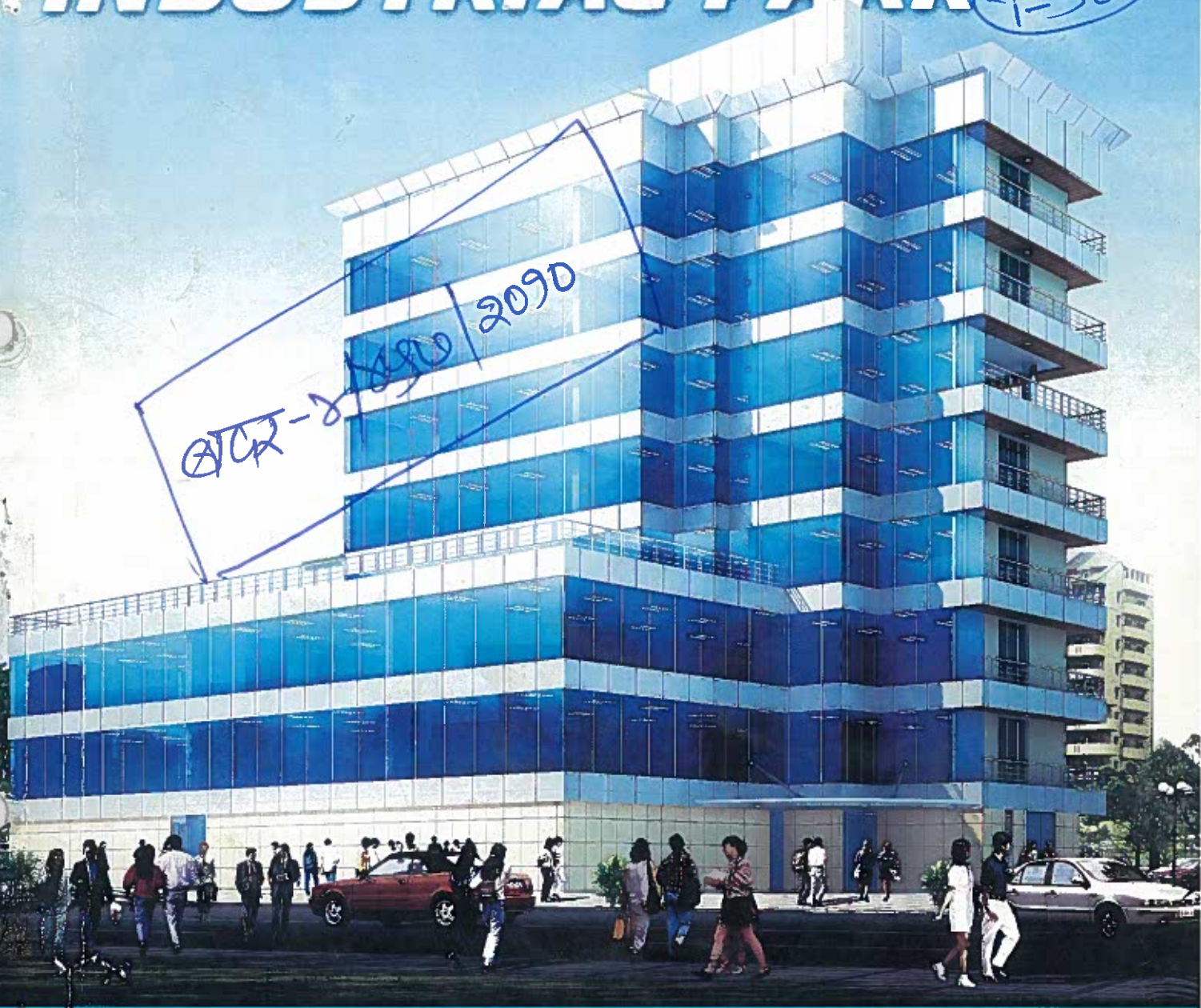


# MADHU INDUSTRIAL PARK

(2-158400) -

T-30



PROJECT BY

**ASHTAVINAYAK ENTERPRISE**

G-3B, Swapnlok Appt, Mogra Village, Opp Wilson Pen Co., Andheri (East), Mumbai - 400069.



CORRESPONDENCE ADDRESS

5, Shiv Darshan, Old Nagardas Cross Rd, Andheri (East), Mumbai - 400069. Tel - 26831711 Fax - 26821436.



Wednesday, January 13, 2010

4:09:02 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 458

गावाचे नाव मोगरा

दिनांक 13/01/2010

दस्ताऐवजाचा अनुक्रमांक

यद्वर 4 00457 2010

दस्ता ऐवजाचा प्रकार

मरारनामा



सादर करणाराचे नाव: प्रविणा आर साह - -

नोंदणी फी

:-

30000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),

:-

1680.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (84)

एकूण

रु.

31680.00

आपणास हा दस्त अंदाजे 4:23PM ह्या वेळेस मिळेल

दुय्यम निबंधक  
अंधेरी 2 (अंधेरी)

बाजार मुल्य: 3127125 रु. मोबदला: 2774000 रु.

भरलेले मुद्रांक शुल्क: 156400 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: दि भारत को ऑ बँक लि ;

डीडी/धनाकर्ष क्रमांक: 384824; रक्कम: 30000 रु.; दिनांक: 24/12/2009

सह. दुय्यम निबंधक अंधेरी-२,  
मुंबई उपनगर जिल्हा.

The Bharat Co-op Bank (Mumbai) Ltd.  
Cheque No - 384821

**THE COSMOS CO-OPERATIVE BANK LTD.**  
FRANKING DEPOSIT SLIP  
Estd. 1906

Customer Copy 710731

Branch: V.P.L(E) Date: 26/12/2009  
Pay to: THE COSMOS CO-OPERATIVE BANK LTD

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Franking Value	Rs.	156400
Service Charges	Rs.	—
Total	Rs.	156400

Name & Address of Stamp duty paying  
Mrs:- Pravina R. Shah

Tel. No.: / Mobile No.:  
Purpose of Transaction Ag for Sa  
in cash for Franking Documents

Rs. 156400

(For Bank's Use only)

Trans ID 1091286  
Franking Sr. No. 186167

For The Cosmos Co-op. Bank Ltd.

Service Tax Reg. No.  
AAAAT0742KST003

Authorized Signatory



For The Cosmos Co-op. Bank Ltd.  
D-5/ST/PI/V/C-R-1004/06/2004/176264/0  
Vile Pans Branch Saraswati Bhavs  
Plot No-45, TFS-1 CTS No 807 A,  
Haraman Road Vile Pans (E),  
Mumbai-400 057

Authorized Signatory  
Sanjay A. Oak

**AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE is made at Mumbai, on this day  
of DEC., 2009 BETWEEN **M/S. ASHTAVINAYAK ENTERPRISE**, a  
partnership firm, registered under the Partnership Act, 1932, having  
its principal place of business at G-3, B-Swapnalok Apartment Mgrs  
Lane, Near Rajat Book Mfg. Co. Andheri (East), Mumbai-400 069  
hereinafter referred to as "**THE PROMOTERS**", (which expression  
shall unless contrary to the context or meaning thereof be deemed  
to mean and include the present partners of the firm and survivors

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Rs. One lac fifty six thousand Four hundred only -

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186169  
Special Adhesive  
DEC 26 2009  
11:58  
R-0156400-PB5114  
INDIA  
POSTAL DUTY  
MARRA STRA

or survivors of them and the heirs, executors and administrators of last survivor/s and permitted assigns) of the ONE PART;

AND;

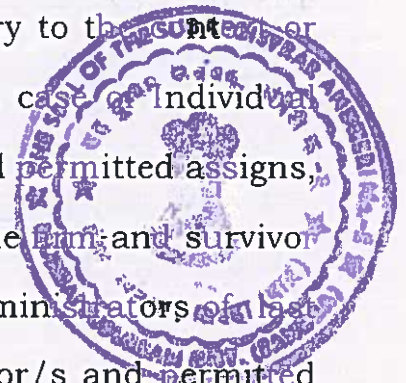
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२०१०

~~MR./MRS./M/S.~~ PRAVINA R. SHAH

\_\_\_\_\_, an/both adult/s, of Mumbai, Indian Inhabitant/s, residing at 301, MANGAL VILLA, TEJPAL ROAD, VILE-PARLE (EAST), MUMBAI-400 057/a partnership firm, duly registered with the registrar of firms, under the Indian Partnership Act 1932/a company duly incorporated under the Provisions of Companies Act, 1956, having its registered office at .....

