
the said Agreement,Regn.Receipt and Stamp duty Payment
receipt,to get the Certified Copy of the said Agreement
and Xerox copy of the Receipt and Index.II copy.

I/We hereby undertake to abide by all the Rules,
Regulations,bye-laws of the Registering Authorities as
amended from time to time.

I/We hereby undertake to keep safe,harmless,and
indemnified the Sub-Registrar of Assurances,at Bandra (E).



against any false claim, loss, damage, litigation which may arise out of such matter.

This Declaration is to be registered as per Provisions of Indian Registration Act, 1908, to obtain Certified copy of the said Agreement and Index. II copy .

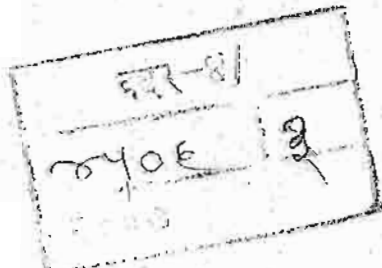
IN WITNESS WHEREOF the O DECLARANT|S abovenamed has/ have set and subscribed my/their respective hands, signatures on the day, month and year hereinabove written;

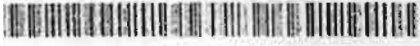
SIGNED SEALED AND DELIVERED)
by the withinnamed)
DECLARANT|S MR.K.S.RATHOER,)
in the presence of.)

[Handwritten Signature]
DECLARANT | S
(K. S. RATHOUR)

WITNESSES:

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





4169

दस्ता क्र. वि.क्र. 1/16/06/2007 का संशोधन
व्यवहार मूल्य : 126650 दिनांक : 16/06/2007 भरलेले मुद्रांक शुल्क : 126650

पावती क्र.:4542 दिनांक:16/06/2007
पावतीचे वर्णन
नाव: के एस राठोड

दस्त हजार वाचवारा दिनांक : 16/06/2007 03:21 PM
निषादनाचा दिनांक : 16/06/2007
दस्त हजार वाचवाराची सही :

100 नोंदणी फी
1260 नक्कल (अ. 11(1)), पृष्ठांकनाची
नक्कल (आ. 11(2)),
रजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

Handwritten signature

दस्ताचा प्रकार : 162 धातवाचा दस्त
शिक्षका क्र. 1 ची दस्त : संशोधन करणारा दिनांक : 16/06/2007 03:21 PM
शिक्षका क्र. 2 ची दस्त : संशोधन करणारा दिनांक : 16/06/2007 03:31 PM
शिक्षका क्र. 3 ची दस्त : संशोधन करणारा दिनांक : 16/06/2007 03:32 PM
शिक्षका क्र. 4 ची दस्त : संशोधन करणारा दिनांक : 16/06/2007 03:32 PM

1360: एकूण

Handwritten signature

दु. निबंधकाची सही, अंधेरी 2 (अंधेरी)

दस्त नाव वाचवाराची दिनांक : 16/06/2007 03:32 PM

आदेश

खालील दस्तानाचा निषादनाचा प्रस्ताव को. सं. दस्तऐवज करून देणा-यांना व्यक्तींना संशोधनात
न त्यांची जबाबदारी नसते.

1) स्वतःच्या नावावरून दस्तानाचा प्रस्ताव देणा-यांना

- गल्ली/रस्ता:
- इमारतीचा नाव:
- इमारत नं.:
- पदा/वसाहती:
- शहर गाव:
- तालुका:
- जिल्हा:

2) निषादनाचा प्रस्ताव देणा-यांना

- गल्ली/रस्ता:
- इमारतीचा नाव:
- इमारत नं.:
- पदा/वसाहती:
- शहर गाव:
- तालुका:
- जिल्हा:

Handwritten signature

प्रमाणित प्रमाण देणे की, या
दस्तामध्यां प्रमाण देणे पाने आहेत.

Handwritten signature
सा. दुय्यम निबंधक अंधेरी क्र. २,
मुंबई उपनगर जिल्हा.

Handwritten signature
दु. निबंधकाची सही,
अंधेरी 2 (अंधेरी)

सहपत्र नोंदण्यात आले नाही.



वदर-8/890 & /2007

पुस्तक क्रमांक १. क्रमांक वदर

दिनांक : 9 & 10 & 12000

Handwritten signature

सा. दुय्यम निबंधक, अंधेरी क्र. २,
मुंबई उपनगर जिल्हा.

COAC 2009-B-60035

शासन परिपत्रक क्रमांक. २०००/९४/प्र.क्र. २५/म-१, दि. २४/३/२०००

GENERAL STAMP OFFICE

TOWN HALL, FORT, MUMBAI - 400 023.

RECEIPT FOR PAYMENT TO GOVERNMENT

NOT TRANSFERABLE

Receipt No. :

Receipt Date :

Received From :

On Account of : ⁷

29/05/2007

MR. K. S. RATHOD

Mode of Payment	DD/PO/CHO/ RBI Challan No.	Date	Bank Name & Branch	Area MMRDA Code	Counter No.	Amount (In Rs.)
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PO	996999	25/05/2007			0	127920.00
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Bank Name : STATE BANK OF PATIALA (SBP)

Branch Name : BANDRA (W) (BND)

Case No. :

Lot No. : BDR-1/1388/2000 Lot Date :

Sr. No	Description of Stamps / Franking	Quantity	Denomin	Amount (Rs.)

Handwritten stamp: BDR-1/1388/2000



Rs. :

Rupees :

Collector of Stamps, *(Signature)*

Cashier / *(Signature)*

One Lakh Twenty Seven Thousand Seven Hundred Twenty Only

महाराष्ट्र शासन

मुद्रांक जिल्हाधिकारी अंधेरी

जा क्र मुजिअ/३२-अ-प्रकरण/ 1862/0

मुद्रांक जिल्हाधिकारी अंधेरी यांचे कार्यालय,

एम.एम.आर.डी.ए. इमारत

पहिला माळा, बान्द्रा-कर्ला संकुल,

बान्द्रा (पूर्व), मुंबई - ५१

दिनांक - ~~6 JUN 2007~~ = 6 JUN 2007

प्रति,

सह दुय्यम निबंधक, वॉ. २

अभिलेख कक्ष प्रमुख.

म्हाडा इमारत,

बान्द्रा (पूर्व)

मुंबई - ५१



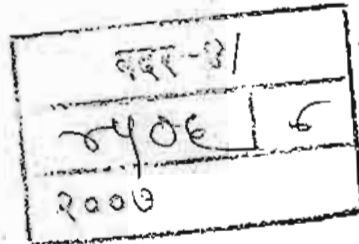
विषय - मुंबई मुद्रांक अधिनियम १९५८ च्या कलमे
३२ (अ) खालील दस्त पाठविण्याबत

या कार्यालयास प्राप्त ३२- अ मधील प्रकरणांपैकी ३ दस्तावरील बाजारमूल्य निश्चित करून, उर्वरीत मुद्रांक शुल्क तसेच शास्तीचा भरणा धनादेशाद्वारे या कार्यालयात केलेला आहे. तरी २ मुळ दस्त व १ छायांकित दस्त पुढील कार्यवाहीकरिता आपल्या कार्यालयात पाठविण्यात येत आहे. ते खालीलप्रमाणे.

अ. क्र.	प्रकरण क्रमांक	पक्षजणांचे नांव	नोंदणी दिनांक	बाजारमूल्य	मुद्रांक शुल्क	दंड
१	BDR- 1/1388/2000	Mr. K.S. Rathod	14/4/2000	1266500	126650	1270
२	P/11715/89 ✓	Mr. L. K. Kayyath	20/12/1989	97000	9700	250
३	BDR- 1/1517/95 ✓	Mr. Maxim Sanctis & others	29/4/1995	1050000	52500	250

दस्त प्राप्त झाल्याची पोच देण्यात यावी.

सहपत्र - २ मुळ दस्त व १ छायांकित



मुद्रांक जिल्हाधिकारी, अंधेरी

1. 200931
 200931-9300/1000

महाराष्ट्र राज्य नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक,

महाराष्ट्र राज्य

प्रधानाधीन : ००३० मुद्रांक व नोंदणी फी

[नियम ११२ परत]

चलन क्रमांक

या ठिकाणी कोषागार उपकोषागार भाष्यकत आदेशाचा गेज एकमेव करून भारतीय स्टेट बँकेचे भारतीय रिझर्व बँकेचे

भरणा करणाऱ्याचे भव्यक्याने	विभाग व अधिकार्याने किंवा कोषागाराचे भव्यक्याने	कोषागाराने उपकोषागाराने भारतीय रिझर्व बँकेने भारतीय स्टेट बँकेने मुद्राकार स्टेट बँकेने भरल्याने
जिच्यावतीने रक्कम भरण्यात आली आहे त्या व्यक्तीचे नाव/पदनाम आणि पत्ता १. एम. राठोड २. एम. राठोड ३. एम. राठोड ४. एम. राठोड ५. एम. राठोड ६. एम. राठोड ७. एम. राठोड ८. एम. राठोड ९. एम. राठोड १०. एम. राठोड	लेख्यांचे वर्गीकरण विभाग : नोंदणी व मुद्रांक विभाग प्रधानाधीन : ००३० मुद्रांक व नोंदणी फी उपप्रधानाधीन : ०३ नोंदणी फी गौणशीर्ष : १०४ दस्तऐवजच्या नोंदणीसाठी फी सर्वसाधारण वसुली	रक्कम मिळाली रकम (आकडेवारी) : ६३६००/- १३ JUN 2007 6370 CASH RECEIVED 13/6/07
भरणा केलेली रक्कम रुपये ६३६००/- (अक्षरी) रुपये अहा हजार तीनशे	संगणक संकेतांक 0 0 3 0 0 1 5 2 0	
भरणा करणाऱ्याची स्वाक्षरी दिनांक १२/६/०७	बरोबर आहे, पैसे स्विकारले व पावती द्यावी. दिनांक १२/६/०७ * स्वाक्षरी	

हस्ताक्षर

13/6/07



१२/६/०७
 २००७

* येथे कोषागारातून ही रक्कम भरणा कर ल्याग्यात आदेश देणाऱ्या अधिकार्याने या रकमेची किंमत ठरविली आहे.

GENERAL STAMP OFFICE
EXTENDED SALES COUNTER
MMRDA BLDG. BANDRA (E)
MUMBAI - 400 051
MAH/GSO/010



STAMP DUTY

HEIRIDG
SPECIAL ADHESIVE

Rs 0016550

28.3.00

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INDIA

MAHARASHTRA

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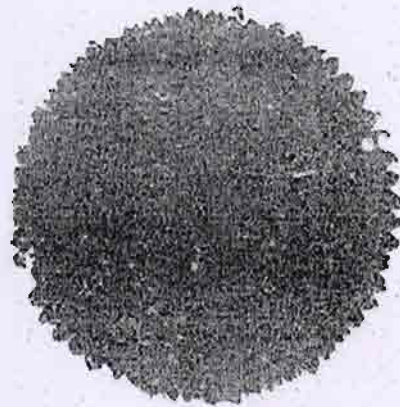


Certified true Copy
Attested by me

S. C. Srivastava
Dr. S. C. SRIVASTAVA
Notary
(Govt. Of India)

9 MAY 2007

सहपत्र नोंदण्यात आले आहे.



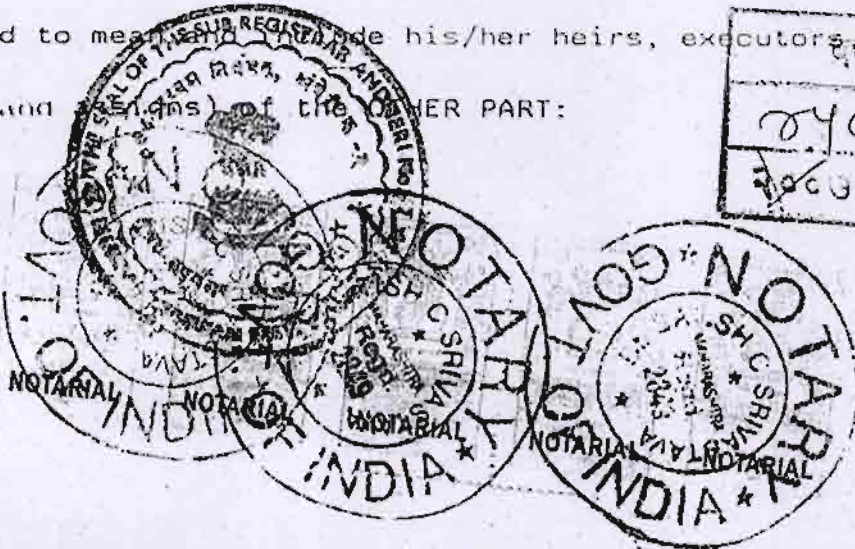
G. M. M. R. D. A.
G. M. M. R. D. A.
Proper Officer,
G.S.O.M.M R.D.A.
Mumbai-400 051.

20 MAR 2007

THIS AGREEMENT FOR SALE is made at Mumbai this 30th

day of March 2000 BETWEEN M/S. RAVI CONSTRUCTION CO., a registered Partnership firm having its Office at 35/36, Swastik Plaza, V.L. Mehta Rd., JVPD Scheme, Vile Parle (W), BOMBAY - 400049, herein referred to as "THE VENDORS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners for the time being of the said firm the survivors or survivor of them, their/his respective heirs, executors, administrators and assigns) of the ONE PART : AND MR. K.S. RATHOUR, having address at 109, Unique Industrial Estate, Chakala Road, Andheri (East), Mumbai - 400 099 hereinafter referred to as "THE PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors and administrators and assigns) of the OTHER PART:

2406190



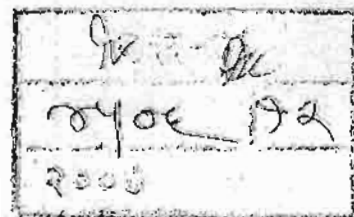
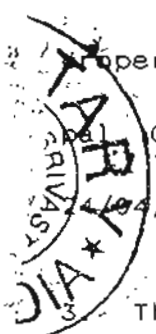
WHEREAS :

1. By and under a deed of Conveyance dated 6th Sept. 1980 (registered at the Bombay Sub Registry under serial No. 2029 of 1980) RAZANKIYA PISUWALA & Others conveyed unto Vendors an immovable Property admeasuring 1416.40 Sq. Mtrs (1506 Sq. Mtrs as per City Survey Property Cards) together with structures thereon being Plot No.1 of Survey No.28 Hissa No.4 bearing C.T.S. NO. 491, 491/1 to 10 Situate at Chakala Road, Andheri (East) in Greater Bombay and Particularly described in the Schedule thereunder, written as also in the schedule hereunder (herein referred to as "the said Property").

2. The Vendors have constructed on the said property a new building (having commercial user) by way of redevelopment of the Property and the said building plans are approved by the Municipal Corporation of Greater Bombay under No. CE/1944/WS/AK DT. 19/4/96 (herein referred to as "the said Building").

3. The said building is having wings being Wing A, Wing B and Wing C. The said building is of ground and 4 upper floors. Wing "C" is reserved for providing permanent alternate accommodation to the Tenants of the existing structure on the said Property.

4. The ground floor of the Wings A and B is having shops and each shop shall have an exclusive basement under it.



5. The entire building including basement is earmarked for Commercial User. The said Building is constructed under the supervision of Architect M/s. H. M. Javeri & Son.

6. At the request of the Purchaser the Vendors have agreed to sell to the purchaser Office premises No. 304 on the third floor of Wing A in the said Building (herein referred to as "the said Premises").

7. The Purchaser has demanded from the Vendors and the Vendors have given inspection to the Purchaser of all the documents of title relating to the said Property, the plans designs and specifications prepared by the Owners Architects in the said Building and such other documents as are specified under the Maharashtra Ownership Flats (Regulations of the Promotion of Construction, Sale Management and Transfer) Act, 1963 (herein referred to as "the said Act") and the Rules made thereunder.

8. Copies of the Property Card in respect of the said Property and the copies of the plans and specifications in respect of the said building premises agreed to be sold to the Purchaser as hereinafter mentioned, have been verified by the purchaser & the purchaser has satisfied himself about the title of the said property.

9. Copies of Certificate of title issued by M/s. Kiril Damania & Co. Advocates & Solicitors of the Owners, copies of property card in respect of the said property showing the nature of the title



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2400-93
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QK

of the Owners to the said land on which the building has been constructed and the copies of the plans and specifications of the premises agreed to be purchased by the purchaser approved by the concerned local authority have been annexed hereto and marked Annexure "A", "B" & "C" respectively.

NOW IT IS HEREBY AGREED DECLARED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1. The Vendors have constructed on the Property bearing CTS No. 491, 491/1 to 10 admeasuring 1416.40sq. mtrs. (1506 Sq. Mtrs as per City Survey Property Cards) situate at Chakala, Andheri (East) in Greater Bombay and particularly described in the First Schedule hereunder written a building known as SHUBHAM CENTER NO.

2 (herein referred to as "the said Building") comprising of 3 Wings (being Wing A, B and C). The said Building is of ground floor and 4 upper floors.

Wing A and Wing B is having shops on the ground floor and each shop is having exclusive basement premises below the shop.

3. Wing C is reserved for providing alternate accommodation to the Tenants in the existing structure on the said property.

4. A. The Vendors have informed the Purchaser and the Purchaser is aware that the Owners propose to construct additional floors on the said Building on obtaining the necessary Transferable Development Rights (TDR) in respect of the Floor Space Index

INDIA * K



4

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(FSI) of other properties as permissible under the provision of the Development Control Regulations and utilising such FSI in construction of such additional floors. The Purchaser hereby confirms and gives his irrevocable consent to the owners to construct such additional floors in any Wings of the said Building by utilising the floor space index of the other properties to be obtained by the owners by way of TDR and that the additional areas so constructed shall belong absolutely to the Owners who shall be entitled to deal with and dispose of the same on ownership basis and the purchaser shall have no objection to the same. The Vendors have informed the Purchaser that such additional floors shall also be utilised for the purpose of commercial user as permitted under Development Control Regulation. The Vendors has also informed the purchaser that each such additional floor will contain one or more commercial units as may be desired by the Owners and as approved by the Municipal Corporation of Greater Bombay and other Concerned Authorities.

