

Amrutlal Bhimani, Plot No 3, Jay Shankar Bldg, Near Navy Colony, Liberty Garden, Malad (W), Mumbai - 400 061

Agreement made at Mumbai on 2nd day of June 2003

Between

M.S. TOLARAM & COMPANY, a partnership firm, registered under the Partnership Act, 1932, and having their office at Laalasis, Plot No. 219, 11th Road, Chembur, Mumbai 400 001, hereinafter referred to as **"the Promoters"** (which expression shall, unless it be repugnant to the meaning or context thereof, be deemed to mean and include the partners or partner for the time being of the said firm, the survivors, survivor of them and the heirs, executors, administrators and assigns of the last surviving partner) of the One Part;

And

Mr. Deepak Amrutlal Bhimani having his/her/their address at Flat No-3, Jay Shankar Bldg, Near Navy Colony, Liberty Garden, Malad (W), Mumbai - 400 061 hereinafter referred to as **"the Purchaser"** (which expression shall, unless it be repugnant to the meaning or context thereof, be deemed to mean and include in case of an individual his/her/their heirs, executors, administrators and permitted assigns; in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor; in case of a limited company its successors and permitted assigns) of the Other Part.

P. No 81
P.O



INDIA
STAMP DUTY MAHARASHTRA



Signature

EAS

Mr. Mahesh G. Garodia and Mr. Gondharsingh Shivchand Garodia being the present trustees of Parmesthwan Devi Garodia Trust (hereinafter referred to as the "Trust") were seized and possessed of and / or otherwise well and sufficiently entitled to the land bearing CTS No. 100 (pt.) 167/1, 167/2A, 167/3 to 167/22 admeasuring about 3050.21 sq mtrs or thereabouts situated at Village Valnai in the registration District and Sub District of Bombay Suburban and more particularly described in the First Schedule hereunder written (hereinafter referred to as "the said property").

By an agreement dated July 5, 1999 (hereinafter referred to as the "TDR Agreement") between M/s Neelyog Construction Limited, a company incorporated under the provisions of the Companies Act, 1956 and having its registered office as 25/160, 2nd Floor, Dadabhai Nawroji Road, Fort, Mumbai - 400 001 (hereinafter referred to as the "Holder") and the Trust, the Trust purchased Transferable Development Rights (hereinafter referred to as the "TDR") to the extent of 200 sq mtrs on the terms and conditions as set out in the TDR Agreement;

The Trust has constructed buildings on the said property and has sold various residential flats / units to various purchasers on what is popularly known as ownership basis;

The purchasers of premises in the buildings have formed and registered a Co-operative Housing Society by the name "Samruddhi Cooperative Housing Society Limited" registered under No. Mum/W-P/Hsg/TC/10947 of 2000-2001 (hereinafter the "Society")

The Trust is the owner of and absolutely and seized and possessed of the said property along with the TDR on the terms and conditions as set out in the TDR Agreement;

The Developers wish to construct additional floors on the buildings on the said property.

By a Development Agreement dated March 2, 2000 (hereinafter referred to as the "Development Agreement") the Trust has permitted the Developers to utilize the balance FSI available on the said property, if any, and/or to purchase the transfer TDR to the said property, inter alia, for the purpose of constructing additional floors on the existing buildings, including building no. III known as "Samruddhi", owned and managed by the Society, on the terms and conditions therein contained;

Before the Developers started construction on the said property the Trust and the Developers entered into an Memorandum of Understanding dated March 24, 2001 where certain terms and conditions were agreed upon;



The Promoters have entered into an Agreement with their Architect
IAC P1 10 (hereinafter referred to as 'Architects') who
are registered with the Council of Architects in the prescribed manner

The Promoters have also appointed Messrs Mahimura Consultants a Pvt Ltd
Company/firm with duly qualified Engineers for the purpose of preparing structural
designs and drawings of the additional floors to be constructed on the buildings of the
said property

The Purchaser/s has/have demanded from the Promoters and the Promoters have duly
given and the Purchaser/s has duly taken full, free and complete inspection of
documents of title relating to the said property as also the plans, designs and
specifications prepared by the Promoters / Architects and all other documents specified
under the Maharashtra Ownership Flats (Regulation of Promotion, Construction, Sale,
Management and Transfer) Act, 1963 (hereinafter called "the said Act") and the rules
made thereunder and amended upto date and is/are fully satisfied with the same.