*Handwritten initials/signature*

....., hereinafter referred to as "**THE PURCHASER**" (which expression shall unless contrary to the context or meaning thereof be deemed to mean and include in case of Individual his/her/their heirs, executors and administrators and permitted assigns, in case of Partnership Firm, the present partners of the firm and survivor or survivors of them and the heirs, executors and administrators of last survivor and in case of limited company, its successor/s and permitted assign/s) of the **SECOND PART**;



**WHEREAS:-**

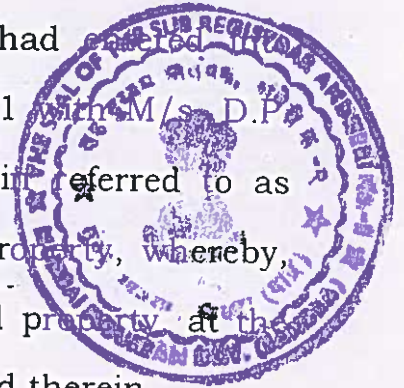
(a) Late, Shri Bhogilal Malukchand Shah, (hereinafter referred to as "**the said deceased**"), the sole Proprietor of M/s. Beaufort Engineering Corporation having his office at the relevant time at Podar Chambers, 17 Store Lane, Mumbai-400 001, during his lifetime was seized

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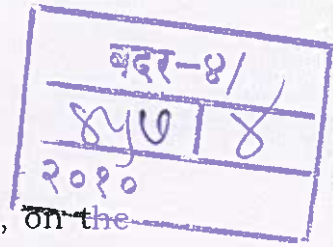
and possessed of or otherwise well and sufficiently entitled to all that piece or parcel of land or ground bearing Survey No. 56, Hissa No. 1 (part) and Survey No. 55, Hissa No. 3 (part) and bearing Corresponding C.T.S. Nos. 103, 103/1 to 10, admeasuring 1844.10 square meters or thereabout, in the Village Mogra, Taluka Andheri, in the Registration Sub-district of Mumbai City and Mumbai Suburban and bearing Municipal K Ward No. 3147, Street Nos. 31 (A) (a), together with the structures standing thereon, hereinafter referred to as "**the said Property**", more particularly described in the Schedule hereunder written, being more or less the same as the Schedule hereunder written and shown bounded Red on the plan annexed hereto as **Annexure "A"**.

(b) During his lifetime the deceased had entered into the Development Agreement dated 16th October, 1981 with M/s. D.P. Construction Company, a partnership concern (therein referred to as "**the Developers**"), for the development of the said property, whereby, he had authorized the Developers, to develop the said property at the consideration and on the terms and conditions contained therein.



(c) The said deceased had given the Power of Attorney dated 16th October, 1981, for development of the said property, in favour of two partners of the said Developers viz. (i) Shri Mahendra Pitamberdas Doshi and (ii) Shri. Damji Premiji Vora, to act jointly and severally.

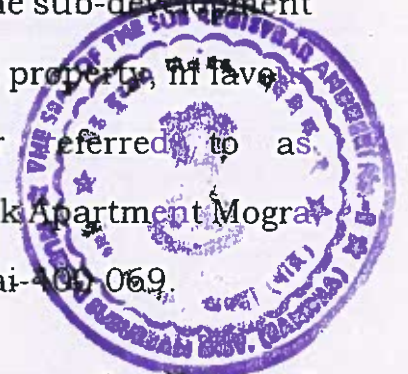
(d) Accordingly, the Developers constructed an Industrial building known as "Madhu Industrial Estate (hereinafter referred to as "**the said Estate**)", comprising of ground plus two upper floors, as per the



plan approved by the Municipal Corporation of Greater Mumbai, on the portion of the said property, which is shown surrounded by Brown Colour boundary line and the existing structure surrounded by Blue Colour boundary line, on the plan annexed hereto as **Annexure-A**.


(e) The Developers have also handed over possession of the Industrial units in the said estate, to the respective Purchasers of the same, who have registered the society known as "Madhu Industrial Premises Co-operative Society Ltd., under the Maharashtra Co-operative Societies Act 1960, under registration No 'NOM/(W) (E) /GTNL/(O)/667/1990, (hereinafter referred to as "**the said society**").

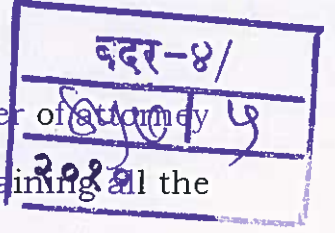
(f) The developers have agreed to grant the sub-development rights, in respect of the further development of the said property, in favour of (i) Mr. Nikhil Dhirajlal Samani, (hereinafter referred to as "**the Sub-developer**"), having office at G.3, B-Swapnalok Apartment Mogra Lane, Near Rajat Book Mfg. Co. Andheri (East), Mumbai-400 069.



(g) The developers have agreed to execute the Power of Attorney, in favour of the Sub-developer, to enable him to further develop the said property.

(h) The Sub-developer requested the Developers, to execute a Power of Attorney, in his favour, to carry out all the affairs and activities of the development of the said property, therefore, developers proposed to substitute the said sub developer for them and to delegate, all the powers contained in the said power of attorney, dated 16th October, 1981, in the favour of the sub developer.

 R.S.J.



(i) Accordingly, the developer executed a power of attorney dated 28th April 2005 in favour of the Sub- Developer, Containing all the necessary powers for the further Development of the said property.

(j) The deceased died intestate, at Mumbai, on 31st day of December, 2005, leaving behind the following viz:-

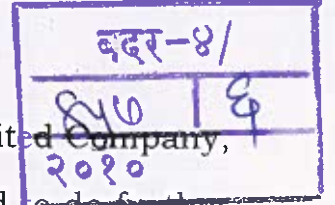
- (i) Smt. Madhukanta Bhogilal Shah (Jobalia) his wife.
- (ii) Shri Gautam Bhogilal Jobalia his son.
- (iii) Shri Raju Bhogilal Jobalia his son.
- (iv) Smt. Shivani Pankaj Jobalia his daughter in law.

(k) After the death of Shri. Bhogilal M. Shah his said heirs and legal representatives viz:-

- (i) Smt. Madhukanta Bhogilal Shah (Jobalia) his wife.
- (ii) Shri Gautam Bhogilal Jobalia his son.
- (v) Shri Raju Bhogilal Jobalia his son.
- (vi) Smt. Shivani Pankaj Jobalia his daughter in law.

Have executed a Power of Attorney in favour of two partners of the said Developers viz:- (a) Shri Mahendra Pitmberdas Doshi and (b) Shri Damji Premji Vora, to act, jointly and severally.





(l) The Sub developer through a Private Limited Company, in which he is one of the Shareholder and Director decided to do further development of the said property in partnership with 1) Vinay Naresh Jain 2) Mr. Sushil Pukraj Bohara 3) Pushpa Pukraj Bohara 4) Milan Interbuilt Pvt.Ltd., through its Director Shri Nikhil D.Samani & the Sub - Developer herein 5) Hirabhai O. Solanki HUF 6) Jay Rasikbhai Thakkar 7) Jayshree N. Unager 8) Chandrakala K. Mour and they together formed a partnership firm known as "M/s Ashtavinayk Enterprise" i.e the promoters herein which has been registered with the registrar of firms under the registration no. BA- 97109.

(m) The Promoters approached the Developers with a request to permit it, to do remaining development of the said property

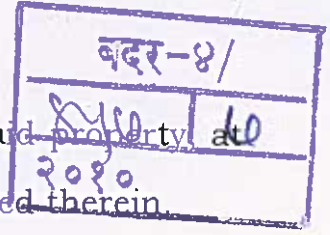
(n) The Developers after negotiations with the Promoters agreed to grant the balance development rights, in respect of the said property, to the Promoters, at or for the consideration and on the terms and conditions mutually agreed between themselves.



(o) At the instance of the sub developer, the developers executed a Development Agreement dated 15th September 2007, duly registered on 27th September 2007, under Serial No. BDR-1/8889/2007 in favour of the PROMOTERS herein, therein referred to as "the Sub-Developers", (hereinafter referred to as "the said Agreement", and Power of Attorney dated 27th September, 2007, duly registered/attested on the same day, under Serial No. 1/755 of 2007, whereby the Developers



authorized the Promoters herein, to further develop the said property at the consideration and on the terms and conditions contained therein.



(p) The Promoters are fully entitled to further develop the said property, by constructing building/s thereon in accordance with the plans sanctioned by the Municipal Corporation of Greater Mumbai on the balance portion of the said property, which is surrounded and demarcated by Brown Colour Boundary line on the plan annexed hereto as **Annexure-A.**

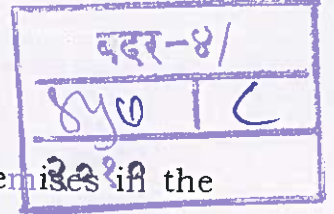
(q) The Promoters have got approved from the concerned local authority the plans, the specifications, elevations, sections and details of the said buildings to be constructed on the said property

(r) The Promoters have also obtained Commencement Certificate from Brihanmumbai Mahanagarpalika. Copy is attached marked **Annexure-B.**



(s) In accordance with the plans sanctioned by the Municipal Corporation of Greater Mumbai, the Promoters are developing the said property described in the Schedule hereto and are constructing thereon building to be known as "**MADHU INDUSTRIAL PARK**", ( hereinafter referred to as "**the said Building**" ) consisting inter alia of ground floor plus Seven upper floors.

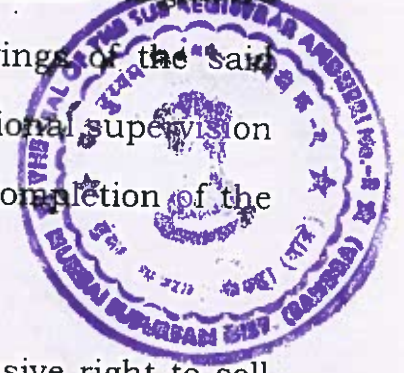
(t) The said society has entered into an Agreement dated 11th June, 2007 with the Promoters, whereby, inter alia the said society



has agreed to admit the purchasers of each and every premises in the building/s to be constructed on the portion of the said property as the members of said society upon the payment of Rs. 25,000/- (Rupees Twenty Five Thousand Only) towards entrance/admission fees and Rs. 250/- towards share money by each of the unit purchasers to the said society before taking possession of their respective units.