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IT IS EXPRESSLY AGREED AND CONFIRMED by the purchaser that the right of the owners to construct additional portions or floors on the said building as also to construct additional structures on the said property as aforesaid is an integral part of this contract and the sale of the unit to the purchaser and the purchaser will not in any manner object to the promoters constructing such additional floors on carrying out any additional construction work on the said building by constructing additional structures on the said property or the purchaser shall not



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be entitled to ask for abatement in the price of the premises or claim any compensation or damages on the ground of inconvenience or on any ground whatsoever.

c. The Purchaser also confirms that he has prior to execution of this Agreement taken inspection of R.C.C. plans of the building and has satisfied himself/herself about the structural strength of the said building to bear the load of such additional floors in the said building and that the purchaser shall not be entitled to raise any requisition or objection upon any matters relating to the structural strength of the said building and such additional floors.

5. The Purchaser/s is/are aware that a weigh Bridge stands on the Plot adjoining the said Property. The Vendors have by and under agreement dated 15th May 1994 granted right of way from the said property to the owners of said weigh bridge. The Owners of the said weigh bridge and or members of their family and or their associated conducts the said Weigh Bridge and will continue to conduct the same in future. The Purchaser/s shall not at any time raise any objection to the said Weigh Bridge or to the activities in the course of conduct of the said weigh bridge or to the grant of said right of way or ask for abatement in the price of the said premises or claim any compensation or damages on the ground of inconvenience or any other whatsoever. Co-operative Housing Society or Limited Company or a Body Corporate to be formed of the purchasers and allottees of the offices,

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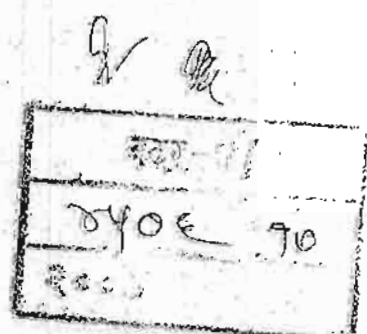
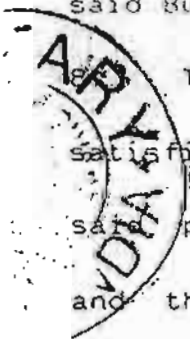
shops and other premises in the said building constructed on the said land shall abide by the said Agreement dated 15th May 1974 and the purchaser/s hereby grant/s his/here/their consent in that behalf. It is agreed that this provision is without prejudice to the other terms and conditions contained in this Agreement.

6. The said Building has been constructed by the Owners in accordance with the Building Plans prepared by the Architects and sanctioned by the Concerned Authorities as aforesaid with such modifications and/or amendments thereto as the Owners may have incorporated therein as aforesaid. The premises in the said Building is containing amenities as per the particulars given in the Second Schedule hereunder written.

7. The Purchaser has taken due inspection of the sanctioned Building plans from the Concerned Authorities in respect of the said Building.

8. The purchaser has prior to the execution of this Agreement satisfied himself/herself about the title of the Owners to the said property described in the First Schedule hereunder written and the purchaser shall not be entitled to further investigate the title of the said Owners and no requisition or objection shall be raised upon any matter relating there to.

9. The Vendors shall sell to the Purchaser Shop/Commercial premises on the third floor of Wing A/B in the said Building constructed on the said property (here in referred to as "the said premises"). Plans in respect of the said premises is here to annexed and marked as



10. The area of the said premises is 362.00 sq. ft.

11. The purchaser has paid to the Vendors sum of Rs. 6,30,000/- as the purchase price in respect of the said premises. The purchase price of Rs. 6,30,000/- is inclusive of price of common areas and facilities of the said Building. It is specifically agreed that the proportionate price of common amenities is notional and the same is not subject to change even if the percentage of undivided share of the said premises in the common areas and facilities increase or decrease the intent of the parties being that the said premises are sold to and purchased by the purchaser with all the appurtenant rights for the lumpsum of Rs. 6,30,000/-

12. It is expressly agreed and the Purchaser is aware that as a result of changes in the building plans of the said Building the share of the said premises in the said common areas and facilities may increase or decrease. The Purchaser hereby expressly consents to such changes in the said share and hereby expressly authorises the Owners to so increase or decrease the said share of the Premises in the said common areas and facilities of the said Building and/or the said Property and the Purchaser hereby irrevocably agrees to accept the said share as changed as aforesaid.

13. The said premises is ready for possession.

14. Nothing contain in this Agreement shall be construed so as to confer upon the Purchaser any right whatsoever into or over



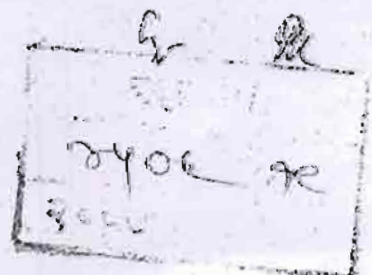
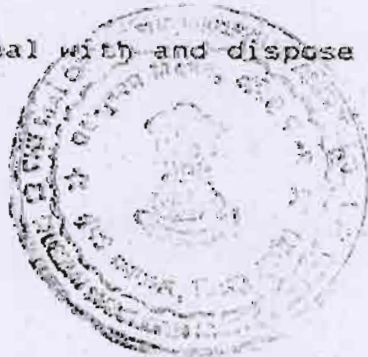
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the said Property or the said Building or any Part thereof including the said premises. It is agreed by and between the parties that such conferment shall take place on the execution of the Conveyance in favour of a Co-operative Society as hereinafter mentioned.

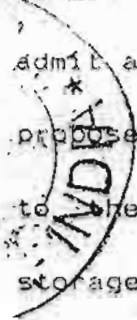
15. The Purchaser shall have no claim save and except in respect of the premises agreed to be sold to him/her/them. All open spaces, lobbies, terrace and other premises will remain the property of the Owners until the said Building is transferred to the proposed Co-operative Society as hereinafter mentioned, subject however, to the rights of the Owners as herein stated.

16. It is hereby expressly agreed that the Owners/Vendors shall be entitled to sell the premises in the said building for the purpose of using the same as guest house, dispensaries, nursing homes, maternity homes or for commercial users, shops, consulting rooms, banks or any non-residential user as may be permitted by the Concerned Authorities and/or an other use that may be permitted by the said Authorities and the Purchaser shall be entitled to use the said premises agreed to be purchased by him/her/them accordingly and similarly the Purchaser shall not object to the use of the other premises in the said Building for any one or more of the aforesaid purposes by the respective Purchaser thereof.

17. IT IS HEREBY EXPRESSLY AGREED that the terrace on the said Building shall always belong to the Owners and they shall be entitled to deal with and dispose of the said in such manner as



they may deem fit. In the event of the Owners obtaining permission from the Concerned Authorities for constructing one or more premises on the terrace then the Owners shall be entitled to sell such premises that be constructed by them on the terrace together with the terrace to such persons and at such rate and on such terms as the Owners may deem fit. The Owners shall be entitled in that event to allow use of such entire terrace to the Purchaser of such premises proposed or constructed on the terrace and the terrace shall then be in exclusive possession (as owner) of the Purchaser of such premises proposed or constructed on the terrace. In the event of the Owners constructing more than one premises on the terrace, the Owners shall be entitled to sell the concerned premises together with the portions of the terrace proportionate to and/or appurtenant thereto. The Society to be formed by the Purchasers of premises as stated hereinafter shall admit as its members the purchasers of such premises that may be proposed or constructed on the terrace with the exclusive right to them in the terrace as aforesaid. In the event of any water storage tank on the terrace for the said building being constructed or any other common facility being provided on the terrace then the Society shall be entitled to depute its representatives to go to the terrace for the regular check up and up keep and for carrying out repairs to the tank/tanks and/or such common facility at all reasonable times and/or during such times as may be mutually agreed upon by the Purchaser of such premises



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on the terrace and the Society.

18. Until execution of the Conveyance as herein mentioned the Owners shall have full right, if so permitted by the Concerned Authorities, to make additions to the said Building and such additions (additional construction) shall be the property of the Owners. The Developers shall be entitled to dispose off such additional constructed area (including additional floors) in such manner as they may deem fit. It is expressly agreed and confirmed by the Purchaser that the right of the Owners to put up additional floors on the said Building is an integral part of this contract for the sale of the said premises to the Purchaser and the Purchaser hereby expressly agrees that he/she/they will not in any manner object to the Owners carrying out any additional construction on the said Building. The Purchaser hereby gives his/her/their irrevocable consent to the Owners carrying out construction of additional floors/areas on the said Building as aforesaid. All such additional construction shall be carried out in accordance with and in conformity with the building plans as may be approved by the Concerned Authorities.

19. IT IS HEREBY EXPRESSLY AGREED AND PROVIDED that so long as it does not in any way affect or prejudice the rights hereunder granted in favour of the purchaser in respect of the said premises the Vendors shall be at liberty to sell, assign, mortgage or otherwise deal with or dispose off their right, title or interest in respect of the said Property. The Vendors shall also be free to construct additional structures like sub-station for electric-



ity office Co-operative Societies' office, Co-operative Departmental stores, temple or place of worship, covered and enclosed garages in open compound, underground and overhead tanks, structures watchman's cabin, toilet units for domestic servants, septic tank and soak pits the location of which are not particularly marked upon the ground floor plans or lay out plan of the larger Property. The Purchaser shall not interfere with the rights of Owners by raising any disputes or Court Injunctions under Section 7 of the Maharashtra Ownership Flat Act, 1963 and/or under any other provision of any other applicable law. The Owners shall always be entitled to sign undertaking and indemnities on behalf of the Purchaser as required by any Authority of the State or Central Government or Competent Authorities under any law concerning construction of buildings for implementation of their scheme for development of the said property.

20. The Purchaser shall be liable for payment of Municipal rates and taxes and other outgoings apportionable to the said Premises from the date of Occupation Certificate obtained from B.M.C.

21. The said building shall be constructed and completed in accordance with the plans and specifications as approved by the Concerned Authorities as aforesaid with such modifications thereto as may be made by the Owners as herein above set out.

22. The said Property with the said Building shall be conveyed to a Co-operative Housing Society registered for the said Building. The said Society shall be registered only after the said

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Property shall have been fully developed and all the premises in the said Building are sold and disposed of. The Purchaser shall become a member of the said Society (which is to be formed solely for the purpose of the said Building) and the Owners shall execute the Conveyance in respect of the said property with the said Building in favour of the said Co-operative Society. Until such Conveyance is executed the right of the Purchaser hereunder shall be confined only to the said premises and the Purchaser and/or the Society to be formed for the purpose of the said Building shall have no right on any portion of the said Property. The conferment of right shall take place only in respect of the larger property and the said Building in favour of the Co-operative Society on the execution of the Conveyance in its favour as aforesaid.

23. The Conveyance in respect of such Co-operative Society shall be executed only after the said Property shall have been fully developed as aforesaid. Even after the Co-operative Society for the said Building shall have been formed as aforesaid the Developers shall have full right and authority to develop the said property and the entire Floor Space Index (F.S.I.) of the said property to be utilised on the said Property as also additional FSI of other Property that may be obtained by way of Transferable Development Rights (TDR) and/or under the other provisions of the Development Control Regulation for utilisation on the said property shall continue to be under the Ownership and control of the Owners who are entitled to utilise the same

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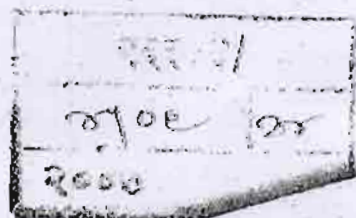
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for their benefit in development of the said property and the purchaser and/or the said Society to be formed for the said Building as aforesaid shall have no right of any nature whatsoever in respect thereof.

24. So long as the various premises in the said building shall not be separately assessed by Local Body for the purpose of property taxes, water charges and rates the Purchaser shall pay the proportionate share of such taxes, rates, and other outgoings assessed on the whole building. The Purchaser shall tentatively pay Rs. 1.50 per Sq.Ft. per month for maintenance to the Owners for the above with effect from the date of Occupation Certificate obtained from BMC of the said premises. The purchaser shall also be liable to pay municipal tax over and above Rs. 1.50 per sq.ft. as mentioned above.

25. The Owners shall be liable to pay only the Municipal rates and taxes, at actuals, in respect of the unsold Premises. In case the Conveyance is executed in favour of the Co-operative Society before the disposal of by the Owners/Vendors of all the premises, then in such case, the Owners shall join in and as and when such premises are sold, to the persons of their choice and at the discretion of the Owners, the Co-operative Society shall admit as members the Purchasers of such premises without charging any premium or any other extra payment.

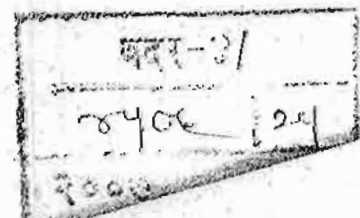
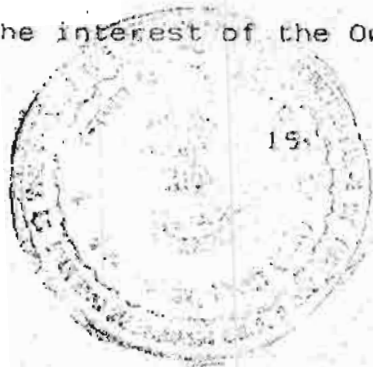
26. The Purchaser shall maintain at his/her/their own costs the said premises agreed to be purchased by him/her/them in the



same condition, state and order in which it is delivered to him/her/they and shall abide by all bye-laws, rules and regulations of the Government, Local Bodies and Authorities, Electricity Supply Company, the Co-operative Society,, and shall attend to answer and be responsible for all actions and violations of any of the conditions or rules or bye laws and shall observe and perform all the terms and conditions and covenants contained in this Agreement.

27. The Purchaser hereby covenants with the Developers to observe and perform the covenants and conditions in this agreement and to keep the Owners/Vendors fully indemnified against the said observance and performance of the said covenants and condition except so far as the same ought to be observed by the Owners/Vendors. The Purchaser also agrees and undertakes all the facilities to the owners to carry out additional construction work on the said building.

28. The Purchaser agrees and undertakes from time to time to sign and execute applications for the formation and registration of the society including the bye-laws of the proposed society within Ten days of the intimation by the Vendors. No objection shall be raised to the changes in the draft Bye-laws as may be required by the Registrar of Co-operative Societies and/or other Concerned Authorities. The Purchaser shall be bound from time to time to sign all the papers and documents and all other deeds as the Developers may require him/her/they to do from time to time for safeguarding the interest of the Owners and the Purchaser of

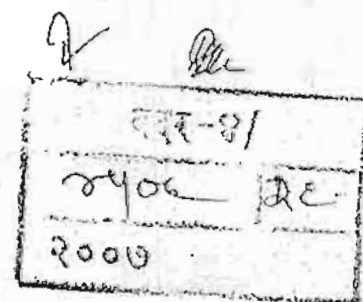


other premises in the said Building. Failure to comply with the provisions of this clause will render this Agreement ipso facto to come to an end. The Purchaser shall ensure that as and when the Owners shall so require the Co-operative Society shall pass the necessary resolution confirming the right of the Owners as aforesaid to carry out additional construction work on the said Building and also confirming the right of the Owners to sell on ownership basis other premises in the said Building to be constructed on the said Property.

29. The Purchaser hereby agrees that in the event of any amount becoming payable by way of levy or premium to the Concerned Local Authority or to the State Government or any amount becoming payable by way of betterment charges or development levies or any other payment of a similar nature in respect of the said property and/or the various Premises constructed thereon, the same shall be reimbursed by the Purchaser to the Vendors/Owners in the proportion of the area of the said premises to the total area of all the premises in the said Building.

30. The purchaser/s shall on demand, deposit with the Vendors his/her/their proportionate share towards the installation of Water meter and electric meter and/or for any other deposit to be paid by the Vendors to the Local Authority or Body concerned and/or to any other Concerned Authority.

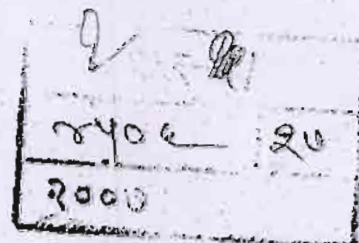
31. The purchaser shall also pay to the Vendors a sum as mentioned in Clause 40 which will be held by the Owners as deposit.



without interest and the Owners shall be entitled to utilise such deposits towards payment of taxes and other outgoings. In the event of the Purchaser making any default in payment thereof regularly as agreed to herein by him/her/them, the Vendors/Owners will have right to take legal action against the Purchaser for recovering the same. After the Society as aforesaid shall have been formed and the said Building shall have been transferred and/or conveyed to the Society the Owners/Vendors shall hand over the said deposit or the balance thereof to such Society.

32. The Purchaser shall allow the Owners and their surveyors and Agents with or without workmen and others at all reasonable times to enter upon his/her/their premises 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 premises of any other premises owners 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 his/hers/their share of the Local Body property taxes and other outgoings as also in the charges for electricity consumed by them.

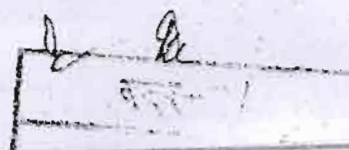
33. In the event of the said Society being formed and registered before the sale and disposal by the Owners/Vendors of all the premises in the said Building the powers and authority of the Society and the purchasers of the premises herein shall be



subject to the powers of the Developers in all the matters concerning development of the said Property as also construction of additional structures and all amenities pertaining to the same and in particular the Owners shall have absolute authority and control as regards any unsold premises and the sale thereof. The Owners shall have a right to complete the said Building and to sell and dispose of for their benefit all unsold Premises in the said Buildings.