The Purchaser/s having perused all the necessary documents, deeds and writings and
after being fully informed and satisfied about the same as also about the status and the
plans in respect of the proposed unit, the Purchaser/s herein is/are desirous of
purchasing from the Promoters, Flat / Unit / Office / Shop No. 906/A admeasuring
866 sq. ft. (~~866~~ built-up) (including area of the balconies where applicable)
(with adjoining terrace if applicable) on the 9th floor in Samruddhi building
on the said property as also car parking space admeasuring — sq.ft or thereabouts
(hereinafter collectively referred to as "the premises") at or for the price and on the
terms and conditions hereinafter contained.

A copy of (i) approved plan, (ii) commencement certificate (iii) ULC approval, (iv) 7/12
extracts and (v) property register card have been annexed hereto and marked
Annexures A, B, C, D and E respectively.

The Promoters have represented to the Purchaser/s that the Purchaser/s is/are entitled
to the basic and other amenities as provided in **Annexure "F"** to the Agreement in
respect of the premises.

Pursuant to the provisions of the Maharashtra Cooperatives Societies Act, 1960 and
Urban Land Ceiling and Regulation Act, 1976, the Purchaser/s does/do hereby declare
that neither he/she nor member of his/her family as defined under the Urban Land
Ceiling and Regulation Act, 1976 owns a tenement/houses/building within the limits of
Bombay Municipal Corporation.



The Promoters have agreed to sell to the Purchasers the premises at the price and on the terms and conditions herein contained)

IT IS HEREBY AGREED DECLARED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS

The Promoters shall construct the additional floors in the buildings on the said property more particularly described in the First Schedule hereunder written in accordance with the plans, specifications, designs and elevations as approved by the concerned local authority and which have been seen and approved by the Purchaser with such variations and modifications as a Promoters may make from time to time

The Promoters agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the Society, the concerned local authorities and/or Government bodies at the time of sanction of the plans of the additional floors in the building in the said property or thereafter.

The Promoters hereby agree, subject to the terms and conditions herein, to sell to the Purchaser, and the Purchaser agrees to purchase Flat No. 906/A admeasuring 866 sq.ft. (~~super~~ built-up) on the 9th floor in Building No. - being constructed on the said property ("the premises) at or for the price of Rs. 17,32,800 /- (Rupees Seventeen Lacs Thirty Two Thousand Eight Hundred - only) to be paid by the Purchasers to the Promoters which is inclusive of the proportionate price of the common areas and facilities appurtenant to the premises. The nature, extent and description of the common areas and facilities are described in the **Second Schedule** hereunder written. For the purpose of this Agreement, the expression "super built-up" shall mean and include the FSI, TDR/FSI as may be sanctioned by the BMC as also area available on account of payment of premium for lifts, staircase, etc and also includes area of lobbies, walls, passages, balcony and all other amenities etc. A plan in respect of the premises is hereto annexed and marked **Annexure "G"**.

The said sum of Rs. 17,32,800 /- (Rupees Seventeen Lacs Thirty Two Thousand Eight Hundred only) shall be paid by the Purchaser to the Promoters in the following manner:-

Rs. 8,32,800 /- (Rupees Eight Lacs Thirty Two Thousand Eight Hundred only) being the earnest money on or before execution of these presents.

Rs. 9,00,000 /- (Rupees Nine Lacs only - only) On or Before 30/6/2003.



[Handwritten signature]

all the access, staircase lift, elevators, etc. leading to the such premises and other said additional areas. The Promoters or their Buyers and/or their successor-in-title shall, in respect of such said additional area, however, be liable to pay the Municipal taxes as may be assessed and/or livable to them by the BMC and other outgoings in respect of the Building in the proportion to the area of their premises as compared to the total area in the Building.

This Agreement shall always be subject to the provisions of the Maharashtra Ownership Flat Act and the rules made thereunder.

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT Building No. 111 known as Samruddhi, situated on piece or parcel of land or ground measuring 3050.21 sq. mtrs. Or thereabouts bearing CTS. No. 166(pt.), 167(pt.), 167/1, 167/2A, 167/3 to 167/22 situate at village valani in the registration District and Sub-District of Mumbai Suburban.

THE SECOND SCHEDULE ABOVE REFERRED TO :

Common area and facilities proportionate area of immediate landing are abutting to main door or the landing on the said floor.