(u) The Promoters have entered into standard agreement with an Architect registered with the Council of Architects and such agreement is as per the agreement prescribed by the Council of Architects.

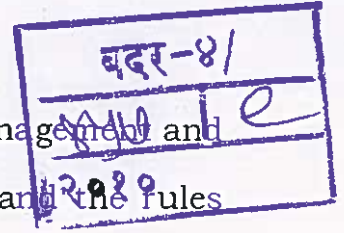
(v) The Promoters have appointed structural Engineers for the preparation of the structural design and drawings of the said building and the Development shall be under the professional supervision of the Architects and the structural Engineers till the completion of the building/s;



(w) The Promoters have the sole and exclusive right to sell the premises in the said building, to be constructed on the said property and to enter into agreement/s with the purchaser/s of premises in the said building/s and to receive the sell price in respect thereof.

(x) The Purchaser has demanded from the Promoters and the Promoters have given inspection to the Purchaser of all the documents of title relating to the said property, the relevant orders, and the approved plans, designs and specifications prepared by the Promoters' Architects and all other documents as specified under the Maharashtra Ownership

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Flats (Regulation of the Promoters of Construction, Sale, Management and Transfer) Act, 1964 (hereafter referred as "the said Act") and the rules made thereunder.

(y) The Promoters have also annexed hereto the copies of following documents:

- |  | <b>Annexure</b> |
|--|-----------------|
| 1. <b>Sketch of layout plan;</b>   | <b>A</b>        |
| 2. <b>IOD &amp; CC</b>   | <b>B</b>        |
| 3. <b>Certificate of the title of the said property issued by Advocates and Solicitors of the Promoters;</b> | <b>C</b>        |
| 4. <b>Property card;</b>   | <b>D</b>        |
| 5. <b>The appropriate order of the Urban Land (Ceiling &amp; Regulation) Act, 1976;</b>                      | <b>E</b>        |
| 6. <b>Writing/Agreement dated 11th June, 2007 entered into between the said society and the Promoters</b>    | <b>F</b>        |
| 7. <b>Plan of the Premises</b>   | <b>G</b>        |



(z) While sanctioning the said plans, in respect of construction on the said property, the concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters while developing the said property and the said building thereon and upon due observance and performance of which only the completion and occupation certificate in respect of the said building shall be granted by the concerned authority.

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(aa) The Promoters are entering into similar separate agreements with the several other persons and parties for the sale of units/ car parking spaces, etc. in the said buildings.

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

1. The Promoters shall construct the said building called "MADHU INDUSTRIAL PARK" on the portion of the said property viz. all that piece or parcel of land or ground bearing Survey No. 56, Hissa No. 1 (part) and Survey No. 55, Hissa No. 3 (part) and bearing Corresponding C.T.S. Nos 103, 103/1 to 10, admeasuring 1844.10 square meters or thereabout, in the Village Mogra, Taluka Andheri, in the Registration Sub-district of Mumbai City and Mumbai Suburban and bearing Municipal Ward No 3147, Street Nos. 31 (A) (a), hereinafter referred to as "the said Property", and more particularly described in the First Schedule hereunder written in accordance with the plans, designs, specifications approved by the concerned local authority and which have been seen and approved by the Purchaser with only such variations and modifications as the Promoters may consider necessary or as may be required by the concerned local authority. However, the Promoters shall have to obtain prior consent in writing of the purchaser, in respect of such variations or modifications which may adversely affect the said premises of the Purchaser agreed to



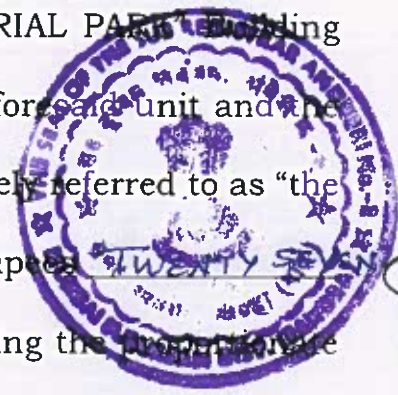
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be sold hereunder. The Promoters subject to the aforesaid right of the Purchaser has the right to amend and/or modify the said plans for smooth and better development of the said property without any reference to the Purchaser.

2. The Purchaser agrees to purchase from the Promoters and the Promoters agree to sell to the Purchaser Unit No. 204 of carpet area admeasuring 603 sq. <sup>FTS</sup> meters (which is inclusive of the area of balconies) on 2<sup>ND</sup> floor as shown in the Floor Plan thereof hereto annexed and marked **Annexure G** in the "MADHU INDUSTRIAL PARK" Building alongwith covered/open Garage No. ---, [the aforesaid unit and the Garage (wherever applicable) are hereinafter collectively referred to as "the said premises"], for the price of Rs. 27,74,000/- (Rupees TWENTY SEVEN LACS SEVENTY FOUR THOUSAND ONLY. only) including the proportionate price of the common areas and facilities appurtenant to the said premises. The said premises agreed to be sold hereunder are more particularly described in the Second Schedule hereunder written. The Purchaser has paid to the Promoters a sum of Rs. 26,50,000/- (Rupees TWENTY SIX LACS FIFTY THOUSAND ONLY. only) being part payment towards the sale price (the payment and receipt whereof the Promoters hereby admit and acknowledge) and shall pay to the Promoters balance amount of purchase price of Rs. 1,24,000/- (Rupees ONE LAC TWENTY FOUR THOUSAND ONLY.) in the following manner:-

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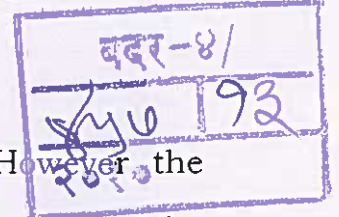
- (i) Rs. / = on completion of Plinth,
- (ii) Rs. / = on completion 1st Slab,
- (iii) Rs. / = on completion 2nd Slab,
- (iv) Rs. / = on completion 3rd Slab,
- (v) Rs. / = on completion 4th Slab,
- (vi) Rs. / = on completion 5th Slab,
- (vii) Rs. / = on completion 6th Slab,
- (viii) Rs. / = on completion 7th Slab,
- (ix) Rs. / = on completion 8th Slab,
- (x) Rs. / = on or before \_\_\_\_\_
- (xi) Rs. — / = on or before \_\_\_\_\_
- (xii) Rs. — / = on or before \_\_\_\_\_
- (xiii) Rs. — / = on or before \_\_\_\_\_
- (xiv) Rs. 1,24,000/= / = at the time of possession of the said premises.



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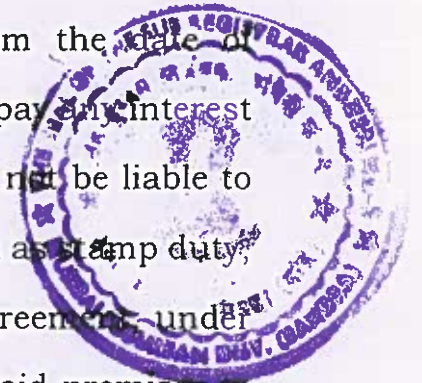
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3. The Purchaser agrees to pay to the Promoters the aforesaid installments within 15 days from the date of demand by the Promoters. Beyond 15 days, the Purchaser shall pay to the Promoters interest (u)

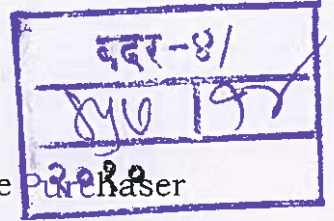


18% per annum on the amounts due and falling in arrears. However the Purchaser agrees that the demanded installment shall not be delayed for more than 30 days from its due date and if thereafter, still the installment is not paid, in that event the Promoters shall have the absolute right to rescind this agreement.

4. On the Purchaser committing default in payment on the due date of any installment due and payable by the Purchaser to the Promoters under this Agreement and the Purchaser committing breach of any of the terms herein contained, the Promoters shall be at liberty to terminate this agreement by giving 15 days prior notice in writing. On termination of this agreement, the Promoters shall refund to the purchaser the installments paid towards the consideration within six months from the date of termination. However, the Promoters shall not be liable to pay any interest on the amount so refunded. Further, the Promoters shall not be liable to reimburse to the Purchaser any Government Charges such as stamp duty, registration charges, etc. Upon the termination of this agreement, under this clause, the Promoters shall be at liberty to sell the said premises to any other person of their choice and at such price as the Promoters may deem fit and the purchaser shall not object to the same.



5. The Promoters hereby agree to observe, perform and comply with all the terms, conditions, stipulations, if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the said premises to the Purchaser, obtain from the concerned local authority occupation and/or completion certificates in respect of the same.

