

# Share Certificate

5 Shares - Rs. 250/-




## Palms Apartment-I Co-op. Hsg. Society Ltd.

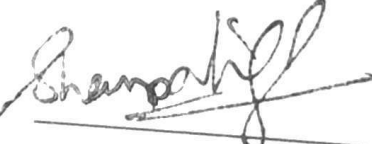
(Regn. No. Mum / W-P / HSB / (TC) / 13980 of 2007-2008 dtd. 31.10.2007)  
12, Palms Apt. I, Royal Palms Estate, Aarey Colony, Goregaon E, Mumbai - 400 065, INDIA. E-mail : palmsone@gmail.com

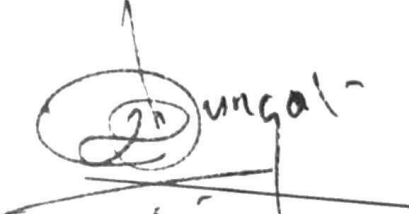
( AUTHORISED SHARE CAPITAL OF RS.57,000/- DIVIDED INTO 1140 SHARES OF RS 50/- EACH )

This is to Certify that Mr. Vijay Babu Kanse  
Mrs. Vinita Vijay Kanse is the registered

holder of *Five* fully paid-up Shares of *Rupees Fifty* each numbered from 1016 to 1020 both inclusive, in the Palms Apartment-1 CHS Ltd., subject to the Bye-laws of the said Society.  
Given under the Common Seal of the Society at Mumbai, on this 31<sup>st</sup> day of October 2007, A.D.

  
Chairman

  
Hon. Secretary

  
M.C Member

Vijay Kanase

8350178058

① - Legal - ①

② - Valuation - ①

Vijay Kanase

8850178058

① - Legal - ②

② - Valuation - ①

... following conditions  
1. That the certificate under Sec 27A  
shall be obtained from ...

**BRIHANMUMBAI MAHANAGARPALIKA**

No.CHE/ 8578 /BP(WS)/AP of : 2,9 JUL 2006

M/s.Amir Parks & Amusement Pvt. Ltd  
C.T.S.No.1627 S.No.169 (pt)  
Village Marol-Maroshi,Goregaon  
Goregaon (East)

OFFICE OF THE  
EX. ENGR. BLDG. PROPL. (W.S.) R & P. WARD  
Dr. BABASAHEB AMBEDKAR MARKET BLDG  
KANDIVALI/WEST, MUMBAI-400 047.

Sub: Permission to occupy the completed  
Residential bldg. 'A' on plot bearing  
CTS No. 1627, S.No.169(pt) of village  
Marol-Maroshi Goregaon (East)

Ref: Your letter No. Nil dt. 8.7.06

\*\*\*\*\*

Sir,

The development work of Residential building 'A'  
comprising of ground + 8 upper floors on plot bearing  
C.T.S. No. 1627 S.No.169 (pt) of village Marol-Maroshi Road  
at Goregaon (East) completed under the supervision of Shri  
S.V.Mistri Licence Architect having Licence No.CA/93/ 15593,  
Shri Jayesh R Shah Lic.Structural Engineer, Lic.No.SIR/S-110  
and Lic. Site Supervisor Shri S.V.Mistri Lic.No. CA/93/ 15593  
may be occupied on the following conditions:

1.That the certificate under Sec.270A of B.M.C. Act  
shall be obtained from A.P.W.W. P/South and certified  
copy of the same shall be submitted to this office.

2. That all the terms and conditions of the ap-  
proved layout /sub-division / amalgamation shall be com-  
plied before occupation of other buildings in layout .

TRUE COPY

FOR-MISTRI ASSOCIATES  
ARCHITECTS

Name of Customer

Mr Vijay Kanase

Mob No. 8850178058

For Education Loan

Succeeded by: Mrs. Shreeya Kulkarni  
Mob No. 8928422747

3. That all the remaining intimation of disapproval conditions including B.C.C. refusal conditions and notes should be duly complied with before occupation of other buildings in layout.

A set of certified completion plan is returned herewith.

Yours faithfully,

*— St —*  
Executive Engineer (Bldg. Prop.)  
K/W & P Ward.

Copy to :

129 JUL 2006

1. Architect, ...
2. Asstt. Comm. Engr. P/S ...
3. Dy A.&C. (W & Bldg) ...
6. A.H.S. (R-III) 7. City Survey Office.


For information please

*James ...*  
Ex. Engr. Bldg. Proposals  
K/W & P Ward

3. That all the remaining intimation of disapproval conditions including B.C.C. refusal conditions and notes should be duly complied with before occupation of other buildings in layout.

A set of certified completion plan is returned herewith.

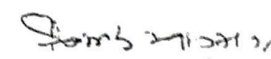
Yours faithfully,

  
Executive Engineer (Bldg. Prop.)  
K/W & P Ward.