Share in the common area right alongwith all Purchasers of the Premises in the said property is limited common area i.e. to say :

1. Staircase
2. staircase Landing
3. Entrance Hall

THE THIRD SCHEDULE
(LIST OF AMENITIES)

ALL GET

- Living rooms shall be Ceramic Tiles Flooring
Ceramic Tiles completely laid and polished will be fixed in all rooms and passages
bathrooms will have ceramic flooring and glazed tiles as dado upto Door height of the
same
All lavatory will have ceramic flooring and dado upto Door height of the same.
The passage of internal staircase shall be of mosaic steps.

KITCHEN :

- The Kitchen platform shall be of Granite Top.
Granite sink will be provided with platform.

W.C. AND BATHROOM :

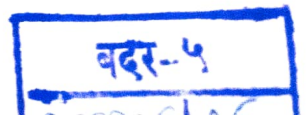
- Indian type water closet/ western will be provided.
There will be one wash basin for each bathroom.
Good Quality Concealed Plumbing will be provided.
Good Quality Sanitary ware of reputed make shall be provided in Toilets.

DOORS & WINDOWS :

- a) The frames of the Doors will be made of good quality Indian Teakwood. All the doors shall be Flush Doors duly oil / painted on both sides. All windows will be Aluminium Sliding windows.
b) The main entrance door will be flush door with one glass peep hole, one holder and one handle with Good quality night latch.
c) All internal doors shall have Flush Door duly painted and having requisite locking arrangements.

ELECTRICITY :

- a) There will be 3 light points, one plug point, one fan point in each room.
b) There will be one light point in each passage, bathroom and W.C.
c) There will be one point with bell.
d) There will be one light point and plug point in the Kitchen.
e) All electrical wiring will be concealed type wiring.

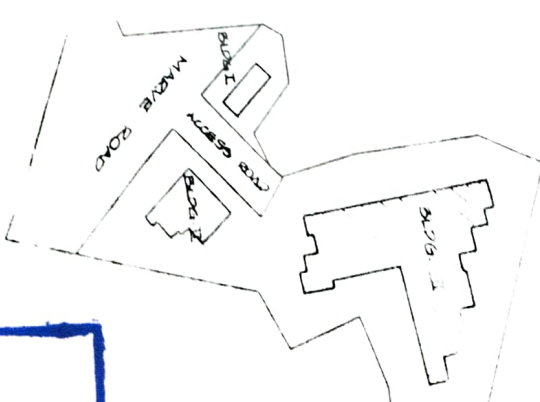


GOAL CAMRUDDIN

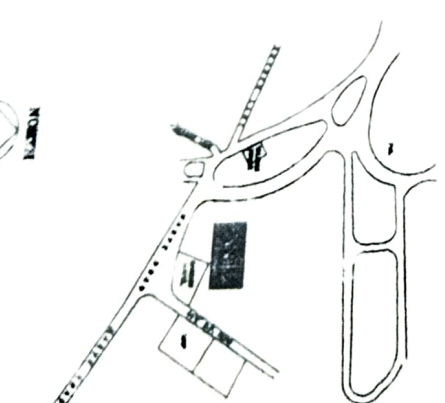


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N
BLOCK PLAN



N
LOCATION PLAN



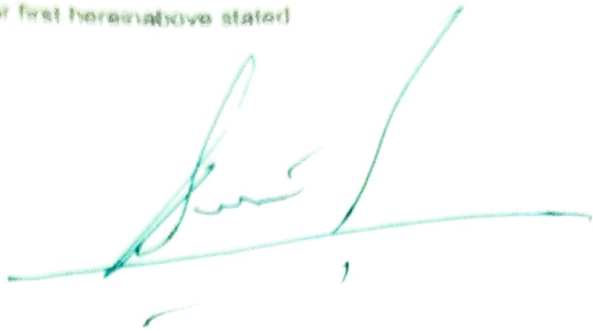
PROPOSED RESIDENTIAL BUILDING
FOR M/S KURREJA CONST
AT MALAD



बदर-५
२००३

WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals to these presents the day and year first hereinabove stated

And Delivered by the
named "Promoters"
Tolaram & Company
through their partner
SUNIL K. Kulkreja
in the presence of