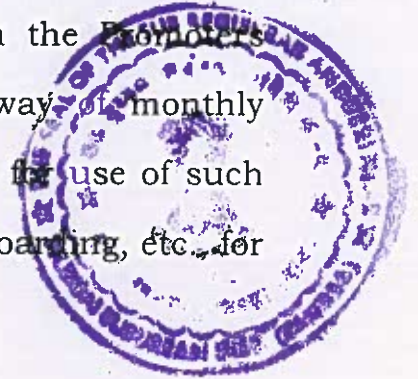


6. The Promoters have informed the Purchaser and the Purchaser is aware that:-

(a) The Promoters or their nominee/s or transferee/s shall, be entitled to put up a hoarding on the said property or on the building to be constructed on the said property or any parts of the building or the said property and the said hoarding may be illuminated or comprising of neon-sign and for that purpose the Promoters are fully authorised to allow temporary or permanent construction or erection or installation either on the terrace or terraces or on the exterior of the said building or on the said property as the case may be and the Purchaser agrees not to object or dispute the same.

(b) The said Society will not charge from the Promoters or their nominee/s or transferee/s any amount by way of monthly maintenance charges or any other charges or outgoings for use of such terraces, compound walls, display or advertisements or hoarding, etc. for the purpose mentioned hereinabove.

(c) The Promoters will have exclusive right to the open spaces kept around the building and the car parking spaces. The Promoters will be entitled to allot such open spaces and car parking spaces to any Purchaser. The Purchaser hereby accepts the right of the Promoters, to allot such parking spaces. The Purchaser herein or other Purchasers or the Co-operative Society or any Common Organisation, which may be formed, will be bound by such exclusive right to use, occupy and possess the Reserved car parking spaces in such open spaces by such Purchaser.



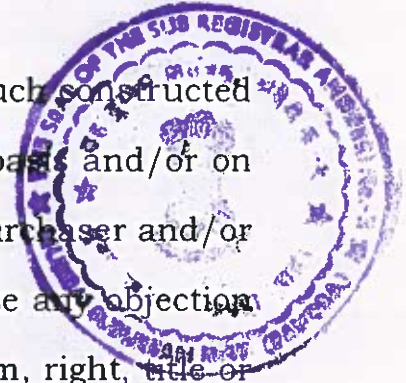


(d) If any additional construction is permitted, the Promoters are entitled to put up additional floor or floors on the roof of the said Building. Neither the Purchaser nor the said Society nor its members will have any right to use or have any claim, right, title or interest of whatsoever nature, in the said constructed area.

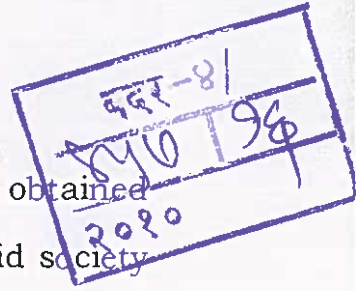
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(e) Neither the Purchaser nor the said Society nor its/his members will have any right to use or have any claim, right, title or interest of whatsoever nature in any of the terraces, save and except the right of inspection and maintenance of lift, lift room, water tanks, AC Plant, Cooling towers and/or other common amenities, as may be provided on the said terrace.

(f) The Promoters shall be entitled to sell such constructed area and/or open spaces on the terraces on Ownership basis and/or on any other basis that they may deem fit and proper. The Purchaser and/or Purchasers of other Premises shall not be entitled to raise any objection of whatsoever kind or nature and shall not have any claim, right, title or interest therein and shall not be entitled to the use of such constructed area and/or open spaces on the terraces sold and/or allotted and/or earmarked by the Promoters to the Purchaser/s/allottee/s of such constructed area or open spaces unless the Purchaser himself/herself/themselves is/are such purchasers and the Purchaser/s or allottees of such constructed area and/or open space. The Purchaser/s/allottees of such constructed area and/or open spaces shall be exclusively entitled to the use of such constructed area and/or open spaces sold and/or allotted to him/her/ them. Provided however, that the said open spaces on the terraces shall



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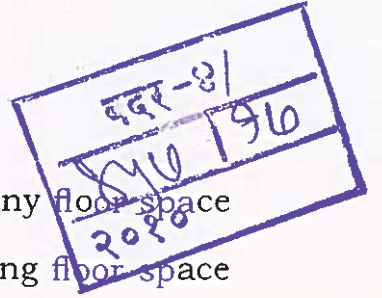
not be enclosed by the purchaser till the permission in writing is obtained from the concerned local authority and the Promoters or the said society as the case may be.

(g) The Purchaser/s shall not at any time hereafter raise any objection or dispute on any ground whatsoever to the provisions of this clause, or to the Promoters exercising their rights as mentioned herein, nor shall they claim any abatement or reduction in the purchase price due to the same nor shall they claim any compensation or damages from the Promoters due to the same on any ground whatsoever, including on the ground of any inconvenience or nuisance which may be caused by the Promoters by putting up and effecting such new and additional construction and/or allotting the right of exclusive use of open spaces on the terraces of the said Building to their nominee/s as mentioned hereinabove.

7. The fixtures, fittings and amenities to be provided by the Promoters in the said building and the premises are those that are set out in the Third Schedule hereunder written.

8. The Promoters hereby declare that the balance Floor Space Index available in respect of the said property is \_\_\_\_\_ square meters only and that no part of the said floor space index has been utilised by the Promoters elsewhere for any purpose whatsoever. In case the said floor space index has been utilised by the Promoters elsewhere, then the Promoters shall furnish to the Purchaser all the detailed particulars in respect of such utilization of said floor space index by them. In case while



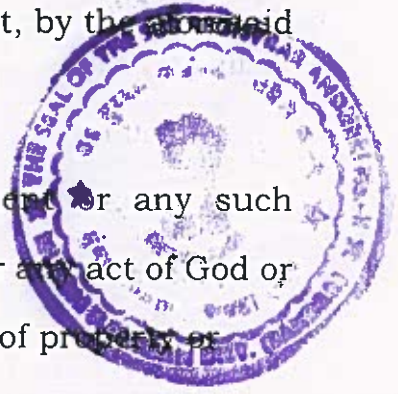


developing the said property, the Promoters have utilised any floor space index of any other land or property by way of T.D.R, floating floor space index, then the particulars of such floor space index shall be disclosed by the Promoters to the Purchaser. The residual F.A.R. (F.S.I.) in the plot or the layout not consumed will be available to the Promoters till the execution of Deed of Conveyance in respect of the said property and thereafter the same will belong to the society.

9. The Promoters will give possession of the said premises to the Purchaser on or before 30.01.2010 <sup>NOVEMBER 2009</sup>. The Purchaser hereby agrees that if the possession is delayed due to:—

(a) reasons beyond the control of the Promoters as provided under Section 8 of the Maharashtra Ownership Flats Act, by the said date/s or

(b) non-availability of steel and/or cement or any such building material or by reason of war, civil commotion or any act of God or any prohibitory order of any court against development of property or

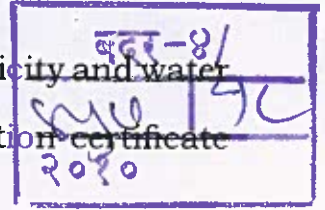


(c) any notice, order, rules, notification of the Government and/or other public or competent authority; or

(d) changes in any rules, regulation, bye-laws of various statutory bodies and authorities affecting the development and the project; or

(e) delay in grant of any NOC/permission /licence/

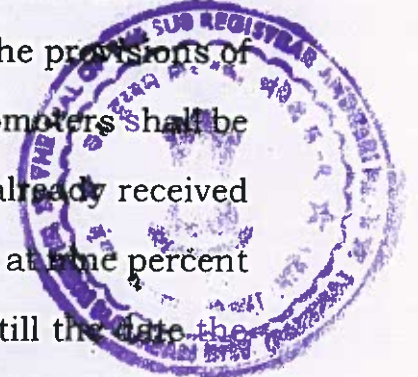
connection for installation of any services, such as lifts, electricity and water connections and meters to the project/flat/road or completion certificate from appropriate authority; or



(f) delay or default in payment of dues by the purchaser under these presents (without prejudice to the right of the Promoters to terminate this agreement under clause 4 mentioned hereinabove),

In that event the period of possession will automatically stand extended.

10. If the Promoters fail or neglect to give possession of the said premises to the Purchaser by the prescribed date as aforesaid on account of reasons beyond their control and of their agents as per the provisions of section 8 of Maharashtra Ownership Flats Act, then the Promoters shall be liable on demand to refund to the Purchaser the amounts already received by them in respect of the said premises with simple interest at the percent per annum from the date the Promoters received the sum till the date the amounts and interest thereon is repaid. Till the entire amount and interest thereon is refunded by the Promoters to the Purchaser, he shall, subject to prior encumbrances, if any, have charge on the said property as well as the construction or building thereon.



11. The Purchaser shall take possession of the premises upon the said premises being ready for use and occupation against payment of the balance consideration amount and other amounts payable under this agreement within 8 days of the Promoters giving written notice to

the Purchaser intimating that the said premises is ready for use and occupation.



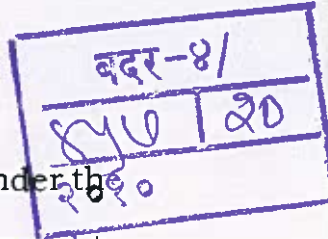
12. If within a period of three months from the date of handing over the said premises to the Purchaser, the Purchaser brings to the notice of the Promoters any defect in the said premises or the building in which the said premises are situated or the material used therein in the construction of the said building, then, wherever possible such defects shall be rectified by the Promoters at their own cost.

13. The Purchaser shall use the premises or any part thereof or permit the same to be used for the purpose for which it is meant for or any other lawful purpose and shall use the parking space (if any) allotted to it only for the purpose of keeping or parking the Purchaser's own vehicle and not for any other purpose.