34. The Purchaser shall not at any time demolish or do or cause to be done any additions or alterations of whatsoever nature in the said premises or any part thereof without obtaining prior written permission of the Owners/Vendors. The purchaser shall keep the said premises walls, partitions, sewers, drains, pipes and appurtenances thereto in good and tenantable repair and condition and in particular the said building so as to provide shelter to and protect the parts of the said building other than his/her/their premises. The Purchaser shall not permit the closing of the niches or balconies or make any alterations in the outside elevations and outside colour scheme of the premises to be allotted to him/her/them. However this restriction shall not include any alterations within the said premises which are not structural in nature.

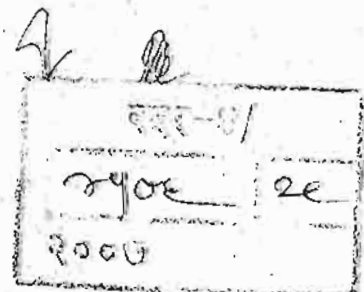
35. If any additions or alterations in or about or relating to the said building are required to be carried out by the Govern-



ment, Local Authority or any other statutory Authority, the same shall be carried out by the purchasers of various premises in the said Building at his/her/their own costs and the Vendors shall not be in any manner liable or responsible for the same.

36. The Purchaser shall not do or permit to be done any act or thing which may render void or voidable any insurance of any premises or any part of the said Building or cause any increased premium to be payable in respect thereof or which is likely to cause nuisance or annoyance to users and occupiers of the other premises in the said Building. However it is clarified that this does not cast any obligation upon the Owners to insure the building or premises agreed to be sold to the Purchaser.

37. After the said Building and premises to be constructed by the owners on the Property are complete and ready for occupation and after the Society for the said Building as aforesaid is registered and only after all the premises in the said building shall have been sold and disposed off by the Owners and the Owners shall have received all dues payable to them under the terms of the Agreements with the Purchasers of all the premises in the said Building the Owners shall execute in favour of the said Society a Conveyance in respect of the said Property and the said Building. Until the execution of the Conveyance, the possession of the said Property and the said building and premises thereon shall be deemed to be of the Owners and the purchaser who have been given possession of the premises agreed to be sold to him/her/them shall be merely a licensee thereof.



38. The Purchaser will lodge this Agreement for Registration with Sub-Registrar of Assurance at Bombay and the Vendors will attend the Sub-Registrar and admit execution thereof after the Purchaser inform them of the number under which it is lodged for Registration by the Purchaser.

39. All letters, circulars, receipts and/or notices issued by the Developers dispatched under Certificate of Posting to the address known to them of the Purchaser will be a sufficient proof of the receipt of the same by the Purchaser and shall completely and effectually discharge to Owners/Vendors. For this purpose, the Purchaser has given the following address:

109, Unique Industrial Estate,
Chakala Road,
Andheri (E),
Bombay - 400 099.

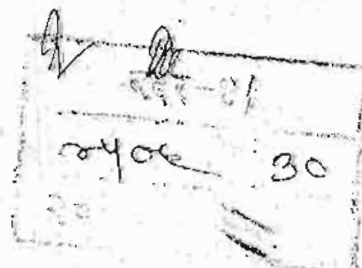
40. The Purchaser shall deposit with the Vendors for the following :-

i) For legal charges for this agreement and formation of Society.

ii) For share money, application and entrance fee of the Society.

iii) Security deposit for proportionate share of taxes and other outgoings.

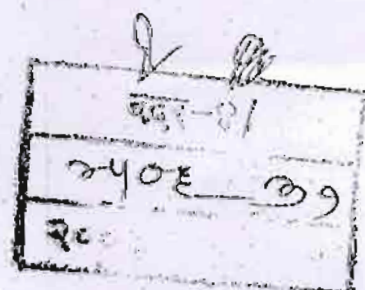
iv) Towards deposit of electric Meter & Water Meter.



41. The Purchaser hereby agrees that in the event of any amount by way of premium or security deposit or fire cess betterment charges or development tax 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 Government or becoming payable by the Owners the same shall be reimbursed by the Purchaser to the Vendors/Owners in proportion in which the area of the said Premises agreed to be acquired by the Purchaser shall bear to the total built up area available for construction on the said Property and in determining such amount, the decision of the Owners shall be conclusive and binding upon the Purchaser.

42. It is further agreed by the Purchaser that at the time of handing over possession of the said premises to the Purchaser, the purchaser, shall reimburse to the Vendors/Owners proportionate 100% deposits and other refundable deposits paid by the Owners in respect of the said Building. Such proportion shall be determined by the Vendors in their absolute discretion having regard to the proportion in which the built up area of the said premises shall bear to the total built up area of the said Building.

43. The deed of Conveyance and other documents for transferring the title in favour of the said Society in respect of the larger



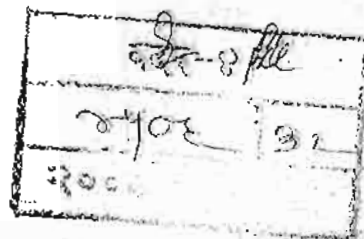
Property and said Building shall be prepared by M/s. Kirit N. Damania & Co. and the same will contain such covenants and conditions as the said Advocates and solicitors shall think reasonable and necessary having regard to the development of the said property.

44. Any delay or indulgence by the Vendors in enforcing the terms of this Agreement or any forbearance or giving time to the purchaser shall not be considered as Waiver on the part of the Developers of any breach or non compliance of any of the terms and conditions of this Agreement by the purchaser nor shall the same in any manner prejudice the remedies of the Owners/Vendors.

45. The Owners shall be entitled to alter terms and conditions of the Agreement relating to the unsold premises in the said building of which the aforesaid premises form part and the purchaser shall have no right to object to the same.

46. The purchaser himself with intention to bind all persons into whatsoever hands the said premises may come, doth hereby covenant with Vendors/Owners as follows:

(a) To maintain the said premises at Purchaser's costs in good tenable repair and condition from the date the possession of the said premises is taken and shall not do or suffer to be done anything in or to the building in which the said premises is situated, and also in the stair-case or any passages which may be against the rules, regulations or bye-laws of the concerned local or any other authority or change/alter or make addition in or to the Building in which the said premises is situated and the said

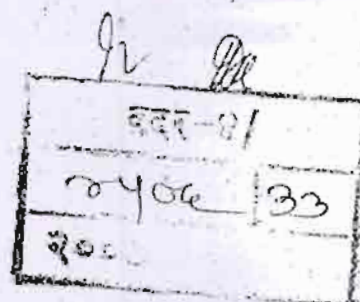


premises itself or any part thereof.

(b) Not to store in the said premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the said Building or storing of which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages to upper floors which may damage or are likely to damage the staircase, common passages or any other structure of the said building including entrances of the said building and in case of any damage is caused to the said Building or the said premises on account of negligence or default of the Purchaser in this behalf, the purchaser shall be liable for the consequence of breach.

(c) To carry out at his own costs all internal repairs to the said premises and maintain the said premises in the same condition, state and order in which they were delivered by the Vendors to the Purchaser and shall not do or suffer to be done anything in or to the Vendors in which the said premises are situated or the said premises which may be forbidden by the rules and regulations and bye-laws of the concerned local authority or other public authority. And in the event of the Purchaser committing any act in contravention of the above provision, the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

(d) Not to demolish or cause to be demolished the said premises or any part thereof, not at any time make or cause to be made any



addition or alteration in the elevation and outside colour scheme of the said Building and to keep the portion, sewers, drains and pipes in the said premises and appurtenances thereto in good tenable repair and condition and in particular so as to support shelter and protect the other part of the said Building and the Purchaser shall not chisel or in any other manner damage the columns, beams, walls, slabs or R. C. C. Partis or other structural members in the said premises without the prior written permission of the Vendors and/or the Co-operative Society. In case on account of any alterations being carried out by the purchaser in the said premises (whether such alterations are permitted by the Concerned Authorities or not) there shall be any damage to the adjoining premises or to the premises situated below or above the said premises (inclusive of leakage of water and damage to the drains) the Purchaser shall at his own costs and expenses repair such damage (including recurrence of such damages).

(e) Not to throw dirt, rubbish rags, garbage or other refuse or permit the same to be thrown from the said premises in the compound or any portion of the said land and the said building.

(f) Pay to the Developers within 7 days of demand by the Developers his share of security deposit demanded by the Concerned Local Authority or Government for giving water, Electricity or any other service connection to the said building.

(g) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the

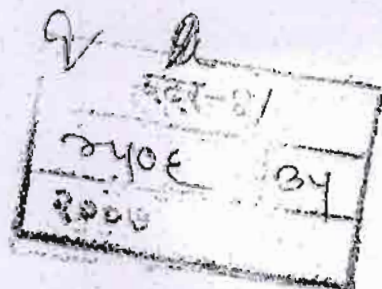


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Concerned Local Authority and/or Government and/or other public Authority, on account of change of user of the said premises by the Purchaser.

(h) The purchaser shall not let, sub-let, transfer, assign, or part with Purchaser's interest or benefit factor of this Agreement or the said premises or part with the possession of the said premises or any part thereof until all the dues payable by the purchaser to the Developers under this Agreement are fully paid up and only if the Purchaser has not been guilty or breach of or non-observances of any of the terms and conditions of this Agreement and until the Purchaser has obtained permission in writing of the Vendors for the purpose. Such transfer shall be only in favour of the Transferee as may be approved by the Developers.

(i) The Purchaser shall observe and perform all the rules and regulations which the Co-operative Society may adopt at its inception and additions alterations or amendments thereof that may be made from time to time for protection and maintenance of the said Building and the premises therein and for the observance and performance of the Building rules, regulations and bye-laws for the time being of the Concerned Local Authority and of the Government and other public bodies. The Purchaser shall also observe and perform all the stipulations and conditions laid down by the society regarding the occupation and use of the said premises in the Building and shall pay and contribute regularly and punctually towards the expenses or other outgoings in



accordance with the terms of this Agreement.

(j) Till Deed of Conveyance in respect of the larger Property and the said building is executed the Purchaser shall permit the Developers and his Surveyors and Agents, with or without workmen and others, at all reasonable times, to enter into and upon the said land and building or any part thereof to view and examine the state and condition thereof.

(k) To observe and perform all the terms and conditions and covenants to be observed and performed by the Purchaser as set out in this Agreement (including in the recitals thereof). If the Purchaser neglects, omits or fails to pay for any reason whatsoever to the Vendors the amounts payable under the terms and conditions of this Agreement (whether before or after the delivery of the possession) within the time specified for the payment thereof or if the Purchaser shall in any other way fail to perform or observe any of covenants and stipulations herein contained or referred to the Vendors shall be entitled to reenter upon and resume possession of the said premises and everything whatsoever therein and this Agreement shall cease and stand terminated. The Purchaser herein agrees that on the Developers reentry on the premises as aforesaid all the right, title, and interest of and purchaser in the said premises and under this Agreement shall cease and the Purchaser shall also be liable for immediate ejection as a trespasser. The Purchaser shall thereupon cease to have any right or interest in the said premises. In that event all the moneys paid herein by the Purchaser



J. R.
240 E 3E

(except the outgoings apportionable to the said premises till the date of such termination) shall after Sixty days of such termination be refunded by the Vendors to the Purchaser.

47. All costs, charges and expenses in connection with preparation, engrossing, stamping and registering conveyance and any other documents required to be executed by the Vendors, or by the Purchaser, stamp and registration charges in respect of such documents transferring land and Building in favour of the Co-operative Society as well as the entire professional costs of the Advocates of the Vendors in preparing and/or approving all such documents shall be borne and paid by the Society or proportionately by the members of such Society. The Developers shall not contribute anything towards such expenses. The purchaser shall on demand pay to the Developers his proportionate share in regard to the above. The amount payable under this clause is in addition to the amount as mentioned in clause 40 above.

Q R

27/11/11



बदर २/
२५०६ ३५
२००६

THE FIRST SCHEDULE ABOVE REFERRED TO

All that piece & parcel of land or ground containing by admeasurement 1694 Square yards equivalent to 1416.40 Square metres or thereabouts together with the building standing thereon at Chakala Greater Bombay in the Registration District of Bombay Suburban bearing plot No. 1 of Survey No. 28 Hissa No. 4 and bearing CTS NO. 491 and bearing Municipal Ward K/E ward No. 2514 and street No. 3-A Chakala Road, Andheri, Bombay and Bounded as follows i.e. :-

ON OR TOWARDS THE EAST : BY CHAKALA CROSS ROAD.

ON OR TOWARDS THE WEST : BY COMMON PASSAGE.

ON OR TOWARDS THE NORTH : BY COMMON PASSAGE AND

BY THE PROPERTY OF ANKOR

GHOUSAL.

ON OR TOWARDS THE SOUTH : BY PROPERTY NOW OR FORMERLY BELONGING

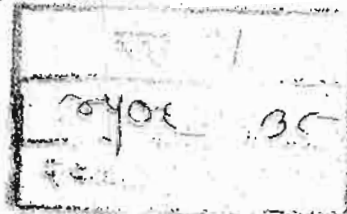
TO RAGHUMAL SOBHRAJ KATHURIA.



THE SECOND SCHEDULE ABOVE REFERRED TO

LIST OF AMENITIES

1. RCC frame structure.
2. Tiles flooring.
3. Entrance doors with flush shutters with safety chain & aldrow.
4. Aluminum sliding windows.
5. All external walls to be painted with cement paint & internal walls with white wash.
6. Concealed electric wiring.



IN WITNESS WHEREOF, the Developers and the Purchaser/s
have hereunto set and subscribed their hands and seal the day and
year first hereinabove written.

SIGNED AND DELIVERED BY THE)
Within named "VENDORS")
M/S. RAVI CONSTRUCTION CO.)
in the presence of...)

R. K. Singh

SIGNED AND DELIVERED by the)
within named "PURCHASERS")
Mr. K.S. Rathour.)
in the presence of...)

K.S. Rathour



बदर-१/१
०५०६ ३९
२००३

ANNEXURE 'A'

Municipal Corporation, Mumbai

NO. CE/1984/18/11 of 24 SEP 1998

Executive Bldg. Proposal (W.S.)
H and K - Wards
Hospital Circle, K. K. Tattar Park,
Bandra (West), Mumbai-400 050.

OCCUPANCY CERTIFICATE

To
✓ Shri Bakir B. Jhaveri, Owner,
& Partner of LVI Construction Co.,
Mumbai.

Sub.:- Proposed Bldg. on plot bearing C.T.S. No. 491, 491/1
to 10 of Village Chakala, Andheri (E. D.).

Sir,

The full development work of Bldg. situated at the
road, City Survey No. 491, 491/1 to 10 of Village Chakala
under the supervision of said A.B. Jhaveri, licensed architect,
Licence No. J/24 has been completed on the following conditions:

1) That the cert. under section 270-A of B.M.C. Act shall be
obtained from B.M. and a certified true copy of the same shall be
submitted to this office within three (3) months from the date of
issue of this occupancy cert.

A set of certified completion plan is returned herewith.

Yours faithfully,

Executive Engineer Building Proposals
(W.S.) K/E, P Wards.

AK/19.0.98



Handwritten file number and date stamp: 2406 2000

KIRIT M. DAMANIA & CO. ^B
ADVOCATES & SOLICITORS

Office: 220000 220000
200000 200000
200000 200000
Office:
Unit No. 1111, 11th Floor,
Haramia Building,
First Floor, Central Road,
Haramia, Bombay 400 001.

TO WHOMSOEVER IT MAY CONCERN

Re:- Property bearing Plot No. 1, Survey
No. 28, Hissa No. 4, C.T.S. No. 491
Municipal Ward K/E Ward No. 2514 Street
No. 3-A Chakala Road, Andheri (East),
Bombay measuring 1416.40 Sq. Yds. or
thereabouts with Building thereon
belonging to M/S. RAVI CONSTRUCTION CO.

THIS IS TO CERTIFY that we have investigated the title
of M/S. RAVI CONSTRUCTION CO. to the above Property.
We certify that the title of M/S. RAVI CONSTRUCTION CO
to the above Property is clear and marketable.

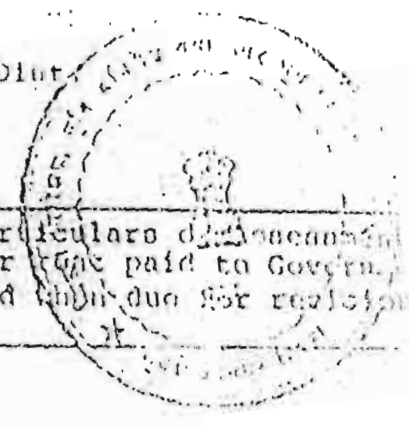
Bombay, dated this 17th day of October 1994.

For KIRIT M. DAMANIA & CO
(Kirit M. Damania)
PROPRIETOR



2406 79

17/10/94



Survey Number	Area Sq. Mts.	Tenure	Particulars of encumbrances for tax paid to Government and other dues for registration
19	25-4	C	700 15 000 (200)

Present	
Date in 19	
Date	
Date of encumbrances	
Remarks	



Transaction	Vol. No.	How Holder (H) Tenure (L) or Encumbrances (E)	Date of transaction
<p><i>[Handwritten Marathi text describing transactions]</i></p>	<p><i>[Handwritten Vol. Nos.]</i></p>	<p><i>[Handwritten details of holders, tenures, and encumbrances]</i></p>	<p><i>[Handwritten dates]</i></p>

[Handwritten signatures and dates]

THE SUB-REGISTRAR GENERAL

Tal. Andheri Dist. Bombay Suburban D.