And Delivered by the
named "Purchaser(s)"
Mrs/Ms. Deepak Amrutlal
Bhimani
in the presence of:



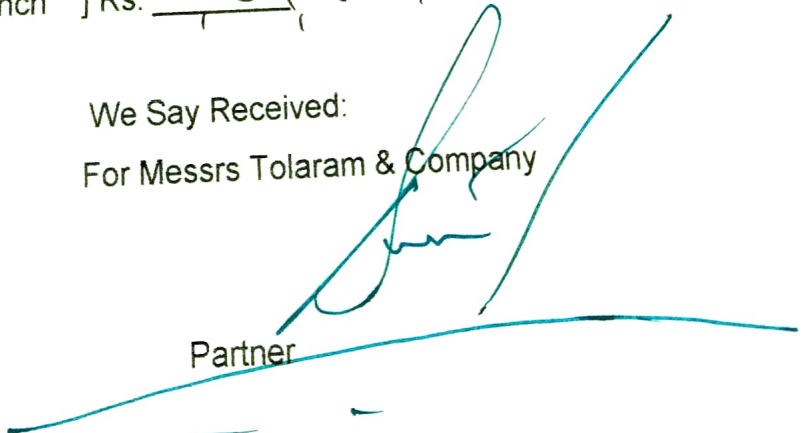
Received this day and the year first
hereinabove written from within named
Purchaser(s) the sum of Rs. 8,32,800/-
Rupees Eight Lacs Thirty Two Thousand
only) towards earnest money, by Eight Hundred only
Cash/Cheque No. _____ drawn on _____
_____ Bank, _____ Branch] Rs. 8,32,800/-

Witnesses:

Ilish
Ilish Shah

We Say Received:
For Messrs Tolaram & Company

Partner



शुद्धी क्र)

दस्तावेज क्रमांक : (बीबी/बी) : कार्यालयी
दस्तावेज क्रमांक : कार्यालयी
तारीखी
पेज/पृष्ठ संख्या

बाबतचे नाव व तक्रारी

- 1. बाबतचे नाव
- 2. बाबतचे नाव
- 3. बाबतचे नाव (बाबतचे नाव)
- 4. बाबतचे नाव (बाबतचे नाव)
- 5. बाबतचे नाव
- 6. बाबतचे नाव किंवा जुडी टोपबाल असेल असेल
- 7. टाऊनशिप कर व टोप-बाबतचे नाव टाऊन-या पक्षकाराचे नाव किंवा टिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता
- 8. टाऊनशिप कर व टोप-या पक्षकाराचे व किंवा टिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता
- 9. टाऊनशिप कर व टिवाणी टिनांक
- 10. टाऊन नोटणी केव्याचा टिनांक
- 11. अनुक्रमांक, खड व पृष्ठ
- 12. बाजारभावाप्रमाणे मुद्रांक शुल्क
- 13. बाजारभावाप्रमाणे नोटणी शुल्क

- बाबतचे नाव
- 1. 17/1/2003
- 2. 18/05/2003
- बाबतचे नाव व तक्रारी (बीबी/बी) , प्रविष्टाणाचे नाव 10/327 म
दस्तावेज पूर्वे व दक्षिणेस मालाची हद व पूर्वेस जिक रोड. सदर मिळकत जि टी एच नंबर 106 माला
सदरिका क्र ए-906. नव्या मजजा समुष्टी
- बाबतचे नाव किंवा टोपबाल 80.48 चौ मी आहे
- नाव -जे लोकाराम अंड क ये भागीदार मुजिल टी कुकरेजा तर्फे मुखत्यार राजु - शिंदे
- नाव -दिपक अमृतलाल भिमानी
- 02/06/2003
- 06/06/2003
- 4434/2003
- 98450
- 18600

शुची क्र. 2

दस्तावेज क्रमांक: बोरीवली 2 (काटिवली)

दस्त क्रमांक: 4434/2003

नोंदणी

Regn 63m

गावाचे नाव : वळणई

करारनामा

रु. 1732800

रु. 1859088

पालिकेचे नाव इतर वर्णन : विभागाचे नाव - वळणई (बोरीवली), उपविभागाचे नाव - 70/327 - भुभा
उत्तर, पूर्व व दक्षिणेस गावाची हद्द व पूर्वेस लिंक रोड. सदर मिळकत सि.टी.एस. नंबर - 166 मध्दे आहे.
सदनिका क्र ए-906, नववा मजला समृद्धी

बांधीव मिळकतीचे क्षेत्रफळ 80.48 चौ.मी. आहे.