Copy to :

- 129 JUL 2006
1. Architect, Shri S.V. Mierri
  2. Asstt. Commissioner, P/S
  3. F.E.V
  4. Dy. A.&C. (W.S.) Bandra
  5. A.P.W.W. P/S
  6. A.H.S. (R-III)
  7. City Survey Office.

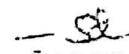
For information please.

  
Ex. Engr. Bldg. Proposals  
K/W & P Ward

3. That all the remaining intimation of disapproval conditions including S.C.C. refusal conditions and notes should be duly complied with before occupation of other buildings in layout.

A set of certified completion plan is returned herewith.

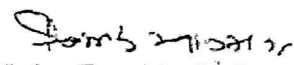
Yours faithfully,

  
Executive Engineer (Bldg. Prop.)  
K/W & P<sup>e</sup> Ward.

Copy to :

- 129 JUL 2006
1. Architect, Shri S.V. Mistry
  2. Asstt. Commissioner, P/S
  3. E.E.V
  4. Dy. A.&C. (W.S.) Bandra
  5. A.E.W.W. P/S
  6. A.H.S. (R-III)
  7. City Survey Office.

For information please.

  
Ex. Engr. Bldg. Proposals  
K/W & P Ward



Monday, May 14, 2007

3:23:43 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 3523

गावाचे नाव मरेशी

दिनांक 14/05/2007

दस्तऐवजाचा अनुक्रमांक वदर10 - 03494 - 2007

दस्ता ऐवजाचा प्रकार करारनामा

**DELIVERED**

सादर करणाराचे नाव: विजय बाबू कानसे - -

नोंदणी फी	:	20000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (32)	:	640.00
<b>एकूण</b>	<b>रु.</b>	<b>20640.00</b>

आपणास हा दस्त अंदाजे 3:38PM ह्या वेळेस मिळेल

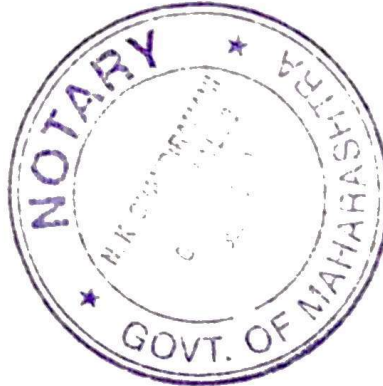
*श्री श्री*  
दुय्यम निबंधक  
सह दु.नि.का-बोरीवली 4

सह. दुय्यम निबंधक बोरीवली-क. ४  
मुंबई उपनगर जिल्हा.

बाजार मुल्य: 1714440 रु. गोबदला: 2000000 रु.  
भरलेले मुद्रांक शुल्क: 82600 रु.

देयकाचा प्रकार डीडी/घनाकर्षाद्वारे;  
बँकेचे नाव व पत्ता: नॉर्थ कॅनराग को.ऑप बँक ;  
डीडी/घनाकर्ष क्रमांक: 249412; रक्कम: 20000 रु.; दिनांक: 14/05/2007

**DELIVERED**



*Valid with original*  
**TRUE COPY**  
*N. Chand*  
**21.5.07**  
**N. K. CHANDIRAMANI**  
B.A. LL. B  
NOTARY GREATER MUMBAI  
GOVT. OF MAHARASHTRA, INDIA



**FRANKING DEPOSIT SLIP**

Name of Stamp duty paying party <b>MR. VIJAY BABU KRANSE &amp;</b>		Franking Value Rs. 82600/-	Service Charges Rs. 10/-	Total Rs. 82610/-
to: ICICI Bank Ltd. A/C Stamp Duty				
Customer Copy				
Date: 4-5-07				
DD / Cheque No <u>001107</u>				
Drawn on Bank <u>ICICI BANK</u>				
(For Bank's Use only)				
Tran ID <u>88A26</u>				
Franking Sr. No. <u>88A26</u>				
Officer				



Thanks  
82610/-  
Stamp Duty



Called with  
TRUE COPY original  
N.K. CHAUDHARY  
2/4/07

**AGREEMENT FOR SALE**

**THIS AGREEMENT FOR SALE** is made and entered into at Mumbai on 14<sup>th</sup> day of MAY 2007 **BETWEEN (1) MR. LESLIE ERIC LOBO** (2) **MRS. DESIREE LOBO**, both adults, Indian Inhabitants, Owners of Flat No.724 in 'A' Bldg. on the 7<sup>th</sup> Floor, 'PALMS APARTMENT', Unit No.26, Aarey Milk Colony, Goregaon (East), Mumbai - 400 065, hereinafter referred to as **"THE VENDORS"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators and assigns) of the **ONE PART**;

Authorized Signatory  
Chaitali Bhatt  
CIB  
ICICI Bank Ltd.  
Kadambur Complex,  
Marina Jc Road, Vile Parda (E)  
Mumbai - 400 057  
D/S/STP/V/C R 1011/17/2005  
Post 2421  
ICICI Bank Ltd