By 122905/

Survey Number	Area Sq. Mts.	Tenure	Particulars of Area for rent and when...
122905/1	99-4

Mortgage	
Holder in 19... origin of the... title (so far... traced)	
Encumbrances	
Other remarks	



Sl. No.	Transaction	Vol. No.	New Holder (H) / Lease (L) or Encumbrance (E)	Date
1
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10

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Handwritten signature and date: 12/27

Official stamp and signature at the bottom right of the document.

Survey Number	Area Sq. Mts.	...	Particulars of Assessment for rent paid by Government and when due for revision
10-985

...

... in 19... of the... (so far traced)




...

... encumbered

... remarks

No.	Transaction	Vol. No.	How Holder (H) Lessor (L) or Encumbrance (E)	...
...
...
...

...

Survey sheet	Area	Location	Particulars of Auction for rent and when due for work
Remarks			
Other la. etc. (to be traced)			
Other			
Other circumstances			
Other remarks			

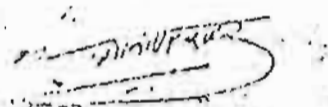
No.	Particulars	Vol. No.	How Holder (H), Lessee (L) or Encumbrancer (E)	Area
17	<p>Handwritten text in Tamil script, including names and dates.</p>		<p>Handwritten text in Tamil script, including names and details.</p>	<p>Handwritten area measurement.</p>
	<p>Additional handwritten notes and signatures.</p>			

Handwritten notes and stamps at the bottom right of the page, including a rectangular stamp with illegible text.

73/100
 35
 3-2-21



This is to certify that the above mentioned Deed
 has been duly registered in the office of the
 Sub-Registrar, [Location] on this [Date] and
 the same is now on file in the office of the
 Sub-Registrar, [Location] and a copy of the
 same is being furnished to the [Name]
 in accordance with the provisions of the
 Andhra Registration Act, 1957.

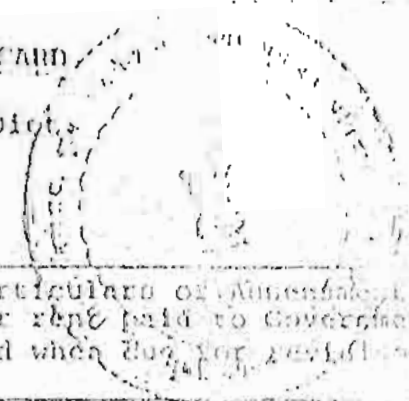


Sub-Registrar, [Location]
 [Address]

73-21
 10/06/21
 2006

THE PROPERTY REGISTER CARD

Tal. South Dist. Bombay Suburban Dist.



Survey Number	Area Sq. Mts.	Tenure	Particulars of Amendments for rent paid to Government and when due for revision
2707	2707		

for in 19	
in of the	
e. (so far	
traced)	



or encumbrances	
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or remarks	
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No.	Transaction	Vol. No.	New Holder (H) Lessee (L) or Encumbrance (E)	Attention
1	(1) 21/11/1911		3/13/1911 (H)	
2	21/11/1911		3/13/1911 (H)	
3	21/11/1911		3/13/1911 (H)	
4	21/11/1911		3/13/1911 (H)	
5	21/11/1911		3/13/1911 (H)	
6	21/11/1911		3/13/1911 (H)	
7	21/11/1911		3/13/1911 (H)	
8	21/11/1911		3/13/1911 (H)	
9	21/11/1911		3/13/1911 (H)	
10	21/11/1911		3/13/1911 (H)	
11	21/11/1911		3/13/1911 (H)	
12	21/11/1911		3/13/1911 (H)	
13	21/11/1911		3/13/1911 (H)	
14	21/11/1911		3/13/1911 (H)	
15	21/11/1911		3/13/1911 (H)	
16	21/11/1911		3/13/1911 (H)	
17	21/11/1911		3/13/1911 (H)	
18	21/11/1911		3/13/1911 (H)	
19	21/11/1911		3/13/1911 (H)	
20	21/11/1911		3/13/1911 (H)	

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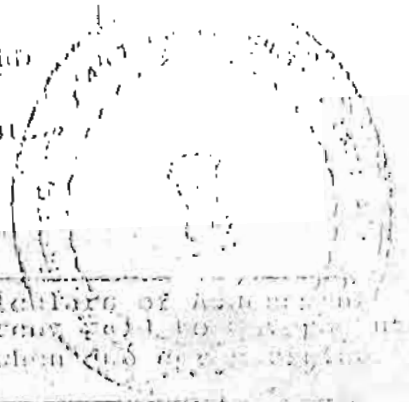


1. The first part of the...
 2. The second part of the...
 3. The third part of the...
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 6. The sixth part of the...
 7. The seventh part of the...
 8. The eighth part of the...
 9. The ninth part of the...
 10. The tenth part of the...

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२०००



Survey No.	Area Sq. Mts.	Tenure	Particulars of Applications for registration and when made
937	27-5		18/11/19
19 of the (so far as)			
Remarks			



Transaction	Vol. No.	New Holder (H) Lessee (L) or Encumbrance (E)	Amount of Fee
20/11/19	2019/11-3	[Handwritten details in Tamil]	[Handwritten amount]
[Handwritten details]	[Handwritten details]	[Handwritten details]	[Handwritten amount]
[Handwritten details]	[Handwritten details]	[Handwritten details]	[Handwritten amount]

24/11/19
[Handwritten text]

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SRI
REGISTRAR
TIRUCHIRAPPALLI
TAMIL NADU

[Handwritten signature and date]

[Handwritten notes and signatures]

१३/११/१९५५
 १३/११/१९५५
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 १३/११/१९५५
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 १३/११/१९५५
 १३/११/१९५५
 १३/११/१९५५
 १३/११/१९५५
 १३/११/१९५५
 १३/११/१९५५

३१/३/२०००
 ३१/३/२०००



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२५/०६	१५३
२००७	



Particulars of Assessment
 for rent paid to Government
 and when due for payment

Area
 Sq. Mts.

Residue

Handwritten notes in the top section of the ledger.



Large handwritten scribble or signature spanning across the middle of the ledger.

Encumbrances

Remarks

Transaction	Vol. No.	How Holder (H) Lease (L) or Encumbrance (E)	Amount in Rupees
<i>Handwritten transaction details in Telugu script.</i>	<i>Handwritten volume number.</i>	<i>Handwritten holder/lease/encumbrance details.</i>	<i>Handwritten amount.</i>
<i>Handwritten transaction details.</i>	<i>Handwritten volume number.</i>	<i>Handwritten holder/lease/encumbrance details.</i>	<i>Handwritten amount.</i>
<i>Handwritten transaction details.</i>	<i>Handwritten volume number.</i>	<i>Handwritten holder/lease/encumbrance details.</i>	<i>Handwritten amount.</i>
<i>Handwritten transaction details.</i>	<i>Handwritten volume number.</i>	<i>Handwritten holder/lease/encumbrance details.</i>	<i>Handwritten amount.</i>
<i>Handwritten transaction details.</i>	<i>Handwritten volume number.</i>	<i>Handwritten holder/lease/encumbrance details.</i>	<i>Handwritten amount.</i>

Rectangular stamp or box containing handwritten numbers and text, possibly a date or reference number.

RI
Vertical text on the left margin, possibly a page or file number.

Faint, illegible text, possibly a list or ledger entries, located in the upper left quadrant of the page.

Handwritten signature or initials in the center-left area.



पुनः- वा मा संश्लेषणार्थे अतिरिक्तित्वं निवेदनं
कियते- वा मा संश्लेषणार्थे अतिरिक्तित्वं निवेदनं
निवेदनं, अतः अतिरिक्तित्वं निवेदनं १०-११-१९००
दीर्घा विवर (अनुबन्ध) अन्तर्गत. *Secretary*
अतिरिक्तित्वं निवेदनं (अनुबन्ध) अतिरिक्तित्वं निवेदनं
अतिरिक्तित्वं निवेदनं (अनुबन्ध) अतिरिक्तित्वं निवेदनं
अतिरिक्तित्वं निवेदनं (अनुबन्ध) अतिरिक्तित्वं निवेदनं
अतिरिक्तित्वं निवेदनं (अनुबन्ध) अतिरिक्तित्वं निवेदनं
अतिरिक्तित्वं निवेदनं (अनुबन्ध) अतिरिक्तित्वं निवेदनं
अतिरिक्तित्वं निवेदनं (अनुबन्ध) अतिरिक्तित्वं निवेदनं

पारस प्रमाणपत्र जांचकारी क्र. ५
३) अतिरिक्तित्वं निवेदनं, अतिरिक्तित्वं निवेदनं

Handwritten date १९०१/११/१५ and other markings in a rectangular box.



REGISTERED COPY OF THE PROPERTY RIGHTS ACT
TAL. ANAND DIST. Taluk Anand DIST.



Survey Number	Area Sq. Mts.	Tenure	Particulars of encumbrances for rent paid to Government and when due for redemption
935	2000		[Handwritten notes]

Encumbrances

Order in 19
Year of the
Act (no. for
placed)



Encumbrances

Remarks

Transaction	Vol. No.	New Holder (H) Lessor (L) or Encumbrancer (E)	Attention
[Handwritten transaction details in Gujarati]	[Handwritten volume numbers]	[Handwritten names of holders/lessors/encumbrancers]	[Handwritten attention notes]

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[Handwritten signature and notes at the bottom left]

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REGISTRY OF THE SUB-REGISTRAR, BOMBAY (CANTON)
Tel. Andhari Bldg. Bombay Suburban Dist.



Survey No.	Area Sq. Bns.	Tenure	Particulars of assessment for rent paid by the tenant and when due for revision
29935 e	2.4	1	
Assessments			
holder in 19 origin of the title (so far as traced)			



Other remarks

Date	Transaction	Vol. No.	How Holder (H) Lencen (L) or Encumbrance (E)	Assessment
1917				
1917				
1917				
1917				

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406/45
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Sub-Registrar
Bombay (Canton)

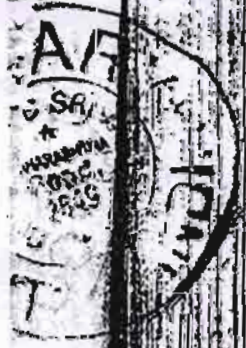
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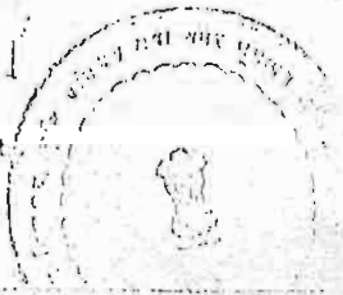
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EXTRACT FROM THE PROPERTY REGISTER

Tal. Antheri Dist. Tanjavur Suburban Dist.



City Survey Number	Area Sq. Mts.	Tenure	Particulars of Assignments for rent paid to Government and when due 1967-68
96	9000		



Encumbrances	
Holder in 19 Origin of the Title (so far as traced)	

Other	
Other encumbrances	

No.	Description	Vol. No.	New Holder (H) Lessor (L) or Encumbrancer (E)
1
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96-81
2000



१. १३/१२/२०१७
 २. १३/१२/२०१७
 ३. १३/१२/२०१७
 ४. १३/१२/२०१७
 ५. १३/१२/२०१७
 ६. १३/१२/२०१७
 ७. १३/१२/२०१७
 ८. १३/१२/२०१७
 ९. १३/१२/२०१७
 १०. १३/१२/२०१७



१. १३/१२/२०१७
 २. १३/१२/२०१७
 ३. १३/१२/२०१७
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 ५. १३/१२/२०१७
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 २. १३/१२/२०१७
 ३. १३/१२/२०१७
 ४. १३/१२/२०१७
 ५. १३/१२/२०१७
 ६. १३/१२/२०१७
 ७. १३/१२/२०१७
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 १०. १३/१२/२०१७

१३-१२-१७
 १३/१२/१७
 १३/१२/१७

H C S
 १३/१२/१७
 १३/१२/१७

गायाचे नाव : चकाला

- (1) विलेखाचा प्रकार, भोवटल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणा देतो की पट्टेदार ते नमूद करावे) याप्रदला रु. 600,000.00
या.मा. रु. 1,266,500.00

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

(1) सिटिरस कॅम्पे 1991 वर्णना ऑफिस नं 304, 3 रा मजला, विंग अ, शुभम सेंटर नं 2, चकाला अंधेरी पू मु 93; मरलेले मु रु 120650/- व वंड रु 1270/-
सेक्टर किजकती बाबत सेंटर 1/1/88/ 2000/ 157 या कामकाजासाठी दरम 188 दुय्यम निबंधक अंदाज सुद्धे उपमाग येथे दस्ता नोंदवित्ता हसा त्या प्रकामा अद्वे घेत असल्यान मुद्रांक जिल्हा अधिकाऱ्याचे सचरी कार्यालयात कलस 321क रकती सेंटर दस्तावर कामे मरलेले मुद्रांक शुल्क रु 120650/- व वंड रु 1270/- तसेच नोंदणी शुल्क 6070/ मरलेले क्रमांक 18 जन्वये दि 15 07 रकती वसूल करण्यात आले.

- (3) क्षेत्रफळ

- (4) आकारणी किंवा जुडी देण्यात आसेल तेव्हा

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

(1) के एस राठोड - घर/प्लॉट नं. ऑफिस नं 304, 3 रा मजला, विंग अ, शुभम सेंटर नं 2, चकाला अंधेरी पू मु 93; गल्ली रस्ता - ईशान्यीय भाग - ईशान्य नं. - पेट वसहलत - शहर/गाव - तालुका - पिन - पिन नंबर.

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

(1) - घर/प्लॉट नं. - गल्ली रस्ता - ईशान्यीय भाग - ईशान्य नं. - पेट वसहलत - शहर/गाव - तालुका - पिन - पिन नंबर.

- (7) दिनांक करून दिल्याचा 18-06-2007
(8) नोंदणीचा 18-06-2007
(9) अनुक्रमांक, खंड व पृष्ठ 4505/2007
(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 106,00
(11) बाजारभावाप्रमाणे नोंदणी रु 100,00
(12) शेर

Shubham

गणपत परिपत्रक क्रमांक. २०००/१४/प्र. क्र. २५/घ-१, दि. २४/३/२०००

GENERAL STAMP OFFICE

TOWN HALL, FORT, MUMBAI - 400 023.

25
8550

RECEIPT FOR PAYMENT TO GOVERNMENT

NOT TRANSFERABLE

Receipt No. :

Receipt Date :

Received From :

On Account of :

STATE OF MUMBAI

Mode of Payment	DD/PO/CHD / RBI-Challan No.	Date	Bank Name & Branch	Area Code	Amount (in Rs.)
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DD No.	996804	Date	11/04/2000	Area Code	11390000
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State : STATE OF MUMBAI (333)
Area Name : SASSARA (M)

Case No. :

Lot No. :

DD. 1. 1964/2000

Lot Date :

Total D. O. :



Sr. No	Description of Stamps / Franking	Quantity	Denomination	Amount (in Rs.)
				Total :

Rs. : 113990.00 Rupees : One Lakh Thirteen Thousand Eight Hundred Eighty Only

Cashier / Accountant

Collector of Stamps, Andhra
Signature / Designation

Cosmos Bank

Inward Date	
Inward No.	Ados
Site Engineer	Shubham
Visit Alotted Date	23/04/00
Scanning Date	
Outward Date	
Outward No.	
E-Mail Sign	

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GENERAL STAMP OFFICE
EXTENDED SALES COUNTER
MMRDA BLDG BANGALORE
MUMBAI - 400 051
MAH. 1958

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INDIA
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MAHARASHTRA

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20 MAR 2000

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पं-मुद्रा. अंधारी/३२ अ/प्र.क.

दस्तावे. B.D.R.-1/1964/2000F

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G. M. DHUMAL
Proper Officer,
G.S.U.M.M.R.D.A.,
Mumbai-400051.

आ दस्तावेजातील मूलमतेच ही वाजारमूल्य रुपये 12,30,000/-
(अधारी रुपये Twelve lakh thirteen thousand only) इतके निरिषते करण्यात

आले. मुंबई मुद्रांक अधिनियम, १९५८ च्या कलम ३२अ व्हा

अनुसारेण व्यावर कमी भरलेले मुद्रांक शुल्क रुपये 11,27,500/-

(अधारी रुपये One lakh two hundred and seven thousand five hundred only) व देणे

(अधारी रुपये One thousand one hundred and one) पावती देणे

दिनांक 12.4.07. नुसार पसकार हो

याचकडून वधुळ करव्यात

दिनांक: 16.4.07

(Andheri)

मुद्रांक अधिकारी, अंधारी

Subject to the Provision of
Section 53-A of the
Bombay Stamp Act-1958.



श्री. भ. सि. नयकर
पर्यवेक्षक
मुद्रांक कार्यालय
मुंबई.

day of March 2000 BETWEEN M/S. RAVE CONSTRUCTION CO., a registered Partnership firm having its Office at 35/36, Swastik Plaza, V.L. Mehta Rd., JVPD Scheme, Vile Parle (W), BOMBAY - 400049, herein referred to as "THE VENDORS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners for the time being of the said firm the survivors or survivor of them, their/his respective heirs, executors, administrators and assigns) of the ONE PART : AND MRS. V. K. RATHOUR having address at 109, Unique Industrial Estate, Chakala Road, Andheri (East), Mumbai - 400 099 hereinafter referred to as "THE PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators and assigns) of the OTHER PART:

199

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बदर-१
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WHEREAS :

1. By and under a deed of Conveyance dated 6th Sept. 1980 (registered at the Bombay Sub Registry under serial No. 2029 of 1980) RAZANKIYA PISUWALA & Others conveyed unto Vendors an immovable Property admeasuring 1416.40 Sq. Mtrs (1506 Sq. Mtrs as per City Survey Property Cards) together with structures thereon being Plot No.1 of Survey No.28 Hissa No.4 bearing C.T.S. NO. 491, 491/1 to 10 Situate at Chakala Road, Andheri (East) in Greater Bombay and Particularly described in the Schedule thereunder, written as also in the schedule hereunder (herein referred to as "the said Property").