नाव:-मे तोलाराम अँड कंपनी के भागीदार सुनिल टी कुकरेजा तर्फे मुखत्यार राजु - शिंदे ,

नाव:-दिपक अमृतलाल भिमानी ,

(1) विलेखाचा पक्कर

(2) भूभेदला

(3) बाजारभाव(भाडेपट्ट्याच्या
बाबतितपट्टाकार आकारणी देतो की
पट्टेदार ते नमुद करावे)

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

(5) क्षेत्रफळ

(6) आकारणी किंवा जुडी देण्यात असेल
तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून
ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी
न्यायालयाचा हुकुमनामा किंवा आदेश
असल्यास, प्रतिवादिचे नाव व पत्ता.

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व
किंवा दिवाणी न्यायालयाचा हुकुमनामा
किंवा आदेश असल्यास, प्रतिवादिचे नाव व
पत्ता

(9) दस्तऐवज करून दिल्याचा दिनांक

02/06/2003

(10) दस्त नोंदणी केल्याचा दिनांक

06/06/2003

(11) अनुक्रमांक, खंड व पृष्ठ

4434/2003

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

98450

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

18600

Certificate No. ~~108~~ 69

Member's Register No.

S A M R U D D H I

CO-OPERATIVE HOUSING SOCIETY LIMITED

(Regd. No. ... JM / W-P / HSG / TC / 10947 / 2000 DATED : 03.11.2000)
CTS NO. 166, 167. ORLEM, MARVE ROAD, MALAD (WEST), MUMBAI - 400 064.

AUTHORISED SHARE CAPITAL RS. 1,00,000/- DIVIDED INTO 2000 SHARES OF RS. 50/- EACH

SHARE CERTIFICATE

(2)

I hereby certify that Shri / Smt. DEEPAK AMRUSTAL BHIMANI

is / are the Registered holder (s) of 326 shares Numbered 326 to 330 (both inclusive)

Rs. Fifty each of this Society

Given under the common seal of

Rs. 250/- **MRITI Co-op. Housing Society Ltd.**

This day of APRIL 2005

M. D. Wode
Hon. Secretary

[Signature]
Chairman

[Signature]
Committee Member

RELIANCE

BILL OF SUPPLY

No. : 151823390 | Bill No. : 100308042703 | Bill Date: 14-12-2017
 DEEPAK AMRUTAL BHIMANI
 906 - C SAMRUDDHI APPTS MARVE RD
 MARVE ROAD MALAD WEST
 OPP HDFC BANK ORLEM MUMBAI 400064
 Mobile No.: 9820307569 (Please call 1800 200 3030 to update) | PAN :
 Distribution No. : CENTRAL/CZ2-GOREGAON (W)/22/401/2/004/003
 Circle No. : 22 | Tariff : LT I (B) | GSTIN :
 Type of Supply : THREE PHASE | Category : RESIDENTIAL

Important message

- Additional security deposit demanded along with March 2017 bill still unpaid Rs.1770.00
- Tentative meter reading date for your Dec-17 bill is 10/01/2018.
- Please check/update your PAN to nearest Customer Care Centre or mail to energy.helpdesk@relianceada.com with copy of PAN for verification.

176354
22/12/17

RELIANCE
energy

NOW LINK YOUR AADHAAR NO. TO YOUR RELIANCE ENERGY ACCOUNT

SMS
AR <Aadhaar No.> <your Account No.>
to 7065313030

AADHAAR



Scan code to download our MOBILE APP

Your Electricity Bill for : Nov-17

Your bill amount payable (round sum)

₹ : 4860.00
Due by* : 04-01-2018*

*Refers only to current bill amount. Previous balance is payable immediately

Round sum bill payable (after discount of ₹: 41.23) on or before discount date 21-12-2017
₹ : 4820.00

Round sum bill payable (including DPC of ₹: 60.80) after due date 04-01-2018
₹ : 4920.00 #

#Payable until one month after due date, thereafter interest applicable as per MERC tariff order.