Received Six Lakhs  
STAMP DUTY MAHARASHTRA  
Rs. 5082600/- PB5359  
MAY 14 2007  
12:45

बदर-१०  
3898/9  
000

*Handwritten signatures and initials*

AND

(1) **MR. VIJAY BABU KANSE**, Age 38 years, & (2) **MRS. VINITA VIJAY KANSE**, Age 33 years, both adults, Indian Inhabitants, having address at Laxmi Niwas, Ground Floor, Room No.1, Futnani Wadi, M.M.C. Road, Mahim (West), Mumbai - 400 016, hereinafter referred to as "**THE PURCHASERS**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators and assigns) of the **OTHER PART**.

**WHEREAS:**

By an Agreement for Sale dated 22<sup>nd</sup> day of July 2004 **BETWEEN ROYAL PALMS (INDIA) PVT. LTD. formerly known as AMIR PARKS AND AMUSEMENT PVT. LTD.**, a Company registered under the Companies Act, 1956 and having its registered office at Survey No.169, Aarey Milk Colony, Near Unit No.26, Goregaon (East), Mumbai - 400 065, therein referred to as the "**the Owners**" of the **ONE PART** and **MR. LESLIE ERIC LOBO & MRS. DESIREE LOBO**, the Vendors herein, therein referred to as the Purchasers, the Vendors herein have acquired the Flat bearing No.724 in 'A' Bldg. admeasuring 366 sq.ft. (Carpet) i.e. 535 sq.ft. (Super Built Up) area on the 7<sup>th</sup> Floor building known as "**PALMS APARTMENT**", the building constructed by the said Owner over a piece of land acquired by the said Owner from property holders as stated in the said agreement bearing C.T.S. No. 1627 of Village Marol-Maroshi, Taluka Andheri in the Registration District of Mumbai City and Mumbai Suburban more particularly described in the Schedule-I in the said Agreement for Sale dated 22<sup>nd</sup> day of July 2004. The above flat in the said building hereinafter for the sake of brevity referred to as the "**SAID FLAT**" together with the permanent and absolute right of use and occupation of the said Flat No.724 in 'A' Bldg. on the 7<sup>th</sup> Floor, '**PALMS APARTMENT**', Unit No.26, Aarey Milk Colony, Goregaon (East), Mumbai - 400 065.



*[Signature]*

*[Signature]*

*[Signature]*

बदर-१०	
3888	2
२००७	

- 1) Pursuant to the Agreement for Sale dated 22<sup>nd</sup> day of July 2004, the Vendors herein have paid and discharged all the moneys agreed in the said agreement to the Owner - Royal Palms (India) Pvt. Ltd. formerly known as Amir Parks and Amusement Pvt. Ltd. and now nothing is due or payable in that account.
- 2) Accordingly **MR. LESLIE ERIC LOBO & MRS. DESIREE LOBO** have become full fledged owners of the said Flat in occupation, use and enjoyment of Flat No.724 in 'A' Bldg. on the 7<sup>th</sup> Floor, 'PALMS APARTMENT', Unit No.26, Aarey Milk Colony, Goregaon (East), Mumbai - 400 065, admeasuring 366 sq.ft. (Carpet) i.e. 535 sq.ft. (Super Built Up).
- 3) The Vendors herein have also approached the Owner of their Consent as well as NOC for transfer of the said flat to the Purchasers herein. The same will be obtained as per the mutual agreement of the Vendors and Purchasers.
- 4) The Vendors state that the Agreement for Sale dated 22<sup>nd</sup> day of July 2004 made with the Owner, is in force, ~~subsisting and not~~ terminated and they have not violated any terms and conditions of the said agreement. The Vendors have agreed to sell and transfer to the Purchasers and the Purchasers have agreed to purchase the said flat alongwith all right, title, interest and benefit incidental to the ~~ownership~~ of the said flat on **as is where is basis** for a lump sum consideration of Rs.20,00,000/- (Rupees Twenty Lakhs only) and on the terms and condition stated hereinafter.



बदर-१०	
३४६४	९
२००७	

Bul.  
Wense  
Richard

5) The Vendors have conveyed to the Purchasers that they have availed loan by depositing title deeds of the above flat with HDFC Bank Bank, ANDHERI (E) Branch, and they undertake to clear bank's dues, collect the original documents alongwith No Dues/Discharge Certificate from the bank during the course of the transaction.

5) **MR. LESLIE ERIC LOBO & MRS. DESIREE LOBO** have executed a Power of Attorney dated 1<sup>st</sup> day of August 2006 in favour of one **MR. MICHAEL ERIC LOBO** bestowing on him the powers recited therein and therefore the said **MR. MICHAEL ERIC LOBO** is fully entitled to execute this agreement. (Copy of the said Power of Attorney annexed hereto to this indenture.)