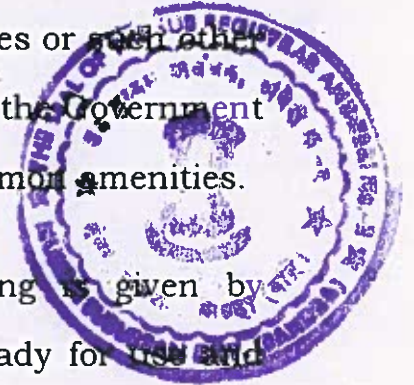
14. The Purchaser along with other purchasers of premises in the building to be constructed on the portion of the said property will be admitted as the members of the said society, upon making payment of Rs. 25,000/- (Rupees Twenty Five Thousand Only) towards entrance/admission fees and Rs. 250/- (Rupees Two Hundred Fifty Only) towards share money and for this purpose also from time to time sign and execute the application for membership and other papers and documents necessary for becoming the member of the said society.

15. After the completion of entire development of the said property and after the Promoters have received the purchase price of all the



premises and all other amounts payable by the purchaser thereof under the respective agreements, the Promoters shall unless it is otherwise agreed to by and between the parties hereto, within 4 months of all the purchasers becoming the members of the said society, cause to be transferred to the said society all the rights, title and interest of the Owners, Developers and Promoters, in the said property together with the building standing thereon by obtaining/or executing the necessary Deed of Conveyance.

16. The Purchaser further agrees and accepts that from the date of the said premises being ready for possession, the Purchaser shall be liable to bear and pay the proportionate share (i.e. in the proportion to the floor area of the accommodation) of all outgoing in respect of the said property and buildings viz. Local taxes, betterment charges or ~~such other~~ levies demanded by the concerned local authority and/or the Government Authority and the maintenance charges in respect of common amenities.



17. Commencing a week after notice in writing is given by the Promoters to the Purchaser that the premises is ready for ~~use and~~ occupation, the Purchaser shall be liable to bear and pay the proportionate share (i.e. in proportion to the floor area of the said premises) of outgoing in respect of the said land/property and Building namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government, water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said land and building/s. Until the said property and the building/s standing thereon are transferred to the said society, the Purchaser shall pay to the

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Promoters such proportionate share of outgoings as may be determined.

The Purchaser further agrees that till the premises Purchaser's share is so

determined the Purchaser shall pay to the Promoters provisional monthly contributions of Rs. 9648 /- per month towards the said outgoings.

The amounts so paid by the Purchaser to the Promoters shall not carry any interest and remain with the Promoters until a conveyance is executed in favour of the said society as aforesaid. Subject to the provisions of section 6

of the said Act, on such conveyance being executed, the aforesaid deposits (less deductions of the amounts payable by the Purchasers of the premises in the building to be constructed on the portion of the said property, as

provided for in this Agreement) shall be paid over by the Promoters to the said Society. Unless the Purchaser has deposited with the Promoters an amount of Rs. 1,15,776 /- (Rupees ONE LAC FIFTEEN THOUSAND

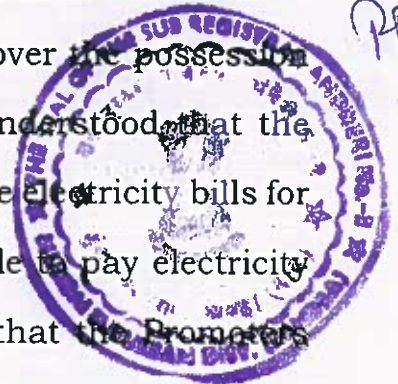
SEVEN HUNDRED SEVENTY SIX ONLY.) by way of provisional deposit, for the initial period of one year from the date of the said premises being ready for possession, towards the aforesaid outgoings, the Promoters shall not be bound to hand over the possession

of the said premises to the Purchaser. It is clearly understood that the aforesaid initial deposit does not include the dues for the electricity bills for the purchaser's premises. The Purchaser shall be liable to pay electricity

bill of individual meters separately. It is understood that the Promoters shall themselves look after the maintenance of the said property/plot and building/s thereof initially for six months, from the date of completion of the

building/s and apply the said deposit towards expenses on this account. If it is found by the Promoters that the said deposit is not adequate or it is likely to be finished very soon, the Promoters shall have the right to

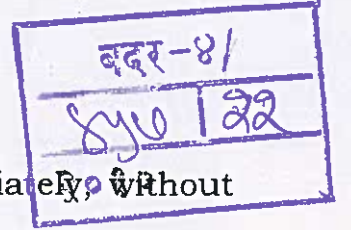
demand the payment of additional deposit from the purchaser, and the



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purchaser hereby agrees to meet such requisition immediately, without protest. However, as soon as possible the Promoters shall execute or cause to execute the Deed of Conveyance in favour of the said society for transfer of the rights, title and interest in the said property and buildings standing thereon and immediately thereafter the account of expenses so incurred shall be handed over, together with surplus, if any to the said society. Thereafter, the said society shall be solely responsible for looking after the said property including the building/s structures standing thereon. Thereafter, it is for the selected body of managing committee of the said society to decide about the quantum of monthly contributions towards maintenance charges, etc.

18. The Purchaser shall on or before delivery of possession of the said premises also keep deposited with the Promoters the following amounts:—




(i) Rs. 7500 /- for legal charges;

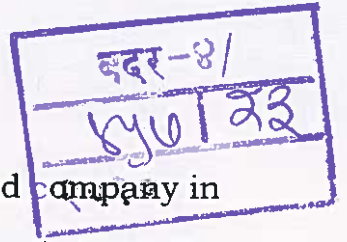
(ii) Rs. 25,250/- for share money and entrance/admission fees of the said society

(iii) Rs. 1,15,776/- towards deposit for 12 months provisional proportionate outgoings, maintenance, taxes, etc.

(iv) Rs 15,000 /- As security deposit for due performance of this agreement which will include the deposits payable to the concerned local authority or government for giving water, electric or any other services connection to the building in which the premises is situated. The balance

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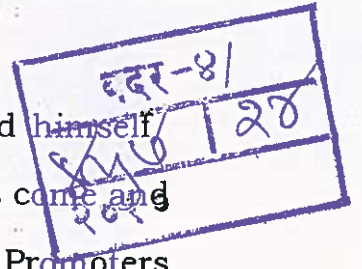
of such deposit, if any, will be transferred to Society or limited company in the account of Purchaser/s and if this deposit amount is found short, the Purchaser/s agree to pay such further amount as may be required by the Developers.

(v) in addition to the above amount the purchaser will have to keep deposited a sum calculated at the rate of Rs 20/- (Rupees twenty only) per sq. ft. the total of of it amounting to Rs 12060/-, being the present rate or the sum calculated at any other rate as may be increased or decreased at the material time in respect of the proportionate area of the said premises towards the betterment charges and/or development charges that would be levied in respect of the said property by the MCGB and/or State or any other government.

19. The Promoters shall utilize the said amount mentioned in Clause 18(i) above paid by the Purchaser to the Promoters for meeting all legal costs, charges and expenses, including professional costs of the Advocates of the Promoters for preparing and engrossing this Agreement and the conveyance or assignment of lease.

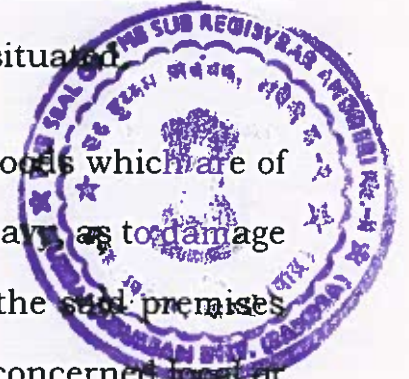


20. The Promoters shall maintain a separate account in respect of sums received by the Promoters from the Purchaser as advance or deposit, sums received on account of or towards the out goings, share money and entrance/admission fees and legal charges and shall utilize the amounts only for the purposes for which they have been received.



21. The Purchaser himself/itself with intention to bind himself/itself and all persons into whomsoever hands the said premises come and his/her/it/their successors-in-title doth hereby covenant with Promoters as follows:—

(a) To maintain the said premises at purchaser's cost in good and tenable repair and condition from the date of possession of the said premises being taken by him/it and shall not do or allow or suffer to be done anything in and/or to the staircase or any passage or compound wall of the building or any part of the building in which the said premises are situated, 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 and or to the buildings, in which the said premises are situated.

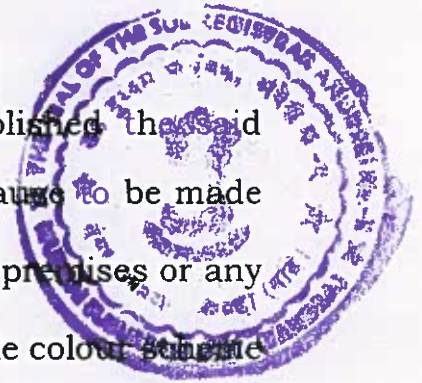
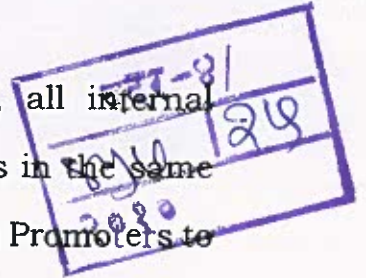


(b) Not to store in the said premises any goods which are of hazardous, combustible or dangerous nature or are so heavy, as to damage the construction or structure of the building, in which the said premises are situated or storing of which goods is objected by the concerned local or other authority 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 passage or lift or any other structure of the buildings in which the said premises are situate including entrances of the said building and in case of any damage caused to the building on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable to pay or make good the damage incurred or caused due to the default of the Purchaser whatsoever.