2. The Vendors have constructed on the said property a new building (having commercial user) by way of redevelopment of the property and the said building plans are approved by the Municipal Corporation of Greater Bombay under No. CE/1944/WS/AK DT. 24/04/96 (herein referred to as "the said Building").

3. The said building is having wings being Wing A, Wing B and Wing C. The said building is of ground and 4 upper floors, Wing "C" is reserved for providing permanent alternate accommodation to the Tenants of the existing structure on the said Property.

4. The ground floor of the Wings A and B is having shops and each shop shall have an exclusive basement under it.

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5. The entire building including basement is earmarked for Commercial User. The said Building is constructed under the supervision of Architect M/s. H. M. Javeri & Sons.

6. At the request of the Purchaser the Vendors have agreed to sell to the purchaser Office premises No. 305 on the third floor of Wing A in the said Building (herein referred to as "the said Premises").

7. The Purchaser has demanded from the Vendors and the Vendors have given inspection to the Purchaser of all the documents of title relating to the said Property, the plans designs and specifications prepared by the Owners Architects in the said Building and such other documents as are specified under the Maharashtra Ownership Flats (Regulations of the Promotion of Construction, Sale Management and Transfer) Act, 1963 (herein referred to as "the said Act") and the Rules made thereunder.

8. Copies of the Property Card in respect of the said Property and the copies of the plans and specifications in respect of the said building premises agreed to be sold to the Purchaser as hereinafter mentioned, have been verified by the purchaser & the purchaser has satisfied himself about the Title of the said property.

9. Copies of Certificate of title issued by M/s. Kirit Damania & Co. Advocates & Solicitors of the Owners, copies of property card in respect of the said property showing the nature of the title



वदर-१
१९६४/३/५४
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of the Owners to the said land on which the building has been constructed and the copies of the plans and specifications of the premises agreed to be purchased by the purchaser approved by the concerned local authority have been annexed hereto and marked Annexure "A", "B" & "C" respectively.

NOW IT IS HEREBY AGREED DECLARED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1. The Vendors have constructed on the Property bearing CTS No. 491, 491/1 to 10 admeasuring 1416.40sq. mtrs. (1506 Sq. Mtrs as per City Survey Property Cards) situate at Chakala, Andheri (East) in Greater Bombay and particularly described in the First Schedule hereunder written a building known as SHUBHAM CENTER NO. 2 (herein referred to as "the said Building") comprising of 3 Wings (being Wing A, B and C). The said Building is of ground floor and 4 upper floors.
2. Wing A and Wing B is having shops on the ground floor and each shop is having exclusive basement premises below the shop.
3. Wing C is reserved for providing alternate accommodation to the Tenants in the existing structure on the said property.
4. A. The Vendors have informed the Purchaser and the Purchaser is aware that the Owners propose to construct additional floors on the said Building on obtaining the necessary Transferable Development Rights (TDR) in respect of the Floor Space Index



बदर-१		
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FSI) of other properties as permissible under the provision of the Development Control Regulations and utilising such FSI in construction of such additional floors. The Purchaser hereby confirms and gives his irrevocable consent to the owners to construct such additional floors in any Wings of the said Building by utilising the floor space index of the other properties to be obtained by the owners by way of TDR and that the additional areas so constructed shall belong absolutely to the Owners who shall be entitled to deal with and dispose of the same on ownership basis and the purchaser shall have no objection to the same. The Vendors have informed the Purchaser that such additional floors shall also be utilised for the purpose of commercial user as permitted under Development Control Regulation. The Vendors has also informed the purchaser that each such additional floor contain one or more commercial units as may be desired by the Owners and as approved by the Municipal Corporation of Greater Bombay and other Concerned Authorities.

b. IT IS EXPRESSLY AGREED AND CONFIRMED by the purchaser that the right of the owners to construct additional portions or floors on the said building as also to construct additional structures on the said property as aforesaid is an integral part of this contract and the sale of the unit to the purchaser and the purchaser will not in any manner object to the promoters constructing such additional floors on carrying out any additional construction work on the said building by constructing additional structures on the said property or the purchaser shall not



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be entitled to ask for abatement in the price of the premises or claim any compensation or damages on the ground of inconvenience or on any ground whatsoever.

c. The Purchaser also confirms that he has prior to execution of this Agreement taken inspection of R.C.C. plans of the building and has satisfied himself/herself about the structural strength of the said building to bear the load of such additional floors in the said building and that the purchaser shall not be entitled to raise any requisition or objection upon any matters relating to the structural strength of the said building and such additional floors.

5. The Purchaser/s is/are aware that a weigh Bridge Stands on the Plot adjoining the said Property. The Vendors have by and under agreement dated 15th May 1994 granted right of way from the said property to the owners of said weigh bridge. The Owners of the said weigh bridge and or members of their family and or their associated conducts the said Weigh Bridge and will continue to conduct the same in future. The Purchaser/s shall not at any time raise any objection to the said Weigh Bridge or to the activities in the course of conduct of the said weigh bridge or to the grant of said right of way or ask for abatement in the price of the said premises or claim any compensation or damages on the ground of inconvenience or any other whatsoever. Co-operative Housing Society or Limited Company or a Body Corporate to be formed of the purchasers and allottees of the offices,



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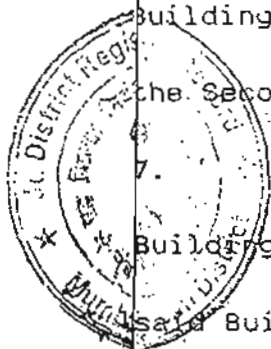
shops and other premises in the said building constructed on the said land shall abide by the said Agreement dated 15th May 1994 and the purchaser/s hereby grant/s his/hers/their consent in that behalf. It is agreed that this provision is without prejudice to the other terms and conditions contained in this Agreement.

The said Building has been constructed by the Owners in accordance with the Building Plans prepared by the Architects and sanctioned by the Concerned Authorities as aforesaid with such modifications and/or amendments thereto as the Owners may have incorporated therein as aforesaid. The premises in the said Building is containing amenities as per the particulars given in the Second Schedule hereunder written.

7. The Purchaser has taken due inspection of the sanctioned Building plans from the Concerned Authorities in respect of the said Building.

8. The purchaser has prior to the execution of this Agreement satisfied himself/herself about the title of the Owners to the said property described in the First Schedule hereunder written and the purchaser shall not be entitled to further investigate the title of the said Owners and no requisition or objection shall be raised upon any matter relating there to.

9. The Vendors shall sell to the Purchaser Shop/Commercial premises on the third floor of Wing A/B in the said Building constructed on the said property (here in referred to as "the said premises). Plans in respect of the said premises is here to annexed and marked as ANNEXURE 'D'.



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10. The area of the said premises is 282.00 sq. ft.

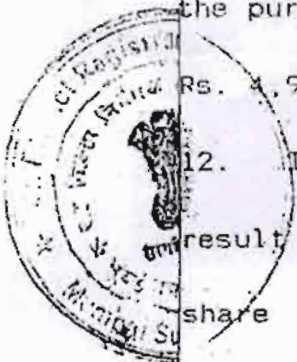
11. The purchaser has paid to the Vendors sum of Rs. 4,92,000/- as the purchase price in respect of the said premises. The purchase price of Rs. 4,92,000/- is inclusive of price of common areas and facilities of the said Building. It is specifically agreed that the proportionate price of common amenities is notional and the same is not subject to change even if the percentage of undivided share of the said premises in the common areas and facilities increase or decrease the intent of the parties being that the said premises are sold to and purchased by the purchaser with all the appurtenant rights for the lumpsum of

Rs. 4,92,000/-

12. It is expressly agreed and the Purchaser is aware that as a result of changes in the building plans of the said Building the share of the said premises in the said common areas and facilities may increase or decrease. The Purchaser hereby expressly consents to such changes in the said share and hereby expressly authorises the Owners to so increase or decrease the said share of the Premises in the said common areas and facilities of the said Building and/or the said Property and the Purchaser hereby irrevocably agrees to accept the said share as changed as aforesaid.

13. The said premises is ready for possession.

14. Nothing contain in this Agreement shall be construed so as to confer upon the Purchaser any right whatsoever into or over



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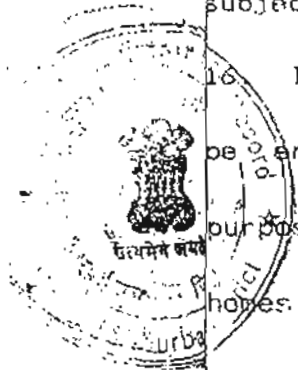
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the said Property or the said Building or any Part thereof including the said premises. It is agreed by and between the parties that such conferment shall take place on the execution of the Conveyance in favour of a Co-operative Society as hereinafter mentioned.

5. The Purchaser shall have no claim save and except in respect of the premises agreed to be sold to him/her/them. All open spaces, lobbies, terrace and other premises will remain the property of the Owners until the said Building is transferred to the proposed Co-operative Society as hereinafter mentioned, subject however, to the rights of the Owners as herein stated.

16. It is hereby expressly agreed that the Owners/Vendors shall be entitled to sell the premises in the said building for the purpose of using the same as guest house, dispensaries, nursing homes, maternity homes or for commercial users, shops, consulting rooms, banks or any non-residential user as may be permitted by the Concerned Authorities and/or an other use that may be permitted by the said Authorities and the Purchaser shall be entitled to use the said premises agreed to be purchased by him/her/them accordingly and similarly the Purchaser shall not object to the use of the other premises in the said Building for any one or more of the aforesaid purposes by the respective Purchaser thereof.

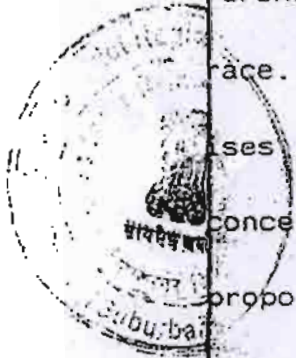
17. IT IS HEREBY EXPRESSLY AGREED that the terrace on the said Building shall always belong to the Owners and they shall be entitled to deal with and dispose of the said in such manner as



बदर-१
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they may deem fit. In the event of the Owners obtaining permission from the Concerned Authorities for constructing one or more premises on the terrace then the Owners shall be entitled to sell such premises that be constructed by them on the terrace together with the terrace to such persons and at such rate and on such terms as the Owners may deem fit. The Owners shall be entitled in that event to allow use of such entire terrace to the Purchaser of such premises proposed or constructed on the terrace and the terrace shall then be in exclusive possession (as owner) of the Purchaser of such premises proposed or constructed on the terrace. In the event of the Owners constructing more than one premises on the terrace, the Owners shall be entitled to sell the concerned premises together with the portions of the terrace proportionate to and/or appurtenant thereto. The Society to be formed by the Purchasers of premises as stated hereinafter shall admit as its members the purchasers of such premises that may be proposed or constructed on the terrace with the exclusive right to them in the terrace as aforesaid. In the event of any water storage tank on the terrace for the said building being constructed or any other common facility being provided on the terrace then the Society shall be entitled to depute its representatives to go to the terrace for the regular check up and up keep and for carrying out repairs to the tank/tanks and/or such common facility at all reasonable times and/or during such times as may be mutually agreed upon by the Purchaser of such premises



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वदर-१
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the terrace and the Society.

18. Until execution of the Conveyance as herein mentioned the Owners shall have full right, if so permitted by the Concerned authorities, to make additions to the said Building and such additions (additional construction) shall be the property of the Owners. The Developers shall be entitled to dispose off such additional constructed area (including additional floors) in such manner as they may deem fit. It is expressly agreed and confirmed by the Purchaser that the right of the Owners to put up additional floors on the said Building is an integral part of this contract for the sale of the said premises to the Purchaser and the Purchaser hereby expressly agrees that he/she/they will not in any manner object to the Owners carrying out any additional construction on the said Building. The Purchaser hereby gives his/her/their irrevocable consent to the Owners carrying out construction of additional floors/areas on the said Building as aforesaid. All such additional construction shall be carried out in accordance with and in conformity with the Building plans as may be approved by the Concerned Authorities.

19. IT IS HEREBY EXPRESSLY AGREED AND PROVIDED that so long as it does not in any way affect or prejudice the rights hereunder granted in favour of the purchaser in respect of the said premises the Vendors shall be at liberty to sell, assign, mortgage or otherwise deal with or dispose off their right, title or interest in respect of the said Property. The Vendors shall also be free to construct additional structures like sub-station for electric-

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y office Co-operative Societies' office, Co-operative Depart-
ental stores, temple or place of worship, covered and enclosed
rages in open compound, underground and overhead tanks, struc-
ures watchman's cabin, toilet units for domestic servants,
eptic tank and soak pits the location of which are not particu-
arly marked upon the ground floor plans or lay out plan of the
arger Property. The Purchaser shall not interfere with the
ights of Owners by raising any disputes or Court Injunctions
nder Section 7 of the Maharashtra Ownership Flat Act, 1963
nd/or under any other provision of any other applicable law. The
wners shall always be entitled to sign undertakings and indem-
nities on behalf of the Purchaser as required by any Authority of
he State or Central Government or Competent Authorities under
any law concerning construction of buildings for implementation
of their scheme for development of the said property.

20. The Purchaser shall be liable for payment of Municipal rates
and taxes and other outgoings appertaining to the said Premises
from the date of Occupation Certificate obtained from B.M.C.

21. The said building shall be constructed and completed in
accordance with the plans and specifications as approved by the
Concerned Authorities as aforesaid with such modifications there-
to as may be made by the Owners as herein above set out.

22. The said Property with the said Building shall be conveyed
to a Co-operative Housing Society registered for the said Build-
ing. The said Society shall be registered only after the said

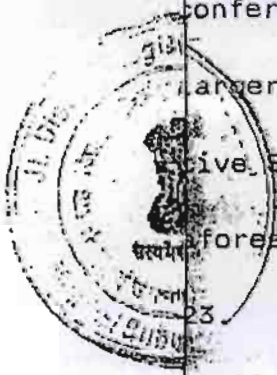


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property shall have been fully developed and all the premises in the said Building are sold and disposed of." The Purchaser shall become a member of the said Society (which is to be formed solely for the purpose of the said Building) and the Owners shall execute the Conveyance in respect of the said property with the said Building in favour of the said Co-operative Society. Until such conveyance is executed the right of the Purchaser hereunder shall be confined only to the said premises and the Purchaser and/or the Society to be formed for the purpose of the said Building shall have no right on any portion of the said Property. The conferment of right shall take place only in respect of the larger property and the said Building in favour of the Co-operative Society on the execution of the Conveyance in its favour as aforesaid.

23. The Conveyance in respect of such Co-operative Society shall be executed only after the said Property shall have been fully developed as aforesaid. Even after the Co-operative Society for the said Building shall have been formed as aforesaid the Developers shall have full right and authority to develop the said property and the entire Floor Space Index (F.S.I.) of the said property to be utilised on the said Property as also additional FSI of other Property that may be obtained by way of Transferable Development Rights (TDR) and/or under the other provisions of the Development Control Regulation for utilisation on the said property shall continue to be under the Ownership and control of the Owners who shall be entitled to utilise the same



वदर-१
१२६४/१३५४
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their benefit in development of the said Property and the Purchaser and/or the said Society to be formed for the said building as aforesaid shall have no right of any nature whatsoever in respect thereof.

24. So long as the various premises in the said building shall not be separately assessed by Local Body for the purpose of property taxes, water charges and rates the Purchaser shall pay the proportionate share of such taxes, rates, and other outgoings assessed on the whole building. The Purchaser shall tentatively pay Rs. 1.50 per Sq.Ft. per month for maintenance to the Owners or the above with effect from the date of Occupation Certificate obtained from BMC of the said premises. The purchaser shall also be liable to pay municipal tax over and above Rs. 1.50 per sq.ft. as mentioned above.

25. The Owners shall be liable to pay only the Municipal rates and taxes, at actuals, in respect of the unsold Premises. In case the Conveyance is executed in favour of the Co-operative Society before the disposal of by the Owners/Vendors of all the premises, then in such case, the Owners shall join in and as and when such premises are sold, to the persons of their choice and at the discretion of the Owners, the Co-operative Society shall admit as members the Purchasers of such premises without charging any premium or any other extra payment.

26. The Purchaser shall maintain at his/her/their own costs the said premises agreed to be purchased by him/her/them in the

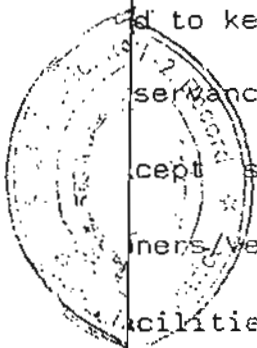


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e condition, state and order in which it is delivered to /her/them and shall abide by all bye-laws, rules and regulations of the Government, Local Bodies and Authorities, Electricity-Supply Company, the Co-operative Society, and shall attend to power and be responsible for all actions and violations of any the conditions or rules or bye-laws and shall observe and perform all the terms and conditions and covenants contained in this Agreement.

The Purchaser hereby covenants with the Developers to observe and perform the covenants and conditions in this agreement and to keep the Owners/Vendors fully indemnified against the said performance and performance of the said covenants and condition except so far as the same ought to be observed by the Owners/Vendors. The Purchaser also agrees and undertakes all the facilities to the owners to carry out additional construction work on the said building.