7) The parties hereto are now desirous to reduce the terms and conditions of this agreement in writing

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

- 1) The recitals contained in this Agreement is part of this Agreement.
- 2) The Vendors hereby agreed to sell, transfer, assign and convey to the Purchasers and the Purchasers hereby agree to purchase and acquire from the Vendors Flat No.724 in 'A' Bldg. on the 7<sup>th</sup> Floor, 'PALMS APARTMENT', Unit No.26, Aarey Milk Colony, Goregaon (East), Mumbai - 400 065, (hereinafter referred to as "THE SAID FLAT") with all the rights, title, interest and benefits incidental to the ownership of the said flat including the benefit of the deposit and all amounts lying to the credit of the Vendors' in the books and records of the said Owner on the terms and conditions setout hereinafter.



बदर--१०	
3858	7
२००७	

*Michael Eric Lobo*  
*Leslie Eric Lobo*

3) The Vendors shall hand over the exclusive and peaceful vacant judicial benefit of use and possession of the said flat to the Purchasers on receipt of the above consideration of Rs.20,00,000/- (Rupees Twenty Lakhs only). The said amount the Purchasers shall pay to the Vendors in the manner described below:-

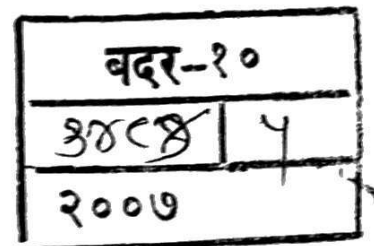
a. Rs.5,00,000/- (Rupees Five Lakhs only) the Purchasers have paid to the Vendors as part payment prior to the execution of these presents.

Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_  
 \_\_\_\_\_ only) the Purchasers shall pay to the Vendors as further part payment from their own source.

Balance amount of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_  
 \_\_\_\_\_ only) the Purchasers shall pay to the Vendors within 45 days from the date of registration of this agreement, as they intend to raise loan from Bank/Financial Institution.

4) The Vendors have represented and assured the Purchasers that:

- The said flat is in the name of the Vendors herein and they are the absolute owners of the said premises under the Agreement for Sale dated 22<sup>nd</sup> day of July 2004.
- The Vendors hold full right and absolute authority to sell, transfer and convey the said flat to any person of their own choice.

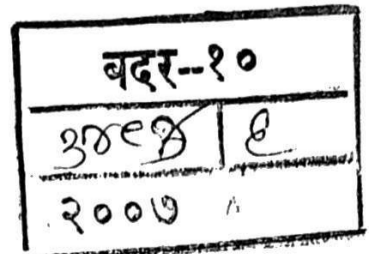


*Brul*  
*House*  
*J. Chav*

- 5) On receipt of the above consideration as aforesaid the Vendors shall grant, assign, transfer, convey and assure all their right, title, interest and benefits in the said flat alongwith the fixed fixtures to the Purchasers.
- 6) The Vendors assure the Purchasers that there is nothing due and payable by the Vendors under the Agreement for Sale dated 22<sup>nd</sup> day of July 2004 to the original Owner – Royal Palms (India) Pvt. Ltd. formerly known as Amir Parks and Amusement Pvt. Ltd.. NOC from the Owner will be obtained and given to the Purchasers in due course.
- 7) In consideration of the payment as per clause (3) hereinabove, the Vendors agree and declare that the Purchasers shall at all times enjoy the possession and occupation of the said **Flat No.724 in 'A' Bldg.** building known as **"PALMS APARTMENT"** as an absolute and rightful owners/occupiers thereof without any interruption, interference, hindrance, disturbance whatsoever by the Vendors or any person/s lawfully and/or equitably claiming through them individually or under trust for the Vendors.
- 8) The Vendors declare that on receiving the above mentioned consideration amount in full they shall have no right, title or interest in the above referred ownership flat and the same shall vest in and stand transferred in the name of the Purchasers in the records of the Owner.
- 9) On payment of the full consideration as aforesaid the Purchasers shall be entitled to have and hold the said flat together with all deposit and amount lying to the credit of the Vendors in the said Owner's account for the use and benefit of the Purchasers, their heirs, executors,



*Brul*  
*Kawse* *Guchay*



administrators and nominees forever and without any interruption, interference hindrance, disturbance, whatsoever by the Vendors or any person/s lawfully and/or equitably claiming them individually or under trust for Vendors.

10) Simultaneously with the payment of the above consideration as aforesaid, the Vendors shall handover to the Purchasers, all the prior original agreements with the Owner, and all other documents required to enable the Purchasers to become owners of the said flat and to transfer all the right, title, interest and benefit of the Vendors in the said flat to the Purchasers.

11) The Purchasers shall be entitled to intimate and apply for the ownership of the said flat and for transfer of the said flat to their name on their making full payment to the Vendors and the Vendors shall cooperate with the Purchasers to the full extent.