Track your consumption

| Bar Graph | Units (kWh) | Month/Yr |
|-----------|-------------|----------|
| | 560 | Oct-17 |
| | 548 | Sep-17 |
| | 505 | Aug-17 |
| | 486 | Jul-17 |
| | 537 | Jun-17 |
| | 1197 | May-17 |
| | 689 | Apr-17 |
| | 450 | Mar-17 |
| | 370 | Feb-17 |
| | 393 | Jan-17 |
| | 431 | Dec-16 |

| Units consumed | |
|----------------|-----|
| Nov-17 | 510 |
| Nov-16 | 534 |

Contact us

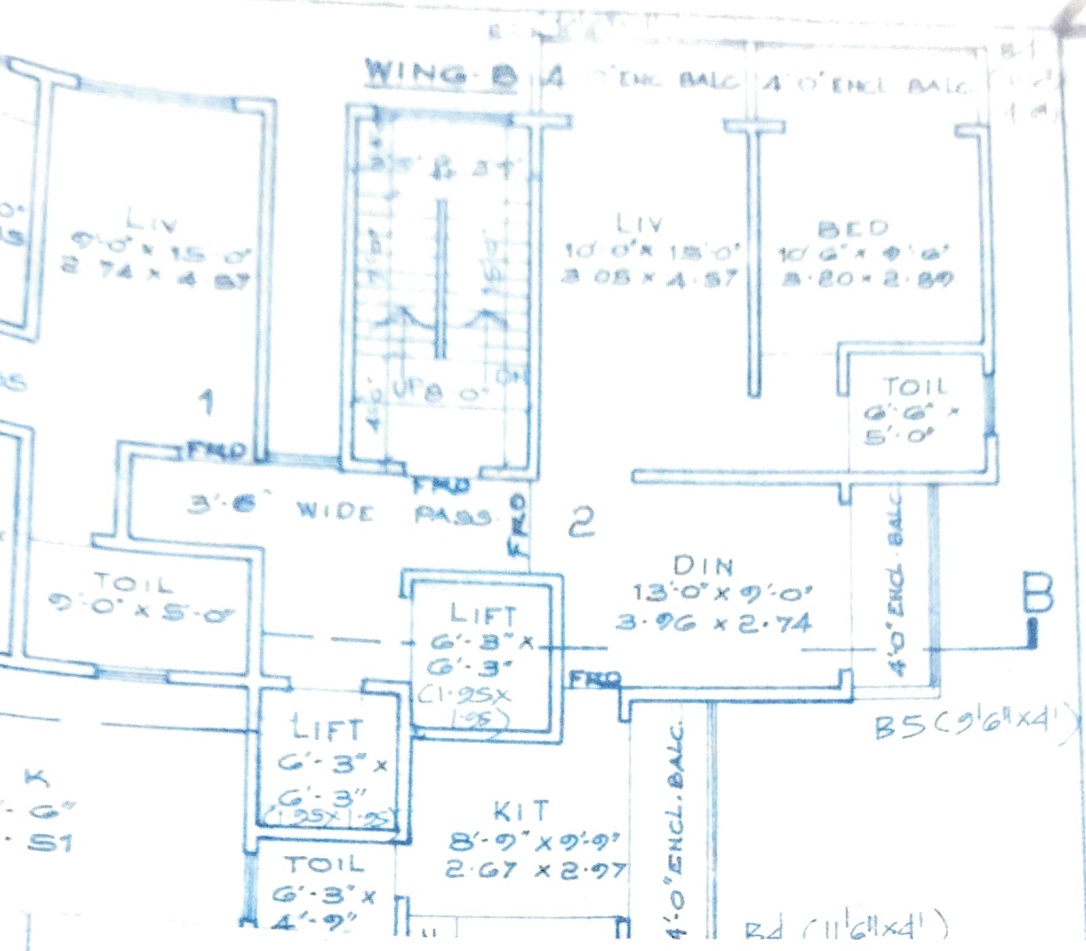
For all your queries (24 hours):
 Toll-free: 1800 200 3030 or 19122
 You can now dial 19122 to reach our toll free no.

www.relianceenergy.in | Join us on :
 9022 81 3030 (Whatsapp chat 8am-8pm)

Your nearest Customer Care Centre/Internal Grievance Redressal Cell (IGRC):
 Off Western Express Highway, Dindoshi, Malad (E), Mumbai - 400 097
 Fax: 3009 4844 • Email: energy.helpdesk@relianceada.com

(Only for grievances unresolved by IGRC, reach Consumer Grievance Redressal Forum at: E-7, MIDC, Andheri (E), Mumbai - 400 093 • Tel: 3009 4247 • email: consumer.forum@cgfrinfra.org.in • website: cgfrinfra.org.in)

Ashish Khedkar
Ashish Khedkar
Business Head (Central Division)
(For Reliance Infrastructure Ltd)



STAMP & DATE OF APPROVAL OF PLAN.