B. The Purchaser agrees and undertakes from time to time to sign and execute applications for the formation and registration of the society including the bye-laws of the proposed society within Ten days of the intimation by the Vendors. No objection shall be raised to the changes in the draft Bye-laws as may be required by the Registrar of Co-operative Societies and/or other concerned Authorities. The Purchaser shall be bound from time to time to sign all the papers and documents and all other deeds as the Developers may require him/her/them to do from time to time for safeguarding the interest of the Owners and the Purchaser of



बदर-१
१९९४/१-५/५४
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without interest and the Owners shall be entitled to utilise such deposits towards payment of taxes and other outgoings. In the event of the Purchaser making any default in payment thereof regularly as agreed to herein by him/her/them, the Vendors/Owners shall have right to take legal action against the Purchaser for recovering the same. After the Society as aforesaid shall have been formed and the said Building shall have been transferred and/or conveyed to the Society the Owners/Vendors shall hand over the said deposit or the balance thereof to such Society.

2. The Purchaser shall allow the Owners and their surveyors and agents with or without workmen and others at all reasonable times to enter upon his/her/their premises 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 premises of any other premises owners 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 his/hers/their share of the Local Body property taxes and other outgoings as also in the charges for electricity consumed by them.

33. In the event of the said Society being formed and registered before the sale and disposal by the Owners/Vendors of all the premises in the said Building the powers and authority of the Society and the purchasers of the premises therein shall be

बदर-१
१९९४/१९९५
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subject to the powers of the Developers in all the matters concerning development of the said Property as also construction of additional structures and all amenities pertaining to the same and in particular the Owners shall have absolute authority and control as regards any unsold premises and the sale thereof. The Owners shall have a right to complete the said Building and to sell and dispose of for their benefit all unsold Premises in the said Buildings.

The Purchaser shall not at any time demolish or do or cause to be done any additions or alterations of whatsoever nature in the said premises or any part thereof without obtaining prior written permission of the Owners/Vendors. The purchaser shall keep the said premises walls, partitions, sewers, drains, pipes and appurtenances thereto in good and tenantable repair and condition and in particular the said building so as to provide shelter to and protect the parts of the said building other than his/her/their premises. The Purchaser shall not permit the closing of the niches or balconies or make any alterations in the outside elevations and outside colour scheme of the premises to be allotted to him/her/them. However this restriction shall not include any alterations within the said premises which are not structural in nature.

5. 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

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१८९४/१८/५४
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All be carried out by the purchasers of various premises in the said Building at his/her/their own costs and the Vendors shall be in any manner liable or responsible for the same.

The Purchaser shall not do or permit to be done any act or thing which may render void or voidable any insurance of any premises or any part of the said Building or cause any increased premium to be payable in respect thereof or which is likely to cause nuisance or annoyance to users and occupiers of the other premises in the said Building. However it is clarified that this does not cast any obligation upon the Owners to insure the building or premises agreed to be sold to the Purchaser.

After the said Building and premises to be constructed by the Owners on the Property are complete and ready for occupation and after the Society for the said Building as aforesaid is registered and only after all the premises in the said building shall have been sold and disposed off by the Owners and the Owners shall have received all dues payable to them under the terms of the Agreements with the Purchasers of all the premises in the said Building the Owners shall execute in favour of the said Society a Conveyance in respect of the said Property and the said Building. Until the execution of the Conveyance, the possession of the said Property and the said building and premises thereon shall be deemed to be of the Owners and the purchaser who have been given possession of the premises agreed to be sold to him/hers/their shall be merely a licensee thereof.

बदर-१
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The Purchaser hereby agrees that in the event of any amount way of premium or security deposit or fire cess betterment charges or development tax of 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 Government or becoming payable by the Owners the same shall be reimbursed by the Purchaser to the Vendors/Owners in proportion in which the area of the said Premises agreed to be acquired by the Purchaser shall bear to the total built up area available for construction on the said Property and in determining such amount, the decision of the Owners shall be conclusive and binding upon the Purchaser.

2. It is further agreed by the Purchaser that at the time of handing over possession of the said premises to the Purchaser, the purchaser, shall reimburse to the Vendors/Owners proportionate IO, deposits and other refundable deposits paid by the Owners in respect of the said Building. Such proportion shall be determined by the Vendors in their absolute discretion having regard to the proportion in which the built up area of the said premises shall bear to the total built up area of the said Building.

43. The deed of Conveyance and other documents for transferring the title in favour of the said Society in respect of the larger Property and said Building shall be prepared by M/s. Kirit N.



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बदर-२
१९९४/२७/१९
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Mania & Co. and the same will contain such covenants and conditions as the said Advocates and solicitors shall think reasonable and necessary having regard to the development of the said property.

Any delay or indulgence by the Vendors in enforcing the terms of this Agreement or any forbearance or giving time to the purchaser shall not be considered as Waiver on the part of the Vendors of any breach or non compliance of any of the terms and conditions of this Agreement by the purchaser nor shall the same in any manner prejudice the remedies of the Owners/Vendors.

The Owners shall be entitled to alter terms and conditions of the Agreement relating to the unsold premises in the said building of which the aforesaid premises form part and the purchaser shall have no right to object to the same.

The purchaser himself with intention to bind all persons to whomsoever hands the said premises may come, doth hereby covenant with Vendors/Owners as follows:

) To maintain the said premises at Purchaser's costs in good and repair and condition from the date the possession of the said premises is taken and shall not do or suffer to be done anything in or to the building in which the said premises is situated, and also in the stair-case or any passages which may be required against the rules, regulations or bye-laws of the concerned local authority or any other authority or change/alter or make addition in or to the Building in which the said premises is situated and the said premises itself or any part thereof.

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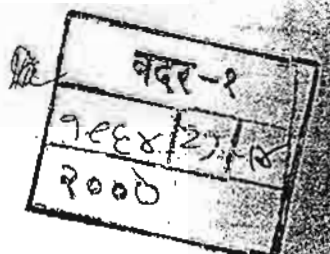
बदर-१		
१९९४	२२	५४
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The Purchaser hereby agrees that in the event of any amount way of premium or security deposit or fire cess betterment charges or development tax or security deposit for the purpose of obtaining water connection for the said Building 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 Government or becoming payable by the Owners the same shall be reimbursed by the Purchaser to the Vendors/Owners in proportion in which the area of the said Premises agreed to be acquired by the Purchaser shall bear to the total built up area available for construction on the said Property and in determining such amount, the decision of the Owners shall be conclusive and binding upon the Purchaser.


2. It is further agreed by the Purchaser that at the time of handing over possession of the said premises to the Purchaser, the purchaser, shall reimburse to the Vendors/Owners proportionate 100% deposits and other refundable deposits paid by the Owners in respect of the said Building. Such proportion shall be determined by the Vendors in their absolute discretion having regard to the proportion in which the built up area of the said premises shall bear to the total built up area of the said Building.

43. The deed of Conveyance and other documents for transferring the title in favour of the said Society in respect of the larger Property and said Building shall be prepared by M/s. Kirit N.

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Not to store in the said premises any goods which are of
ardous, combustible or dangerous nature or are so heavy as to
hage the construction or structure of the said Building or
bring of which goods is objected to by the concerned local or
her authority and shall not carry or cause to be carried heavy
ckages to upper floors which may damage or are likely to damage
e staircase, common passages or any other structure of the said
ilding including entrances of the said building and in case of
y damage is caused to the said Building or the said premises on
count of negligence or default of the Purchaser in this behalf,
e purchaser shall be liable for the consequences of breach.

 c) To carry out at his own costs all internal repairs to the
aid premises and maintain the said premises in the same condi-
on, state and order in which they were delivered by the Vendors
o the Purchaser and shall not do or suffer to be done anything
n or to the Vendors in which the said premises are situated or
he said premises which may be forbidden by the rules and regula-
ions and bye-laws of the concerned local authority or other
ublic authority. And in the event of the Purchaser committing
ny act in contravention of the above provision, the Purchaser
hall be responsible and liable for the consequences thereof to
he concerned local authority and/or other public authority.

d) Not to demolish or cause to be demolished the said premises
or any part thereof, not at any time make or cause to be make any
addition or alteration in the elevation and outside colour scheme



the said Building and to keep the portion, sewers, drains and
pipes in the said premises and appurtenances thereto in good
maintainable repair and condition and in particular so as to sup-
port shelter and protect the other part of the said Building and
the Purchaser shall not chisel or in any other manner damage the
columns, beams, walls, slabs or R. C. C. Partis or other struc-
tural members in the said premises without the prior written
permission of the Vendors and/or the Co-operative Society. In
case on account of any alterations being carried out by the
Purchaser in the said premises (whether such alterations are
permitted by the Concerned Authorities or not) there shall be any
damage to the adjoining premises or to the premises situated
below or above the said premises (inclusive of leakage of water
and damage to the drains) the Purchaser shall at his own costs
and expenses repair such damage (including recurrence of such
damages).

e) Not to throw dirt, rubbish bags, garbage or other refuse or
permit the same to be thrown from the said premises in the com-
pound or any portion of the said land and the said building.

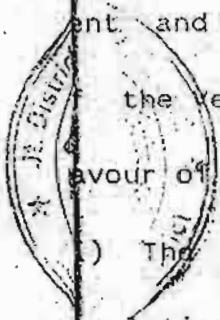
f) Pay to the Developers within 7 days of demand by the Develop-
ers his share of security deposit demanded by the Concerned Local
Authority or Government for giving water, Electricity or any
other service connection to the said building.

(g) 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

बदर-१
१२६४/२४/४४
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authority, on account of change of user of the said premises by the Purchaser.

7) The purchaser shall not let, sub-let, transfer, assign, or part with Purchaser's interest or benefit factor of this Agreement or the said premises or part with the possession of the said premises or any part thereof until all the dues payable by the Purchaser to the Developers under this Agreement are fully paid and only if the Purchaser has not been guilty or breach of or non-observances of any of the terms and conditions of this Agreement and until the Purchaser has obtained permission in writing from the vendors for the purpose. Such transfer shall be only in favour of the Transferee as may be approved by the Developers.



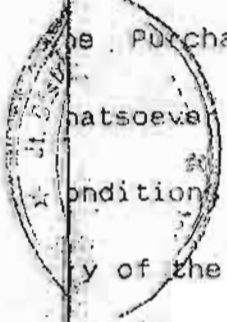
8) The Purchaser shall observe and perform all the rules and regulations which the Co-operative Society may adopt at its inception and additions alterations or amendments thereof that may be made from time to time for protection and maintenance of the said Building and the premises therein and for the observance and performance of the Building rules, regulations and bye-laws for the time being of the Concerned Local Authority and of the Government and other public bodies. The Purchaser shall also observe and perform all the stipulations and conditions laid down by the society regarding the occupation and use of the said premises in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement.

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बदर-१		
१९९४	२५	५४
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) Till Deed of Conveyance in respect of the larger Property and the said building is executed the Purchaser shall permit the Developers and his Surveyors and Agents, with or without workmen and others, at all reasonable times, to enter into and upon the said land and building or any part thereof to view and examine the state and condition thereof.

) To observe and perform all the terms and conditions and covenants to be observed and performed by the Purchaser as set out in this Agreement (including in the recitals thereof) If the Purchaser neglects, omits or fails to pay for any reason whatsoever to the Vendors the amounts payable under the terms and conditions of this Agreement (whether before or after the delivery of the possession) within the time specified for the payment hereof or if the Purchaser shall in any other way fail to perform or observe any of covenants and stipulations herein contained or referred to the Vendors shall be entitled to reenter upon and resume possession of the said premises and everything whatsoever therein and this Agreement shall cease and stand terminated. The Purchaser herein agrees that on the Developers' entry on the premises as aforesaid all the right, title, and interest of and purchaser in the said premises and under this agreement shall cease and the Purchaser shall also be liable for immediate ejectment as a trespasser. The Purchaser shall thereupon cease to have any right or interest in the said premises. In that event all the moneys paid herein by the Purchaser (except the outgoings apportionable to the said premises till the



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(a of such termination) shall after Sixty days of such termination be refunded by the Vendors to the Purchaser.

All costs, charges and expenses in connection with preparation, engrossing, stamping and registering conveyance and any other documents required to be executed by the Vendors, or by the Purchaser, stamp and registration charges in respect of such documents transferring land and Building in favour of the Co-operative Society as well as the entire professional costs of the advocates of the Vendors in preparing and/or approving all such documents shall be borne and paid by the Society or proportionately by the members of such Society. The Developers shall not contribute anything towards such expenses. The purchaser shall demand pay to the Developers his proportionate share in regard to the above. The amount payable under this clause is in addition to the amount as mentioned in clause 40 above.

वदर-१

वदर-१
१६६४/२०/५४
२०००

THE FIRST SCHEDULE ABOVE REFERRED TO

All that piece & parcel of land or ground containing measurement 1694 Square yards equivalent to 1416.40 Square metres or thereabouts together with the building standing thereon in Chakala Greater Bombay in the Registration District of Bombay Urban bearing plot No. 1 of Survey No. 28 Hissa No. 4 and bearing CTS NO. 491 and bearing Municipal Ward K/E ward No. 2514 and street No. 3-A Chakala Road Andheri, Bombay and Bounded as follows i.e. :-

OR TOWARDS THE EAST : BY CHAKALA CROSS ROAD.

OR TOWARDS THE WEST : BY COMMON PASSAGE.

OR TOWARDS THE NORTH : BY COMMON PASSAGE AND PARTLY

BY THE PROPERTY OF ANKALET MARIAM

GHOUSAL.

OR TOWARDS THE SOUTH : BY PROPERTY NOW OR FORMERLY BELONGING TO RAGHUMAL SOBHRAJ KATHURIA.

THE SECOND SCHEDULE ABOVE REFERRED TO

LIST OF AMENITIES

1. RCC frame structure.
2. Tiles flooring.
3. Entrance doors with flush shutters with safety chain & aldrop.
4. Aluminum sliding windows.
5. All external walls to be painted with cement paint & internal walls with white wash.
6. Concealed electric wiring.

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बदर-१	
१२९४	२०५४
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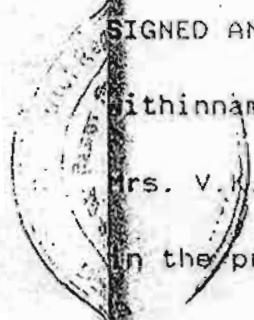
IN WITNESS WHEREOF, the Developers and the Purchaser/s
have hereunto set and subscribed their hands and seal the day and
year first hereinabove written.

SIGNED AND DELIVERED BY THE)
withinnamed "VENDORS")
/S. RAVI CONSTRUCTION CO.)
in the presence of...)

[Handwritten signature]

SIGNED AND DELIVERED by the)
withinnamed "PURCHASERS")
Mrs. V.K. Rathour.)
in the presence of...)

[Handwritten signature]



बदर-२
१९९४ २०/४४
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Municipal Corporation of ...

No. CE/19-11/18/2001 of 26 SEP 1990

Executive Engineer
W and K - Wards
Municipal Office, K K Pathar, P. O.
Bandra (West), Mumbai-400 050.

OCCUPANCY CERTIFICATE.

To
Shri Dakin P. Jhaveri, Owner,
& Partner of ...
Mumbai.

Sub: ...

Sir,

The said development plan of ... situated at ...
road, City ...
under the ...
Licence No. ...

1) That the ... section 20-A of B.M.C. Act shall be
obtained from ...
submitted to ... within ... months from the date of ...

A set of certified completion plan is returned herewith.

Yours faithfully,

Executive Engineer Building Proposals
(W.S.) K/E, W Wards.

SK/19.9.90.

बदर-१
१८६४/३०/५४
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Solicitor
Floor
Ground
Use

Office: 22 (915) 22 33 17
2072003 (Fax)
Dist. 442 00 23
Office:
Unit No. 1113, 11th Floor,
Mumbai
Free Press Journal Road,
Harbour Road, Mumbai-400 021

THE MUMBAI REAL ESTATE ACT, 1947

Property bearing Plot No. 1, Survey
No. 25, Block No. 4, C.T. No. 49,
Municipal Ward No. 2914 Street
No. 3-A Chakala Road, Andheri (East),
Bombay measuring 1816.40 Sq. Mtrs. of
land with Building thereon
belonging to M/s. HAVI CONSTRUCTION CO.

THIS IS TO CERTIFY that we have investigated the title
of M/s. HAVI CONSTRUCTION CO. of the above Property.

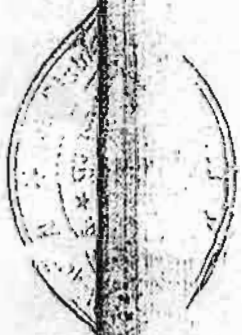
and certify that the title of M/s. HAVI CONSTRUCTION CO.
of the above Property is clear and marketable.

Bombay, Dated this 17th Day of October 1994.