12) The Vendors are liable to pay to the said Owner and other concerned authorities the flat dues upto 31/05/2007. The Purchasers shall be liable to pay the outgoing dues from 01/06/2007 to the concerned person/association.

13) On receipt of the above consideration as aforesaid, the Vendors undertake to give to the Purchasers all documents in original relating to the title of the said flat in their possession and all other forms, letters, documents and writing duly signed and endorsed and the Vendors further agree and undertake that from time to time and at all times thereafter and at the request and cost of the Purchasers herein or their heirs, executors administrators or counsel in, shall sign and execute



वदर-१०	
3/1/07	U
२००७	१

Budh  
Kowse  
Michael

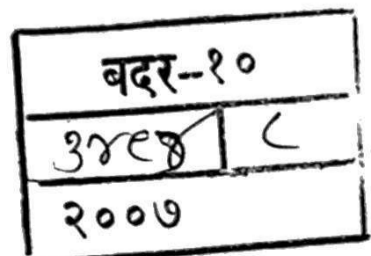
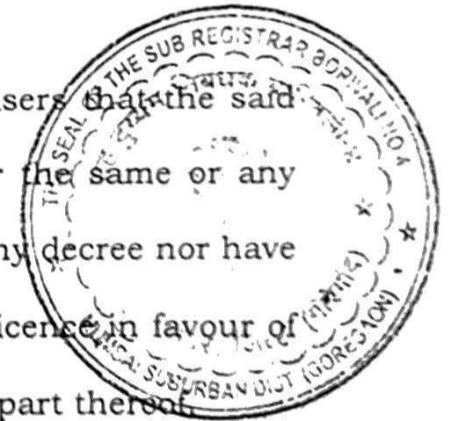
and/or procure all the contracts, agreement, deeds, papers, writings and/or documents whatsoever that may be for the assurance in law and better and more perfectly transferring the right, title, interest and benefit in the said flat and every part thereof to the use and benefit of the Purchasers as aforesaid and also agree to carry on the necessary correspondence with the Owner for effecting such transfer.

14) The Vendors hereby covenant with the Purchasers as follows:

a) That the Vendors are the sole, absolute and rightful owners of the said flat and no other person/s has/have any right, title interest, benefit, demand or claim of any nature whatsoever unto or upon the said flat either by way of sale, save mortgage/encumbrance/charge/except lien of \_\_\_\_\_ Bank, \_\_\_\_\_ Branch, as they have raised loan to acquire the said flat by depositing title deeds with the \_\_\_\_\_ Bank, \_\_\_\_\_ Branch. However it is agreed between both the parties that the said loan will be cleared by the Vendors during the course of the transaction.

b) Further the Vendors covenant with the Purchasers that the said flat is not a subject matter of any litigation or the same or any part thereof been attached in the execution of any decree nor have the Vendors created any tenancy or leave and licence in favour of any third party in respect of the said flat or any part thereof.

c) The Vendors have not done and shall not do any act, deed, matter or thing whereby the Purchasers are prevented from becoming the

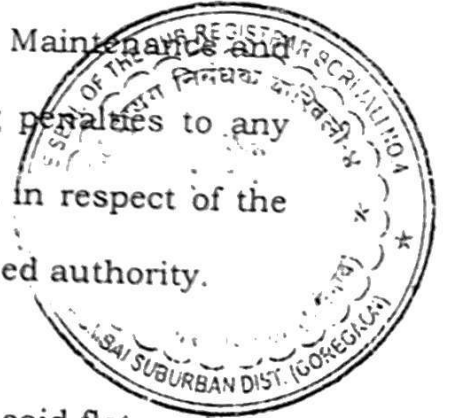


*Bul*  
*Kanse*  
*G. Chav*



rightful owners of and/or taking a rightful and peaceful occupation of the said flat.

- d) The Vendors hereby agree and undertake to indemnify and keep indemnified the Purchasers, their heirs, executors, administrators, nominees and assigns from or against all claims, demands, actions and objections whatsoever if raised by any person/s in respect of the transfer of the said flat. Also the Vendors agree and undertake to indemnify for any loss or damage suffered by the Purchasers for not disclosing the liabilities, charges, liens on the said flat and due to any claims put forward by third party to the extents of the loss suffered by the Purchasers or any person/s claiming through them in respect of the transfer of the said flat and relating to the period prior to the transfer of said flat to the Purchasers.
- e) The Vendors have fully observed and performed the rules and regulation formed by Owner and have paid and shall be liable to pay upto completion of the sale to the concerned authorities dues towards the Municipal Taxes, Electricity, Water, Maintenance and other charges and outgoings payable including penalties to any Govt. authorities or to the said Owner by them in respect of the said flat and also paid stamp duty to the concerned authority.
- f) If any person makes any claims in respect of the said flat contrary to what is contained in this agreement then Vendors agree and undertake to have the said settled prior to the completion of the sale as contemplated herein.