Approved subject to the conditions mentioned in this office letter
 No. CE/4894./BP/WS/ dated 29/6/2008
 Ap

Sd/-
 E. E. B. P.
 (E.E./W.S.)

CERTIFIED TRUE COPY

[Handwritten signature]

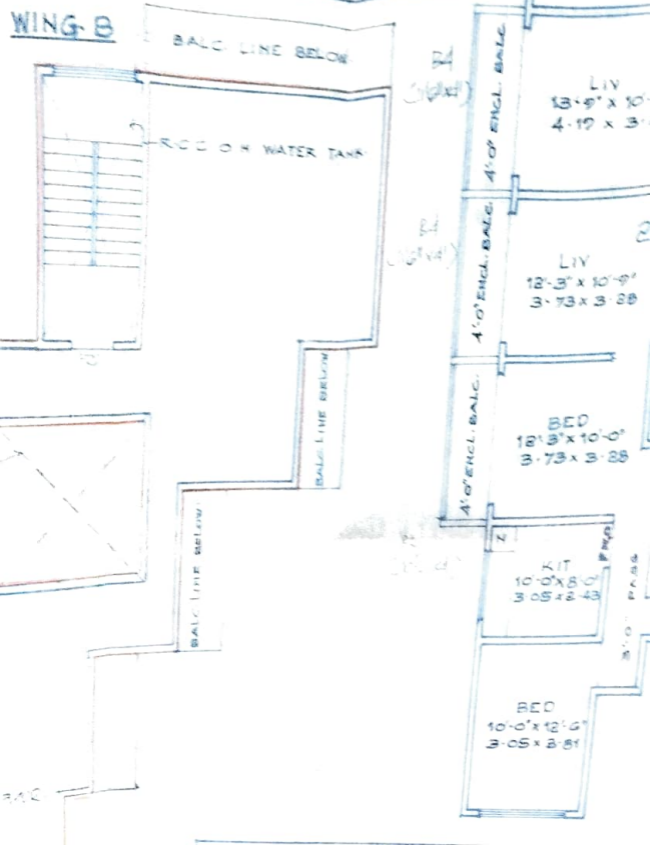
FOR
TEEARCH ARCHITECT & CONSULTANTS PVT. LTD.
 J/14 1st Fl, Stone Castle,
 I.C. Colony, Borivli (W),
 Mumbai-400 103.

| | | |
|------------------------|----------------|----------------|
| B.M.C. FILE NO. | DRG. NO | JOB. NO |
| CE/4894/AP | | TAC/246 |