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(c) To carry out at his/her/their own cost, 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 Promoters to the Purchaser and in tenantable repair and shall not do or allow or suffer to be done anything in the said premises or to the building in which the said premises are situate, or carry out the repairs and changes in the said premises which may be forbidden by the rules and regulations and bye-laws of the concerned local authority or other public authority which may endanger the premises above or below the said premises. In the event of the purchaser committing any act in contravention of the above provisions, the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or public authority.

(d) Not to demolish or cause to be demolished the said premises or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the premises or any part thereof nor any alteration in the elevation, and outside colour scheme of building in which the said premises are situated and shall keep the premises, sewers, drains, pipes in the said premises and appurtenances thereto in good and tenantable repair and conditions so as to support, shelter and protect other parts of the building in which the premises are situated and shall not chisel or in any other manner damage columns, beams, walls, slabs or RCC parts or other structural members in the premises without prior written permission of the Promoters and/or society or the limited company or the local authority as the case may be.



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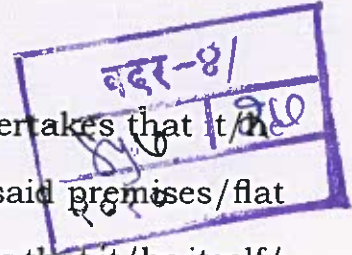
(e) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said premises in the compound or any portion of the said property/plot and the building in which the said premises are situate.

(f) Pay to the Promoters within seven (7) days of demand by the Promoters, his share of Security Deposit demanded by the concerned local authorities or Government for giving water, electricity or any other service connection to the building in which the said premises are situate.

(g) To bear and pay increase in local taxes, water charges, insurance and such other levies including the Service Tax, Vat, Surcharge, Sales Tax etc., if any, which are or will be imposed by the concerned Local authority, and/or Central or State Government and/or other public Authorities on account of change of user of the said premises by the Purchaser or otherwise.

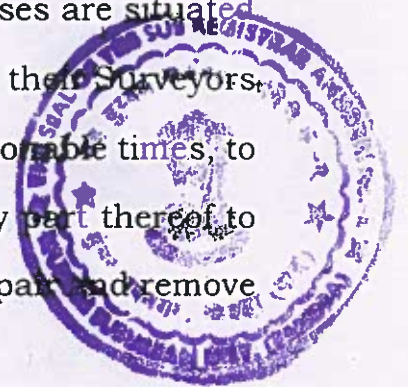


(h) The Purchaser shall not let, sublet, transfer, assign or part with Purchaser's interest or benefit of this Agreement or of the said premises or part with possession of the said premises or any part thereof until all the dues payable by the Purchaser to the Promoters under this Agreement are fully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



(i) The Purchaser hereby agrees and undertakes that it/he will not carry on any illegal business/profession in the said premises/flat agreed to be purchased and further agrees and undertakes that it/he itself/himself or through its/his nominee/tenant/occupier shall not carry on any such business/profession which may illegal/antisocial/anti-national etc., which may tarnish the reputation of the Promoters and cause nuisance to neighbouring premises holders. It is understood that in the event of the Purchaser carrying on any such illegal business/s in the said premises whether directly or indirectly through its/his/her/their agent or tenant, the Promoters shall be entitled to cancel this agreement in the interest of public, peace and tranquility and have the Purchaser evicted from the said premises.

(j) Till the deed of conveyance or deed of assignment of the said property along with building in which the said premises are situated is executed, the Purchaser shall permit the Promoters and their Surveyors, and Agents with or without workmen and others at all reasonable times, to enter into and upon the said property and building or any part thereof to view and examine the state and conditions thereof or to repair and remove any disrepair.



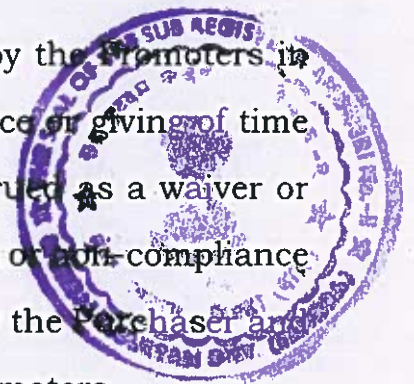
(k) The Purchaser shall observe and perform all the rules and regulations which the said society has adopted at its inception and the additions, alterations or amendments thereof that has been made and may be made from time to time, for the protection and maintenance of the said building and the premises therein and for the observance and performance of the building rules and regulations and bye-laws for the time being of the

concerned local authorities and Government and other public bodies. The Purchaser shall also observe all the stipulations and conditions laid down by the said society regarding the occupation and use of the premises in the building and shall pay and contribute regularly and punctually towards taxes, expenses and other outgoings payable by him in accordance with the terms of the agreement.

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**22.** Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said premises or of the said property and building or any part thereof. The Purchaser shall have no claim save and except in respect of the particular premises. The remaining portion of plot, property, other unsold units/car parking spaces, common areas, etc. shall be the property of the Promoters until the whole of the said property and or any part thereof with building constructed thereon is transferred to the said society, as mentioned herein.

**23.** Any delay tolerated or indulgence shown by the Promoters in enforcing the terms of the agreement or any forbearance or giving of time to the Purchaser by the Promoters shall not be construed as a waiver or acquiescence on the part of the Promoters of any breach or non-compliance of any of the terms and conditions of this agreement by the Purchaser and shall not in any manner prejudice the rights of the Promoters.



**24.** The Purchaser and/or the Promoters shall present this agreement at proper registration office for registration within 4 months from the date of executing of this agreement as prescribed by the Registration Act and the parties hereto shall attend such office and admit execution thereof.

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25. All notices to be served on the Purchaser as contemplated by this Agreement shall be deemed to have been duly served if the Purchaser by the pre-paid post under certificate at it/his/her/their addresses specified against its/his/their names below.

MRS. PRAVINA R. SHAH  
301, MANGAL VILLA, TEJPAL ROAD,  
VILE PARLE CEASTI,  
MUMBAI - 400 057.

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26. All out of pocket costs, charges and expenses including the stamp duty, registration charges of and incidental to this agreement and service tax, Vat tax (if applicable) shall be borne and paid by the Purchaser. If due to any changes in Government Policy and by virtue of the same if any additional stamp duty, registration charges and/or any other taxes/rates are levied the same shall be also paid by the Purchaser.

27. The Purchaser before taking the possession of the said Unit shall furnish the necessary Bank Guarantees of Nationalized Bank for the requisite amount to be required for the purpose of payment of service tax, vat, sale tax, levies, penalties, which may be required to be paid and/or other Government and Semi government and local authorities.



28. The Purchaser hereby declares that it/he has gone through the Agreement and all the documents related to the said property and the premises purchased by the Purchaser and has expressly understood the

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contents, terms and conditions of the same and the Purchaser after being fully satisfied has entered into this agreement.

**29.** The Purchaser agrees and accepts that if the carpet area of the premises is found to be less up to 2% for whatsoever reason, the Purchaser shall not complain for the said reduction. The Purchaser will accept such reduced area and shall not complain or demand any compensation for such reduced area.

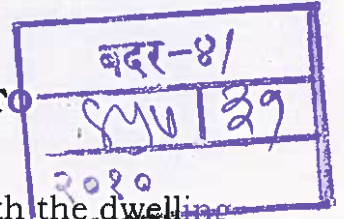
**30.** This agreement shall always be subject to the provisions of Maharashtra Ownership Flat Act (Mah. Act No. XV of 1971) and the rules made thereunder.

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**THE FIRST SCHEDULE ABOVE REFERRED TO**



All that piece or parcel of land or ground together with the dwelling houses and the structures standing thereon situate, lying and being at Village Mogra Andheri, bearing Survey No. 56, Hissa No. 1 (part) and Survey No. 55, Hissa No. 3 (part) and bearing Corresponding C.T.S. Nos. 103, 103/1 to 10, admeasuring 1844.10 square meters or thereabout, in the Village Mogra, Taluka Andheri, in the Registration Sub-district of Mumbai City and Mumbai Suburban District and bearing Municipal K Ward No. 3147, Street Nos. 31 (A) (a), together with the structures standing thereon and bounded as follows:-

On or towards EAST : By nala and beyond that by land bearing C.T.S. No. 102

On or towards WEST : By the road known as Mogra Village Road, which forms part of the said land acquired from the deceased therein.