बदर-१०	
३४९४	९
२००७	

*Brul*  
*Kawse*  
*Girhar*

- 15) The Purchasers hereby covenant with the Vendors as follows:
- That the Purchasers shall regularly pay to the said Owner contribution towards Municipal Taxes, Water, Electricity, Maintenance and other charges and outgoings payable in respect of the said flat from the date completion of sale (i.e. from the date of receipt of exclusion peaceful and vacant possession).
  - That the Purchasers shall observe and perform and abide by all rules and regulations set by the said Owner from time to time.
  - That the Purchasers shall quietly and peacefully possess and occupy and enjoy the said flat without any let, hindrance, denial, demand, interruption or eviction.
  - As and when the society is formed by the resident members, the Purchasers will join as members in the Co-operative Housing Society which will be formed under the Provisions of the Maharashtra Co-operative Societies Act, 1960 and undertake to co-operate as and when called for.
  - This agreement is subject to the provisions of the Maharashtra Flat Ownership Act, 1963.
- 16) The Vendors hereby declare that on receipt of the above mentioned consideration in full they will have no right, title, interest, claim of any kind or whatsoever nature in the said flat or any part thereof.
- 17) The Stamp Duty and Registration Charges, if any, shall be borne and paid by the Purchasers alone. The Purchasers and the Vendors shall pay legal fees of their respective Advocates and Solicitors if Any.



बुदर-१०	
३४२४	९०
२००७	

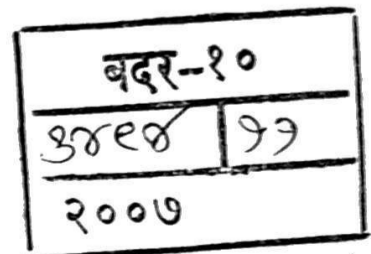
*Bud*  
*Kumar*  
*Gurmar*

- 18) The transfer fee/contribution to the amity fund/donation that may be payable to the concerned authority shall be borne and paid by both the parties as mutually agreed between them.
- 19) The Vendors shall, on request of Purchasers, present themselves at the office of the Sub-Registrar of Assurance, Mumbai and admit execution of this agreement.
- 20) It is specifically agreed and understood that the Vendors on receiving and realising Rs.20,00,000/- (Rupees Twenty Lakhs only) from the Purchasers as mentioned hereinabove shall handover vacant and peaceful possession and assignment of the said Flat No.724 in 'A' Bldg. on the 7<sup>th</sup> Floor building known as "PALMS APARTMENT" to the Purchasers and this Agreement for Sale shall be deemed as **Deed of Sale & Assignment**. The Purchasers shall then be the absolute owners of the said Flat.

**THE SCHEDULE OF THE SAID FLAT**

**REFERRED TO ABOVE:**

All that flat premises admeasuring 366 sq.ft. (Carpet) i.e. <sup>439.20</sup> sq.ft. (Built Up) area being the Flat No.724 in 'A' Bldg. on the 7<sup>th</sup> Floor, 'PALMS APARTMENT', Unit No.26, Aarey Milk Colony, Goregaon (East), Mumbai - 400 065, bearing C.T.S. No.1627 of Village Marol-Maroshi, Taluka Andheri, P/South Municipal Ward in Greater Mumbai within the Registration District Mumbai Suburban.



*Bul*

*Kanse*

*Guchay*

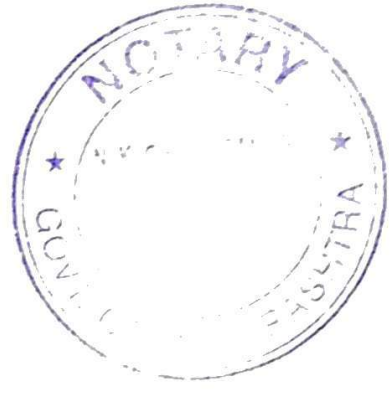
*Bul*

*Guchay*  
*Kanse*

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

SIGNED AND DELIVERED by the  
withinnamed "THE VENDORS"  
(1) MR. LESLIE ERIC LOBO  
(2) MRS. DESIREE LOBO  
through the hands of their  
Constituted Attorney  
MR. MICHAEL ERIC LOBO  
in the presence of.....

*Michael*



WITNESS:

- 1) K. K. THAKUR *Om.*
- 2) K. K. Mea *[Signature]*

SIGNED AND DELIVERED by the  
withinnamed "THE PURCHASERS"  
(1) MR. VIJAY BABU KANSE  
(PAN No. AHGPK1831Q)  
(2) MRS. VINITA VIJAY KANSE  
(PAN No. AGJPK9857G)  
in the presence of.....