For KIRIT H. DAMANIA & CO
Kirit H. Damania
PROPRIETOR

बदर-१
१९९४/३१/१४
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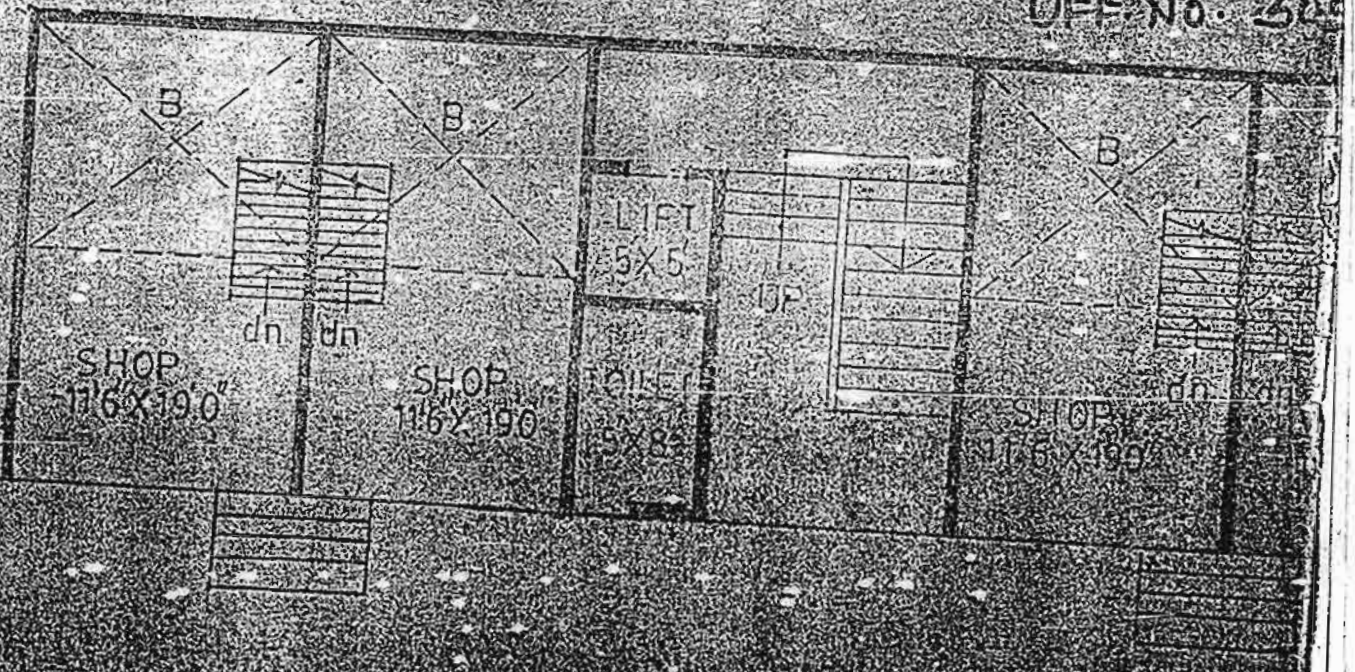
A signature or handwritten name in the lower middle section.

Additional handwritten text below the signature, possibly a date or location.

A rectangular stamp or box containing the text: बंदर-१, १८८४/३३/५४, १०००.

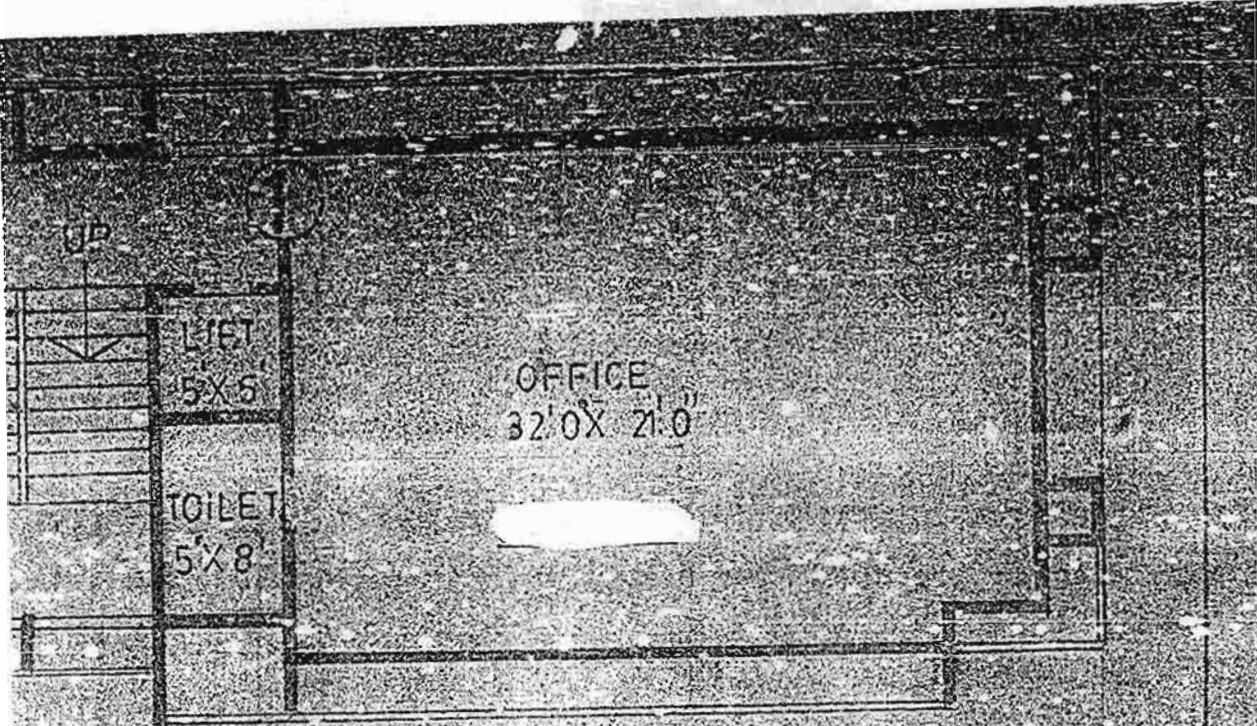


THIRD FLOOR
OFF. NO. 300

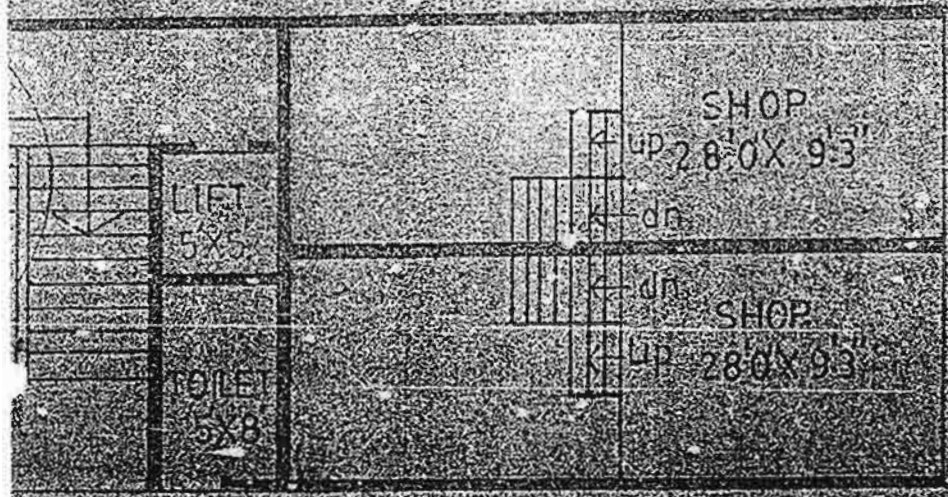


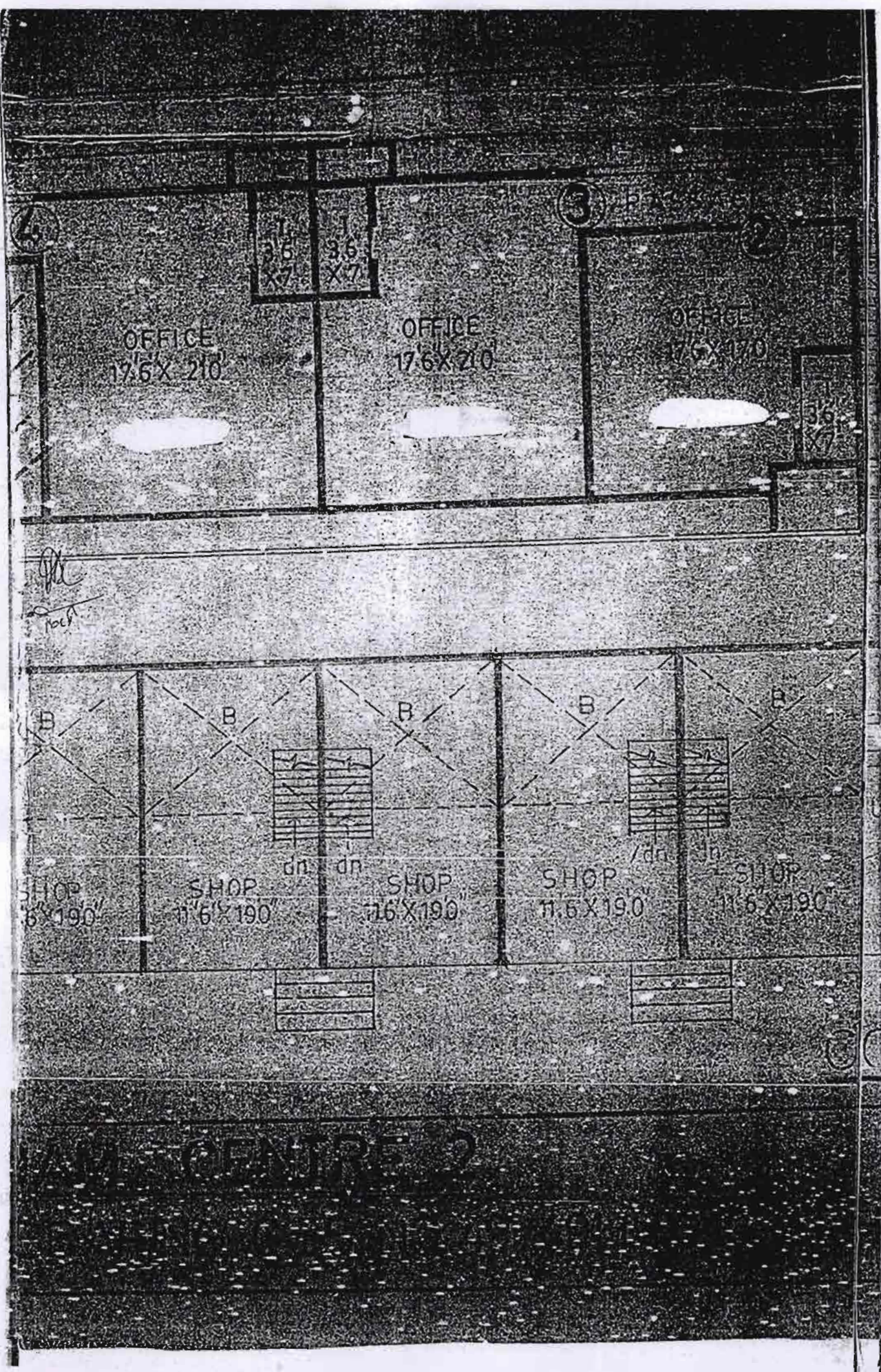
BEAM SPACING 11'6"

37/9/2000 मुंबई उपनगर जिल्हा.



TYPICAL FLOOR





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17'6" X 21'0"

OFFICE
17'6" X 21'0"

OFFICE
17'6" X 21'0"

SHOP
11'6" X 19'0"

SHOP
11'6" X 19'0"

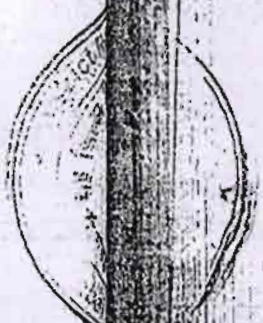
SHOP
11'6" X 19'0"

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OFFICE OF
THE
SECRETARY
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... २२-१ ...
... २००० ...

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0002
2326
8-226

The following is a list of
 names of persons who
 have been identified as
 being involved in the
 activities of the
 group mentioned in
 the report of the
 Special Agent in Charge
 of the New York Office
 dated 1/15/50.

NEW HOLDER (II)
 FORM (I) OF
 EXHIBIT (M)

AMOUNT

DATE

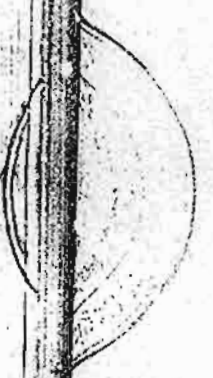
THIRD PARTY

NO.

Particulars of the
 for rent paid
 and when due

CITY EMPLOY
 ADDRESS

THE NEW YORK
 OFFICE



गणेशाय नमः

॥ ॐ ॥

॥ श्रीगणेशाय नमः ॥

॥ श्रीगणेशाय नमः ॥

॥ श्रीगणेशाय नमः ॥

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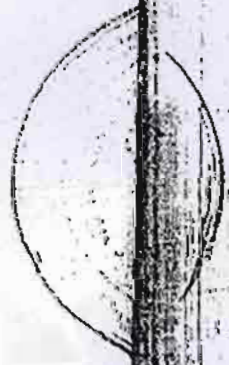
॥ श्रीगणेशाय नमः ॥

॥ श्रीगणेशाय नमः ॥

॥ श्रीगणेशाय नमः ॥

बदर-१
१९९४/३६५४
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For amount of Rupees
one thousand and two hundred
and when due...



for (i) or
for (ii) or
for (iii)

RECEIVED

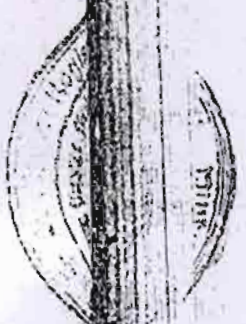
घदर-१	
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Handwritten numbers or a small signature, possibly '३३' or similar, located below the upper right text.



Main body of handwritten text in Devanagari script, occupying the middle section of the page.

Handwritten text at the bottom of the main body, possibly a signature or a concluding note.

A rectangular stamp or box containing the text 'बदर-१' (Badr-1), '१९६४ ३९५४', and '२००'.

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Survey Number			Particulars of Subsequent to the date paid to Government and when due for revision
1930			
Date			
Year in which in of the e (so far raced)			
Municipality			
District			

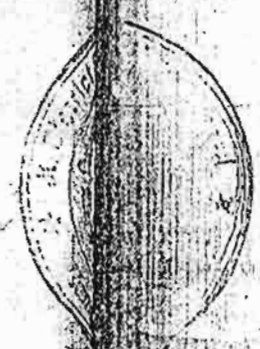


Transaction	Vol. No.	New Holder (H) Lessee (L) or Transferee (E)	Attention
[Handwritten transaction details]	[Handwritten Vol. No.]	[Handwritten Holder Name]	[Handwritten Attention]
[Handwritten transaction details]	[Handwritten Vol. No.]	[Handwritten Holder Name]	[Handwritten Attention]
[Handwritten transaction details]	[Handwritten Vol. No.]	[Handwritten Holder Name]	[Handwritten Attention]

बदर-१
१९३४ १०/४
२००

[Handwritten notes and signatures at the bottom right of the page]

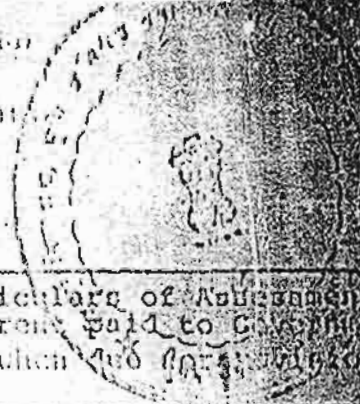
Handwritten text in Devanagari script, possibly a list or account. Includes numbers like 31-10-19 and 31-10-19. There are some illegible words and possibly a signature or stamp.



Handwritten text in Devanagari script, appearing to be a list or account. Includes numbers like 27-9 and 27-9. There are some illegible words and possibly a signature or stamp.

Handwritten text in Devanagari script, possibly a signature or a short note.

बदर २१
१९४४ १७/५४
२०००



No.	Area Sq. Mts.	Tenure	Particulars of Abuses for rent paid to Government and when
123	100		10/1/57

In 19 the of far	Transaction	Vol. No.	New Holder (H) Lessor (L) or Emancipator (E)	Attent of Govt
	[Handwritten text]	[Handwritten text]	[Handwritten text]	[Handwritten text]



Transaction	Vol. No.	New Holder (H) Lessor (L) or Emancipator (E)	Attent of Govt
[Handwritten text]	[Handwritten text]	[Handwritten text]	[Handwritten text]

[Handwritten signature and notes in the bottom left corner]

बदर-१
१२६४ ४२५४
२०००

[Handwritten notes and signatures in the bottom right corner]

१३/११/१९५४
 १९५४
 १९५४
 १९५४
 १९५४
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[Handwritten signature/initials]



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बदर-१		
१९५४	०३	५४
२०००		

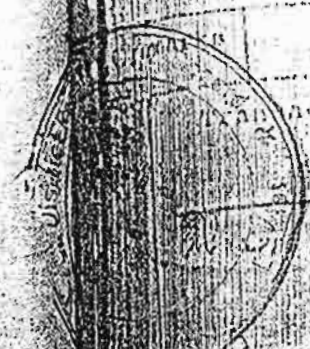
...oulard & Associates
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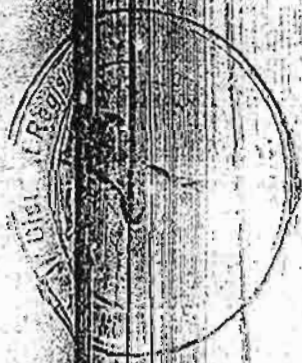
Incumbrances



Transaction	Vol. No.	New Holder (H), License (L) or Incumbrances (E)	At Cont. (only)
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<i>[Handwritten text]</i>	<i>[Handwritten text]</i>	<i>[Handwritten text]</i>	<i>[Handwritten text]</i>
<i>[Handwritten text]</i>	<i>[Handwritten text]</i>	<i>[Handwritten text]</i>	<i>[Handwritten text]</i>
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<i>[Handwritten text]</i>	<i>[Handwritten text]</i>	<i>[Handwritten text]</i>	<i>[Handwritten text]</i>
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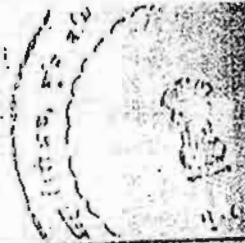
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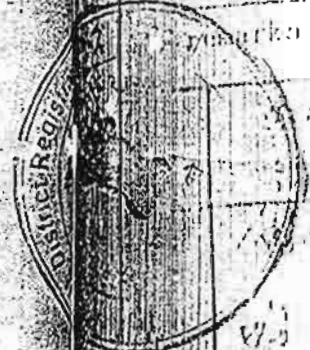
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बदर-१
१८८४/१५/५४
२०००



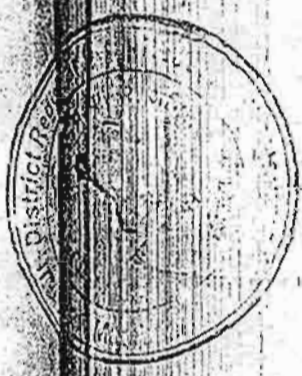
Survey No. 1	Area in aqs.	Tenure	Particulars of Auction for rent paid and arrears and when due. For...
135			...
dec in 19 of the (no far need)			
Encumbrances			



Remarks	Amount	Vol. No.	New Holder (H) Lessor (L) or Encumbrances (E)	Amount
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बदल-
 1958
 2000

१५/०५/५५
 १५/०५/५५
 १५/०५/५५
 १५/०५/५५
 १५/०५/५५
 १५/०५/५५
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 १५/०५/५५
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 १५/०५/५५



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पदर-१	
१९६४	४०५४
२०००	



Survey Number	Area in Sq. Yds.	Tenure	Particulars of Assessment for rent paid to the State and when due for revision
10-23
Encumbrances			
Holder in 19 Origin of the title (no for ... traced)			



Transaction	Vol. No.	New Holder (H) Lessee (L) or Encumbrances (E)	Amount
...
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बदल - १
 १९४४ ४८५४
 २०००

...