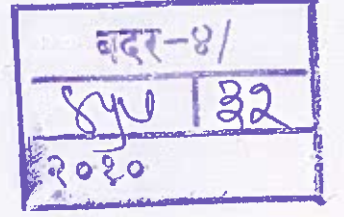
On or towards SOUTH : By land bearing C.T.S. 104

On or towards NORTH : Partly by land bearing C.T.S. No. 95



**THE SECOND SCHEDULE ABOVE REFERRED TO**

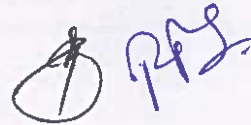
Unit No. 204 of carpet area admeasuring 603 sq. metres <sup>KTS</sup> (which is inclusive of the area of balconies) on 2ND floor as shown in the Floor Plan thereof, in the "Madhu Industrial Park" Building alongwith covered/open Garage No.     , [the aforesaid unit and the Garage (wherever applicable)]



### THIRD SCHEDULE LIST OF AMENITIES

- R.C.C. Framed Structure using design mix concrete.,
- Superior Quality Vitrified Tiles / Flooring in all Units.
- Elevation enclosed with Designer ACP & Glass curtain wall all around the building.
- Gypsum finish on internal walls.
- Plastic paint on internal walls / ceilings.
- Toilets with latest bath fittings and sanitary ware.
- Adequate light / Power point using concealed copper wiring in PVC conduit.
- Designer switches of anchor or equivalent make.
- Telephone points in all Units.
- Two Nos. reputed make Passenger Lifts.
- Compound wall have appropriate external lights with proper signage.
- Proper security cabin and MS grilled gates with post lights.
- Designer entrance lobby / lift lobby, anti theft alarm system





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IN WITNESS WHEREOF THE PARTIES HERETO HAVE PUT  
RESPECTIVE HANDS AND THE SEAL ON THE DAY AND YEAR  
HEREIN ABOVE MENTIONED:

THE COMMON SEAL OF the )

by within named )

**M/S. ASHTAVINAYAK ENTERPRISES**

**For Ashtavinayak Enterprises**

the Promoters above named )

through its partners



**Partner**

(1) NIKHIL DHIRAJLAL SAMANI



the presence of:- )

1. 

2.

SIGNED AND DELIVERED )

BY THE WITHIN NAMED ..... )

**MRS. PRAVINA R. SHAH**

Photo

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ision

**PURCHASER**



in the presence of :

1. 

2.

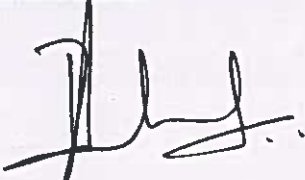



**RECEIPT**

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RECEIVED of and from the withinnamed Purchaser a sum of  
Rs. 26,50,000/- (Rupees TWENTY SIX LACS FIFTY THOUSAND ONLY Only)  
by a cheque bearing No. AS PER DETAIL GIVEN BELOW /-, dated....., being the amount  
mentioned in clause ..... within to have been paid by the Purchaser  
Rs. 26,50,000/-

WITNESSES:

1. 
2. 

WE SAY RECEIVED

**M/S. ASHTAVINAYAK ENTERPRISES**

  
(Partner)

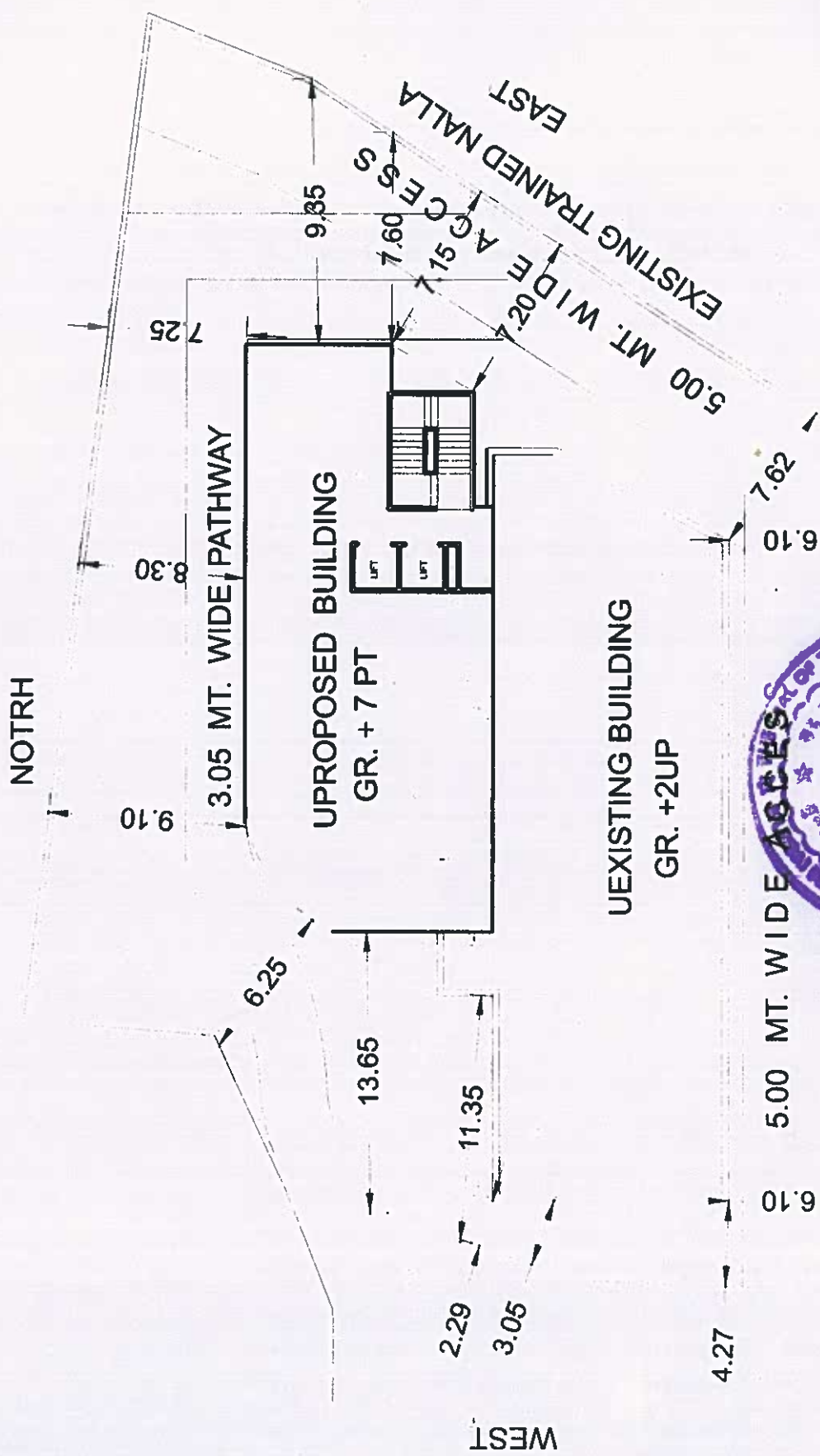


(Promoters)

<u>Date</u>	<u>Cheque no.</u>	<u>Amount</u>	<u>Bank name</u>
21.3.2007	487165	1,00,000/-	Bharat co.op. Bank-(Mumbai)
21.3.2007	498496	4,00,000/-	Bharat co.op. Bank-(Mumbai)
9.7.2008	986358	5,00,000/-	Bharat co.op. Bank-(Mumbai)
5.8.2008	986363	2,00,000/-	Bharat co.op. Bank (Mumbai)
22.8.2008	986369	5,00,000/-	Bharat co.op. Bank (Mumbai)
23.8.2008	986370	5,00,000/-	Bharat co.op. Bank (Mumbai)
27.8.2008	986371	2,00,000/-	Bharat co.op. Bank (Mumbai)
27.5.2009	114013	2,50,000/-	Bharat co.op. Bank (Mumbai)

ANNEXTURE : A

बदर-४/  
२५०/३५  
२०१०



BLOCK PLAN

**ANNEXTURE : B**

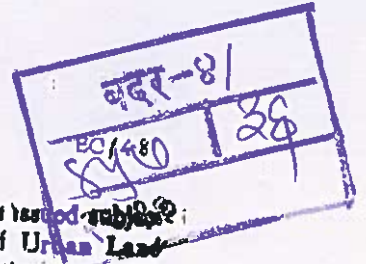
BMPP-6967-2000-15,000 Forms.

Form 346  
88

Ex: Engineer (C), Proposal (W.S.)  
H and is  
Municipal Office, R. K. Patkar Marg,  
Central Office, Mumbai-400 058.

in replying please quote No.  
and date of this letter.

**This I.O.D./C.C. is issued subject to the provision of Urban Land Ceiling and Regulation Act, 1976**



Intimation of Disapproval under Section 346 of the Bombay Municipal Corporation Act, as amended up to date.

No. E. B./CE/ BS/A of 200 200

MEMORANDUM CE/3248/WS/AK of

**16 APR. 2003**

Municipal Office,

Mumbai ..... 200

SHRI.MP.DOSHI C.A. TO M/S. REALFORT ENGINEERING CORPORATION.

With reference to your Notice, letter No. 337...dated 25/10/2000 and delivered on .....200....and the plans, Sections Specifications and Description and further particulars and detail of your building Proposed Adms./Altn. to the existing Industrial building on plot bearing C.T.S.No.103, 103/1 to 10 -- furnished to me under your letter dated Mogra on 29/10/2000 and that I have approved of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Bombay Municipal Corporation Act as amended upto-date, my disapprove by thereof reasons :-

A. CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK / BEFORE PLINTH C.C.

1. That the commencement certificate under section 44/59 of the M.R. T.P. Act will not be obtained before starting the proposed work.
2. That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C. Regulation no. 39(2).
3. That the specifications for layout/D.P./or access roads/development of setback land will not be obtained from E.E.R.C. (W.S.) K/East before starting the construction work and the access to setback land will not be developed accordingly including providing street lights and S.W.D. from E.E.R.C.(W.S.)K/East / E.E.S.W.D. of W.S. before submitting B.C.C.
4. That the structural engineer will not be appointed, supervision memo as per appendix XI (regulation 5(3)(ix)) will not be submitted by him.
5. That the structural design and calculations for the proposed work and for existing building showing adequacy thereof to take up the additional load will not be submitted before C.C.
6. That the regular/sanctioned/proposed lines and reservations will not be got demarcated at site through A.E.(Survey)/E.E.(T & C)/E.E.D.P./D.I.L.R. before applying for C.C.
7. That the sanitary arrangement shall not be carried out as per Municipal specifications and drainage layout will not be submitted before C.C.