*[Signature]*

*Kanse*



WITNESS:

- 1) P. K. MISHRA *[Signature]*
- 2) Sandeep Mhatre *[Signature]*

*Valid with original*  
**TRUE COPY**  
*2. Chand*  
*21.5.07*  
**N. K. CHANDIRAMANI**  
F A L L B  
NOTARY GREATER MUMBAI  
30/17 OF MAHARASHTRA INDIA

बदर-१०
३४९४   १२
२००७

**RECIPT**

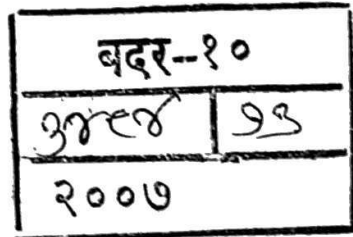
RECEIVED from the withinnamed **PURCHASERS MR. VIJAY BABU KANSE & MRS. VINITA VIJAY KANSE** a sum of Rs.5,00,000/- (Rupees Five Lakhs only) as part payment out of total consideration of Rs.20,00,000/- (Rupees Twenty Lakhs only) towards the sale of our Flat No.724 in 'A' Bldg. on the 7<sup>th</sup> Floor, 'PALMS APARTMENT', Unit No.26, Aarey Milk Colony, Goregaon (East), Mumbai - 400 065, as per the terms and condition of this agreement in the manner described below:-

Sr. No.	Date	Cheque No.	Drawn On	Amount
1.	27/04/2007	001106	ICICI Bank, Mahim.	Rs.25,111/-
2.	14/05/2007	001108	ICICI Bank, Mahim.	Rs.3,00,000/-
3.	14/05/2007	729926	N.K.G.S.B. Co-op. Bank, Dadar.	Rs.1,74,889/-
			<b>Total Amount :</b>	<b>Rs.5,00,000/-</b>

RECEIVED Rs.5,00,000/-

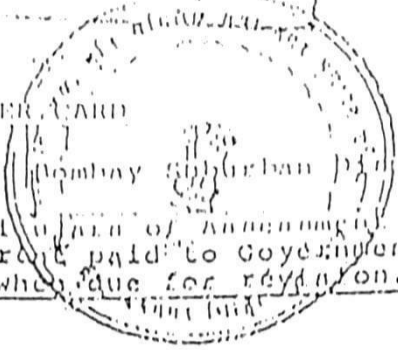


*Michael Eric Lobo*  
**(MR. MICHAEL ERIC LOBO)**  
 Constituted Attorney of  
**VENDORS**

**WITNESSES:**1) L. N. THAKUR *Om.*2) K. K. Sheel *[Signature]*

1391 1388

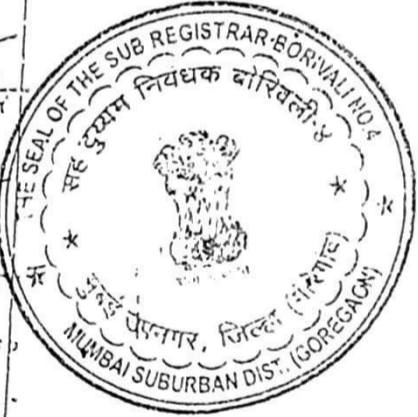
Annexure 'C'  
EXTRACT FROM THE PROPERTY REGISTER CARD



City Survey Number	Area Sq. Mts.	Tenure	Particulars of Annotations for rent paid to Government and when due for redemption.
920	(1905642.2) (210,344.00) 205482.3	1/32nd	

older in 19 origin of the title (so far traced)	
Other encumbrances	
Other remarks	

Transaction	Vol. No.	New Holder (H) Leasee (L) or Encumbrancee (E)	Attention
मा. जिल्हाधिकारी मुंबई उपनगर कार्या-2 अ / लिटी 138 / वरी 1-10 / 13 दिनांक		शिवाजी मॉन्टे कारिटेबल सोसायटी	
903442-00 मध्यम मजूर मजगती क्षेत्र 903442-00	903442-00	श्री. म. प्रेमजी आता	
905482-03 उच्च दारवाज क्षेत्र व	905482-03	श्री. प. प. प. श्री. प. प. प.	
903442-00 मध्यम मजूर मजगती क्षेत्र 903442-00	903442-00	श्री. म. प्रेमजी आता	
903442-00 मध्यम मजूर मजगती क्षेत्र 903442-00	903442-00	श्री. म. प्रेमजी आता	
903442-00 मध्यम मजूर मजगती क्षेत्र 903442-00	903442-00	श्री. म. प्रेमजी आता	
903442-00 मध्यम मजूर मजगती क्षेत्र 903442-00	903442-00	श्री. म. प्रेमजी आता	
903442-00 मध्यम मजूर मजगती क्षेत्र 903442-00	903442-00	श्री. म. प्रेमजी आता	
903442-00 मध्यम मजूर मजगती क्षेत्र 903442-00	903442-00	श्री. म. प्रेमजी आता	
903442-00 मध्यम मजूर मजगती क्षेत्र 903442-00	903442-00	श्री. म. प्रेमजी आता	



बदर-१०  
५९९८ १४  
२००७

सहाय्य  
मध्यम मजूर मजगती क्षेत्र १  
मुंबई उपनगर जिल्हा, मुंबई

श्री. म. प्रेमजी

4377 300

Handwritten notes in Marathi and English, including a signature and the word "only".