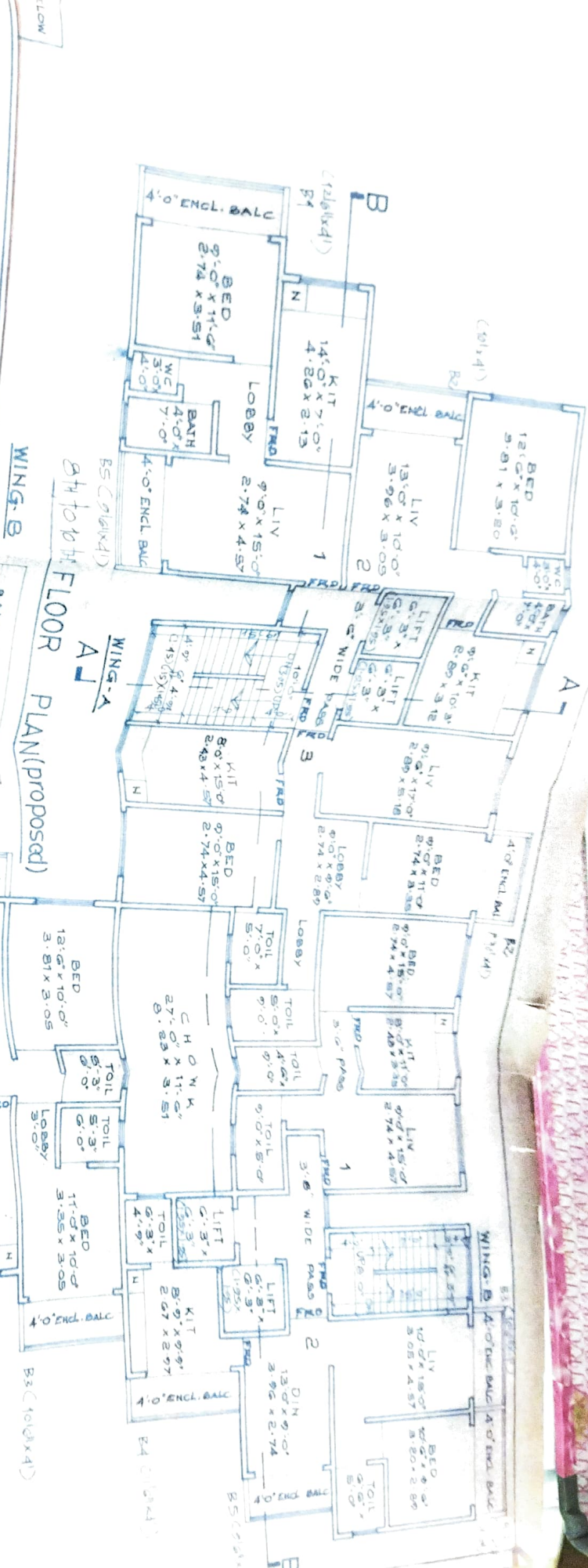
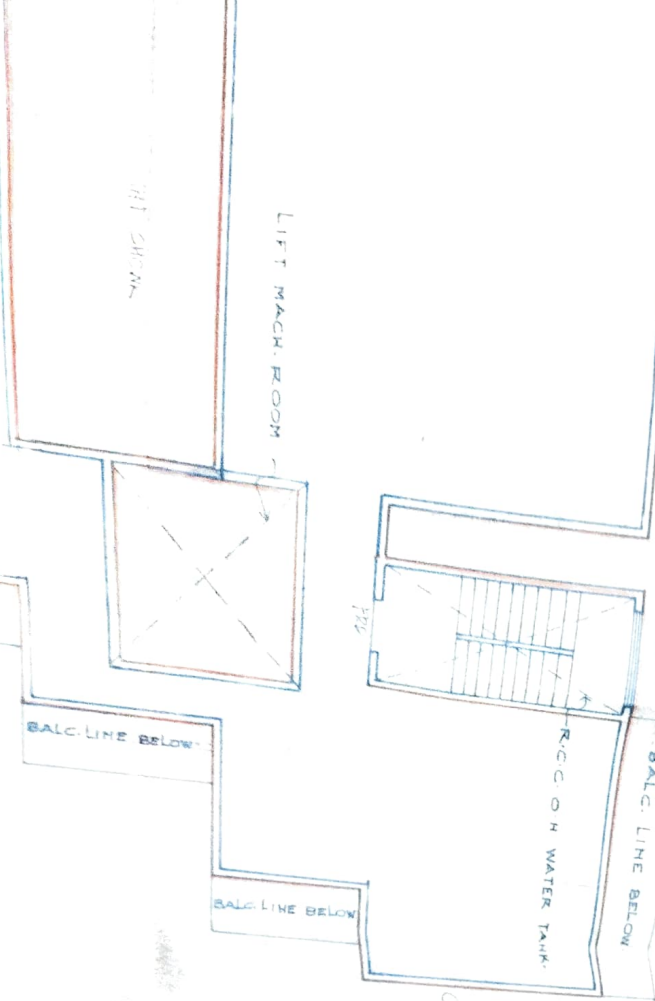


WING-A

8th to 10th FLOOR PLAN (proposed)



FLOOR ABOVE 10th FLOOR



8th to 10th FLOOR PLAN (proposed)

MT SHOW

LIFT MACH. ROOM

WING-A

WING-B

WING-C

WING-D

WING-E

WING-F

WING-G

WING-H

WING-I

WING-J

WING-K

WING-L

WING-M

WING-N

WING-O

WING-P

WING-Q

WING-R

WING-S

WING-T

WING-U

WING-V

WING-W

WING-X

WING-Y

WING-Z