[Faint, mostly illegible text in the upper section of the page, possibly bleed-through from the reverse side.]



[A block of handwritten text in Devanagari script, appearing to be a list or a set of instructions.]

[A signature or name written in Devanagari script, followed by a circled number '11' and some additional text.]

बदर-१
१२६४५५
२०००



City Survey Number	Area Sq. Mts.	Lease	Particulars of Auction for rent paid to whom and when due
95-936	900	C	...

Remarks
...

Date	Transferred to	Vol. No.	New Holder (H) Lessee (L) or Encumbrancer (E)
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पुस्तक-३
 १८६४-१०५४
 १०००



Handwritten text in Devanagari script, possibly a list or account, with some numbers and names.

Handwritten text and a small stamp or signature at the bottom right of the first section.



Main body of handwritten text in Devanagari script, appearing to be a narrative or a detailed account.

Handwritten text and a signature at the bottom of the main text block.

Rectangular stamp or table with text and numbers.

बदर-१	
१९६४	५७
२०५०	

२५२२ दस्तावेज मुख्य मुद्रांक विभागाधिकारी अंतर्गत
 शीर्षक निर्धारित केलेल्या वाजार मूल्या वर
 जो फी परक रु. ७२५०/- रु. भात हजार -
 दोनशे (२००) दि २६/४/०७ रोजी प्राप्त
 रु. १४८ च्या वर अध्यात्म करण्यात आली.
 दि. २६/४/०७

बंदर - १
 १९६४/१४५४
 २०००



सह जिल्हा नियंत्रक वर्ग-२. (अभिलेख)
 मुंबई उपनगर जिल्हा,

बंदर - १ - १९६४/२०००
 पुस्तक क्रमांक: १ क्रमांक
 दिनांक: २६/४/०७
 सर नोंदला. ८४-१३७
 ५/०७

सह जिल्हा नियंत्रक वर्ग-२. (अभिलेख),
 मुंबई उपनगर जिल्हा.

K-2-7 P/MV.
28/10/10 office

बदर/9/ /२०००

बदर-१/१०००/२०००
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7190
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43 x 66
RAC 2 x 174
Dus: 37 x 111

2010 x 268
85 x 137
32 x 51
43 x 66
S W
E N

Vastukala Consultants India Pvt. Ltd.

PROPERTY DETAILS FORMAT- Email ID - vciplm@gmail.com

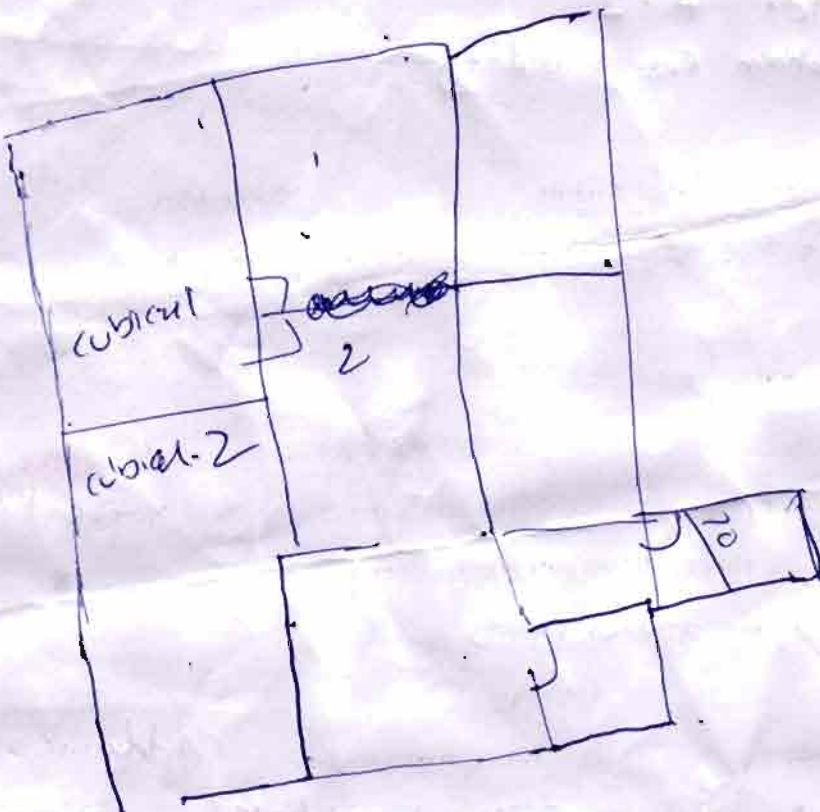
Date of Visit - 23/11 Name of client - office 305/304.
Flat / Office / Gala No. - Floor - Name of the building -
Location - Rent - Composition of flat / office - 2 Cabins + 2 Cubicles +
Distance/ Time from station - 2 Toilets + Reception
Society Secretary No. / Office No. - twaiing.
Nearest Bus Stand and distance from the property -
Nearest Hospital and distance from the property -
Boundaries - North - chawl. Total Nos. of Wing in the building -
South - Build. B-1
East - Build. A-2
West - shubham Res. Building
Landmark -
Property occupied by - Owner/Tenant ✓ Name of Tenant: Contact No.
Type of road - B.T. / cement / W.B.M. Road width - 12 Corner / Intermittent
Area Calculation:
Builder's saleable area - and rate -
Estate Agent Name - Estate Agent No. -
Engineer Rate - Lumpsum value - Year of construction - No. of floors - 6 + 6th is
No. of flat / units per floor - shops / flat on part ground floor in case - 000000
No. of Lifts - 1 Door and window - power coats
Flooring - vitra Kitchen -
Wiring - Plumbing - Paving in compound - (Admin Ass.)
Contact person's name and relationship with property - Rakesh Yadav Mobile No. - 8082777987
Site photographs / location map - Expected date of completion -
Engineer Photo
If Under construction building then current status -

304 & 305 is Amalgated, with single
Entrance.

20'10" x 26'8"
8'5" x 13'7"
32" x 5'
4'3" x 66"

S
E
N

W=



ANNEXURE 3

Ex. Engineer Bldg. Proposal (W
H & K - Wards
Western Suburbs, R. K. Patkar Marg,
Lokhandwala (West), Mumbai-400 052.

BRIHANMUMBAI MAHANAGAR PALIKA

NO. CE/1944/WS/AK

5 JUN 2005

FULL OCCUPANCY CERTIFICATE

To,
Shri. Bakir B. Jhaveri, C.A. to Ravi Construction Co.,
35-36, Swastik Plaza,
1st floor, V.L. Mehta Road,
J.V.P.D. Scheme,
Vile Parle (West),
Mumbai 400 049.

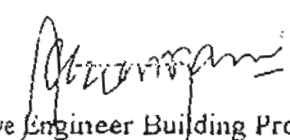
Sir,

The full development work of the commercial building comprising of Basement + Ground + 1st to 6th upper floors on plot bearing C.T.S.No.491, 491/1 to 10 of Village Chakala, Andheri (East), is completed under the supervision of Architect Shri. Ashwin Jhaveri, having Architect Licence No. J 300. The part Occupation certificate to the existing Basement + Ground + 1st to 3rd + 4th (Pt.) upper floor is already granted on 4.9.1998. Now occupation to the 4th (Pt.) + 5th + 6th upper floor is hereby granted and may be occupied on the following conditions.

1) That the CfR under section 270-A of B.M.C. Act shall be obtained from H.E. and a certified true copy of the same shall be submitted to this office within three months from the date of issue of occupations CfR

A set of certified completion plan is attached herewith.

Yours faithfully,


Executive Engineer Building Proposal
(Western Suburbs) H & K East Wards.

SHUBHAM CENTRE NO. 2 PREMISES CO-OP. SOCIETY LIMITED

(Regd.No. MUM/W-KE/GNL/O/1199/05-06)
CTS No. 491, 491/1 to 10, Survey No. 28, Hissa No. 4,
Plot No. 1, Chakala Road, Andheri (E), Mumbai - 400 099

Sr.No. 199/2017-18

Date : 14/07/2017

Received from Mr/Mrs/M/s. **Mrs. V. K. Rathour**

a sum of Rupees **Twenty Six Thousand Eight Hundred Twenty Three only**

by cash/cheque No. **031817** drawn on **Cosmos Bank**

on account of bill No. **1288** dated **28/04/2017**

for the period **Maintenance for April, 2017 to Sept, 2017** In respect of Office/Shop

No. **B-305**

Rs. **26,823/-**

For Shubham Centre No.2 Premises
Co-Op Society Ltd.



[Signature]
Treasurer/Secretary/Chairman

Subject to Realisation of cheque

SHUBHAM CENTRE NO.2 PREMISES CO-OP SOCIETY LTD

(Regd No. : MUM/W-KE/GNL/O/1,199/05-06)

CTS No. 491,491/1 to 10, Survey No 28, Hissa No.4, Plot No. 1
Chakala Road, Andheri (E), Mumbai - 400099

Bill No. : 1288

Date : 28/04/2017

Name of the Member : Mrs. V.K. Rathour

Flat/Office/Shop No. : 305

For the period April,2017 to Sept, 2017

Sr. No.	Current Charges	Amount	
		Rs.	P.
1.	Municipal Taxes	14,520.00	
2.	Maintenance and Administrative Expenses	10,350.00	
3.	Car Parking Charges		
4.	Sinking Fund	615.00	
5.	Non-Occupancy Charges		
6.	Miscellaneous Expenses		
7.	Arrears of Maintenance		
8.	Deposit		
9.	Old dues upto	25,485.00	
10.	Interest on late payment	1,338.00	
11.	Credit, if any		
Total		52,308.00	

Total Rupees

Fifty Two Thousand Three Hundred Eight

- 25485

= 26823 |

N.B. The bill should be paid by cheque only on or before the 10th of the following month; otherwise interest will be charged @ 21% on outstandings.

Cheque should be drawn in the name of -

'Shubham Centre No. 2 Premises Co-op Society Ltd.'

Date :

E. & O.E.

For Hon. Secretary/Treasurer

IMP NOTE : Bills are raised with old municipal taxes, as the matter with regard to new taxes is not yet clarified by BMC authorities. Once clarified a separate bill for increased municipal taxes w.e.f. 1/4/2010 to till date will be raised.

Heaven
28/4/17

SHUBHAM CENTRE NO. 2 PREMISES CO-OP. SOCIETY LIMITED

(Regd.No. MUM/W-KE/GNL/O/1199/05-06)
CTS No. 491, 491/1 to 10, Survey No. 28, Hissa No. 4,
Plot No. 1, Chakala Road, Andheri (E), Mumbai - 400 099

Sr.No. 198/2017-18

Date : 14/07/2017

Received from Mr/Mrs/M/s. **Mr. K. S. Rathour**

a sum of Rupees **Twenty Eight Thousand Two Hundred Forty One only**

by cash/cheque No. **031818** drawn on **Cosmos Bank**

on account of bill No. **1287** dated **28/04/2017**

for the period **Maintenance for April, 2017 to Sept, 2017** In respect of Office/Shop

No. **B-304**

Rs. **28,241/-**

For Shubham Centre No.2 Premises
Co-Op Society Ltd.



Subject to Realisation of cheque

[Signature]
Treasurer/Secretary/Chairman

SHUBHAM CENTRE NO.2 PREMISES CO-OP SOCIETY LTD

(Regd.No. MUM/W-KE/GNL/O/1199/05-06)

CTS No. 491,491/1 to 1st, Survey No. 28, Hissa No.4, Plot No. 1
Chakala Road, Andheri (E), Mumbai - 400099

Bill No. : 1287

Date : 28/04/2017

Name of the Member : Mr. K. S. Rathour

Flat/Office/Shop No. : 304 For the period April,2017 to Sept, 2017

Sr. No.	Current Charges	Amount	
		Rs.	P.
1.	Municipal Taxes	15,183.00	
2.	Maintenance and Administrative Expenses	10,880.00	
3.	Car Parking Charges		
4.	Sinking Fund	788.00	
5.	Non-Occupancy Charges		
6.	Miscellaneous Expenses		
7.	Arrears of Maintenance		
8.	Deposit		
9.	Old dues	26,831.00	
10.	Interest on late payment	1,410.00	
11.	Credit, if any		
Total		55,072.00	

Total Rupees

Fifty Five Thousand Seventy Two

- 26831 -
= 28241 -

N.B. The bill should be paid by cheque only on or before the 10th of the following month; otherwise interest will be charged @ 21% on outstandings.

Cheque should be drawn in the name of -

'Shubham Centre No. 2 Premises Co-op Society Ltd.'

Date

E. & O.E.

For Hon. Secretary/Treasurer

K. B. Bangera

IMP NOTE : Bills are raised with old municipal taxes, as the matter with regard to new taxes is not yet clarified by BMC authorities. Once clarified a separate bill for increased municipal taxes w.e.f. 1/4/2010 to till date will be raised.

Received
28/4/17

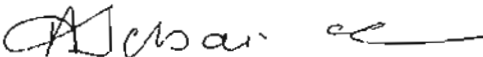
SHUBHAM CENTRE NO. 2 PREMISES CO-OP. SOCIETY LIMITED

(Regd.No. MUM/W-KE/GNL/O/1199/05-06)
CTS No. 491, 491/1 to 10, Survey No. 28, Hissa No. 4,
Plot No. 1, Chakala Road, Andheri (E), Mumbai - 400 099

TO WHOMSOEVER IT MAY CONCERN

This is to certify that office no. 304 in the name of **Mr. Kuldeep Singh Haripaul Rathour** and office no. 305 in the name of **Mrs. Vinod Kuldeep Singh Rathour** are situated in the 'B' wing of the Subham Centre No.2, Premises Co.op Society Ltd. There is no such office in the 'A' wing of the Subham Centre No.2, Premises Co.op Society Ltd..

**For SHUBHAM CENTRE NO. 2 PREMISES
CO-OP. SOCIETY LIMITED**


Hon. Secretary 2/8/17

Place : Mumbai
Date : 02/08/2017

SHUBHAM CENTRE NO. 2 PREMISES CO-OPERATIVE SOCIETY LIMITED

(Registered under the Maharashtra Co-operative Societies Act, 1960.)

Address : CTS NO. 491, 491/1 TO 10, SURVEY NO. 28, HISSA NO. 4, PLOT NO. 1, CHAKALA ROAD, ANDHERI (E), MUMBAI - 400 099.

(Regn. No. MUM/W-KE/GNL/O/1199/05-06)

THIS IS TO CERTIFY that the person(s) named in this Certificate are the Registered Holder(s) of the within mentioned Share(s) bearing the distinctive number(s) herein specified in the above Society subject to the Bye-Laws of the Society and that the Shares mentioned below are fully paid up.

SHARES OF RUPEES 50/- EACH, FULLY PAID UP.

Member's Register No. 28 (TUDENTY EIGHT) Certificate No. 28

Name(s) of Holder(s) MRS. V. K. RATHOUR

No. of Shares held FIVE (In words) 5 (In bold figures)

Distinctive No.(s) From 136 (ONE THIRTY SIX) To 140 (ONE FOURTY) (Inclusive)

Cit. 7 under the Common Seal of the Society this 9TH day of FEBRUARY 2006.



[Signature]
Chairman

[Signature]
Hon. Secretary

[Signature]
Treasurer

SHUBHAM CENTRE NO. 2 PREMISES CO-OPERATIVE SOCIETY LIMITED

(Registered under the Maharashtra Co-operative Societies Act, 1960.)

Address : CTS NO. 491, 491/1 TO 10, SURVEY NO. 28, HISSA NO. 4, PLOT NO. 1, CHAKALA ROAD, ANDHERI (E), MUMBAI - 400 099.

(Regn. No. MUM/W-KE/GNL/O/1199/05-06)

THIS IS TO CERTIFY that the person(s) named in this Certificate is/are the Registered Holder(s) of the within mentioned Share(s) bearing the distinctive number(s) herein specified in the above Society subject to the Bye-Laws of the Society and that the Shares mentioned below are fully paid up.

SHARES OF RUPEES 50/- EACH, FULLY PAID UP.

Member's Register No. 27 (TWENTY SEVEN) Certificate No. 27

Name(s) of Holder(s) MR. K.S. RATHOUR

No. of Shares held FIVE (In words) 5 (In bold figures)

Distinctive No.(s) From 131 (ONE THREE ONE) To 135 (ONE THREE FIVE) (both inclusive)

Given under the Common Seal of the Society this 25TH day of FEBRUARY 2006.



[Signature]
Chairman

[Signature]
Hon. Secretary

[Signature]
Treasurer