Verified with the original and found correct. The area shown in the Property Register Card is (908.572.389 meters) Nine Lakhs Eight Thousand Five Hundred Forty Two Point Three only meters.

Superintendent Land Record 24/11/75  
 (USD) Bombay



Handwritten rectangular stamp with the number 3808/24 and the year 2009.

**COMMENCEMENT CERTIFICATE**

M/s. Anir Parks & Amusement Pvt. Ltd.  
 Owner.

Office of the  
 Civil Eng. & Insp. Prop. (W.S.) P O H. WARD  
 09, Chhatrapati Ambedkar Market Bldg  
 (West of West), Borivali - 400 037

With reference to your application No. 10531 dated 19.7.2003 for  
 Development Permission and grant of Commencement Certificate under section 45 & 60 of the  
 Maharashtra Regional and Town Planning Act, 1966, to carry out development and building  
 permission under section 34B of the Bombay Municipal Corporation Act 1948 to effect a  
 plan for the development work of Proposed residential bldg, 'A' on plot bearing  
 P.C. No. 1627 of village Marol-Maroshi, (Foregan (E), Mumbai).  
 Proposed at Street \_\_\_\_\_  
 Plot No. \_\_\_\_\_  
 Ward P/South

The Commencement Certificate/Building Permit is granted on the following conditions:  
 The land vacated in consequence of the endorsement of the setback line/road widening line  
 shall form part of the public street.  
 That no new building or part thereof shall be occupied or allowed to be occupied or used  
 permitted to be used by any person until occupancy permission has been granted.  
 The Commencement Certificate/Development permission shall remain valid for one year  
 commencing from the date of its issue.  
 This permission does not entitle you to develop land which does not vest in you.  
 This commencement Certificate is renewable every year but such extended period shall be  
 no case exceed three years provided further that such lapse shall not bar any subsequent  
 application for fresh permission under section 44 of the Maharashtra Regional & Town Planning  
 Act, 1966.

This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if:  
 The development work in respect of which permission is granted under this certificate is not  
 carried out or the use thereof is not in accordance with the sanctioned plan.  
 Any of the conditions subject to which the same is granted or any of the restrictions  
 imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied.

The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained  
 by the applicant through fraud or misrepresentation and the applicant and every person  
 who has obtained the same through or under him in such an event shall be deemed to have carried  
 out the development work in contravention of section 43 or 45 of the Maharashtra Regional and  
 Town Planning Act, 1966.

The condition of this certificate shall be binding not only on the applicant but on his  
 assigns, assigns, administrators and successors and every person deriving title through  
 or from him.

Shri S.K. Godbole

The Municipal Commissioner has appointed \_\_\_\_\_  
 Assistant Engineer to exercise his powers and functions of the Planning  
 Authority under section 45 of the said Act.

This C.C. is restricted for work upto \_\_\_\_\_ Plinth level

For and on behalf of Local Authority  
 Brihanmumbai Mahanagarपालिका



\_\_\_\_\_ 20  
 \_\_\_\_\_

Asst. Engineer, Building Proposal (West. Sub.)  
 'P' & 'R' Wards

FOR  
 MUNICIPAL COMMISSIONER FOR GREATER MUMBAI



बदर-१०	
3888	98
२००७	



(S) This c.o is now further extended to entire 10  
ie Ground + 7 upper floor as per approved plan of  
29.7.2003

11 0 JAN 2004

A.E.B.P. (WS) P/

filled in cl  
ull name  
D.B./B  
CIAN  
Particulars  
Amount of  
are you as  
yes.  
(i) D  
(ii) R

Details of t

ication

MRA

what is of

ried today.

22/

Ar

uctions: I

redit Carc

assport i

entify Ca

opy of the

ny docum

or local loc

ny other c

Quote GIR

time: to qu

on-resider

ersons wh

rossed ch

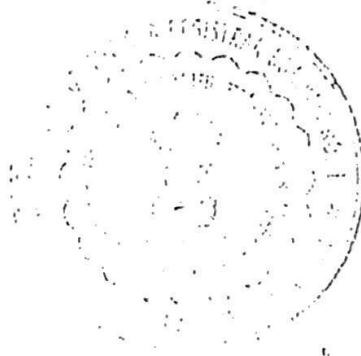
ersons wit

laration in



बदर-१०  
३४६४ १५  
२००७

बदर-२  
६१० (१) १५  
२००७



ANNEXURE - "C"



*Palms Apartment at Royal Palms*  
TYPICAL FLOORPLAN



बदर-१०	
३४६४	१८
२००७	

बदर-२	
६४६४	१८
२००७	