*D. Paul*  
16/4/03

**TRUE COPY**  
*A. A. RANA*  
**ATUL A. RANA**  
**ARCHITECT**

वर्क-81  
310

( ) That proper gutters and down pipes are not intended to be put to prevent water dropping from the leaves of the roof on the public street.

( ) That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so notifying your intention as to obviate the before mentioned objections and meet by regulations, but not otherwise you will be at liberty to proceed with the said building or work at any time before the 15th day of APRIL 1904 but not so as to contravene any of the provision of the said Act, as a condition precedent to any rule, regulations or bye-law made under that Act at the time it is in force.

Your attention is drawn to the Special Instructions and Note accompanying this Intimation of Disapproval.

*d. D. D. D.*  
16/4/12  
Executive Engineer, Building Proposals.  
Zone. K.P. Wards.

**SPECIAL INSTRUCTIONS.**

(1) THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.

(2) Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.

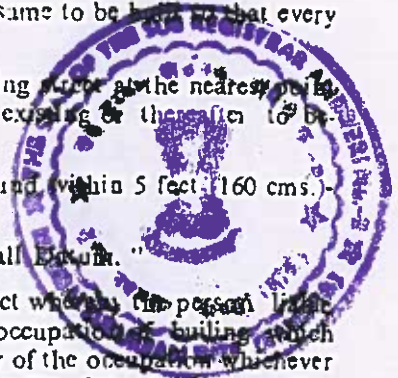
(3) Under Byelaw, No. 8 of the Commissioner has fixed the following levels :—

Every person who shall erect a new domestic building shall cause the same to be built so that every part of the plinth shall be —

"(a) Not less than, 2 feet (60 cms.) above the centre of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be laid in such street."

"(b) Not less than 2 feet (60 cms.) above every portion of the ground within 5 feet (160 cms.) of such building.

"(c) Not less than 9 1/2 ft. ( ) meters above Town Hall Estate."



(4) Your attention is invited to the provision of Section 152 of the Act where the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion or occupation is detected by the Assessor and Collector's Department.

(5) Your attention is further drawn to the provision of Section 353-A about the necessity of submitting occupation certificates with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.

(6) Proposed date of commencement of work should be communicated as per requirements of Section 347 (1)(a) of the Bombay Municipal Corporation Act.

(7) One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.

(8) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the site that may be fixed by the Collector, under the Land Revenue Code and Rules thereunder.

Attention is drawn to the notes accompanying this Intimation of Disapproval

Ex. Engineer Bldg. Proposa [W.A. F&D-81  
H and K - Wards  
Municipal Office, R. K. Parkar Marg,  
Bandra (West), Mumbai-400 050

W.A. F&D-81  
SYU 12C  
2020

No. CE/3246/WS/AK of

16 APR. 2003

8. That the R.U.T. and additional copy of plan shall not be submitted for agreeing to hand over the setback land free of compensation and that the setback handing over cft. will not be obtained from Asstt. Commissioner K/East Ward that the ownership of the setback land will not be transferred in the name of M.C.B.M. before C.C.

9. That the agreement with the existing tenant alongwith the plan will not be submitted before C.C.

10. That the consent letter from the existing tenants for the proposed additions/alterations in their tenement will not be submitted before C.C.

11. That the I.E. indemnifying the Corporation for damages, risks, accidents etc. and to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C./starting the work will not be submitted before C.C./starting the work.

12. That the existing structure proposed to be demolished will not be demolished or necessary Phase Programme with agreement will not be submitted and got approved before C.C.

13. That the requirements of N.O.C. of (i) R.S.E.S.Ltd. (ii) Inspector of Factories (iii) Director of Industries (iv) A.C. & C. K/East Ward (vi) P.C.O. K/East Ward (vii) S.C. will not be obtained and the requisitions if any will not be complied with before occupation cft./B.C.C.

14. That the qualified/registered site supervisor through architect/structural engineer will not be appointed before applying for C.C.

15. That the extra water and sewerages charges will not be paid to A.E.D.W. K/East ward before C.C.

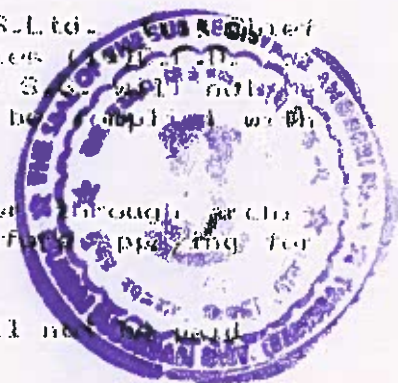
16. That the development charges as per M.R.T.P. (amendment) act. 1992 will not be paid.

17. That the R.U/T. in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible FSI shall not be submitted before asking for C.C.

18. That the N.O.C. from Ex. Engineer (S.W.D.) F&D. ~~Railway Station~~ will not be submitted before asking for C.C.

19. That the requisite premium as intimated will not be paid before applying for C.C.

20. That the R.U.T. shall not be submitted for payment of difference in premium paid and calculated as per revised land rates.



*Handwritten signature*

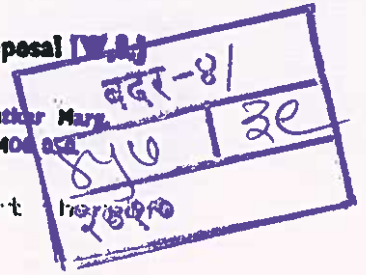


Ex: Engineer Bldg: Proposal [V. 2]

H and K - Wards

Municipal Office A. K. Patil Marg

Mumbai (West), Central-400 054



No. CE/3248/WS/AK of

6 APR 2003

21. That the soil investigation will not be done and report will not be submitted with structural design.

22. That the building will not be designed with the requirements of all relevant IS codes including IS code 1893 for earthquake design while granting occupation certificate from Structural Engineer to that effect will be insisted.

23. That the owner/developer shall not display a board at site before starting the work giving the details such as name and address of the owner/developer, architect and structural engineer, approval no. and date of the layout and building proposal, date of issue of C.C., area of the plot, permissible builtup area, builtup area approved, number of floors etc.

24. That the regulation No.45 and 46 of D.C.Reg.1991 shall not be complied with.

25. That the R.O.T for not misusing of the part/pocket terraces shall not be submitted before asking for C.C.

**B. CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C.**

1. That the notice in the form of appendix XVII of D.C.R. shall not be submitted on completion of plinth.

2. That N.O.C. from Civil Aviation department will not be obtained for the proposed height of the building.

3. That the requirement of N.O.C. from C.A., U.L.C. & P.D. will not be complied with before starting the work above plinth level.

**C. GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE O.C.**

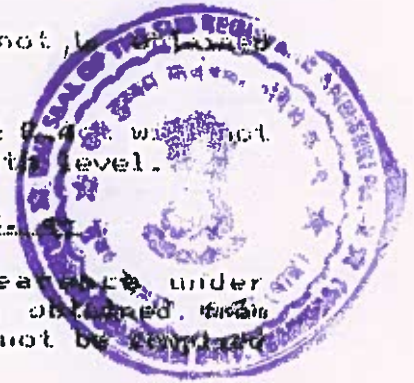
1. That the conditions mentioned in the clearance under No.C/ULC/6(i)/SR-XVII-532/D-XIII-1978 Dt. 13.7.2001 obtained from Competent Authority under U.L.(C.&R.) Act,1976 will not be complied with.

2. That the separate vertical drain pipe, soil pipe with a separate gully trap, water main, O.H. tank etc. for Nursing home, user will not be provided and that the drainage system or the residential part of the building will not be affected.

3. That some of drains will not be laid internally with C.I. pipes.

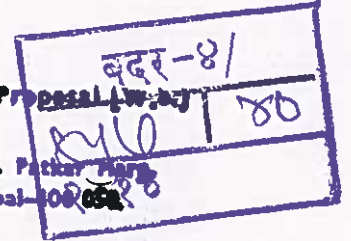
4. That the dust bin will not be provided as per C.E.'s circular No.CE/9297/II dated 26.6.1978.

5. That the surface drainage arrangement will not be made in consultation with E.E.(S.W.D.) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate/B.C.C.



16 APR 2003

Ex. Engineer Bldg. Proposal No. 27  
H and K - Wards  
Municipal Office B. K. Patil Marg  
Kandara (West), Mumbai - 400 052



No. CE/3248/WS/AK of

6. That the existing well will not be covered with R.C.C. slab.
7. That the 10' wide paved pathway upto staircase will not be provided.
8. That the surrounding open spaces, parking spaces and terrace will not be kept open and upbuilt upon and will not be levelled and developed before requesting to grant permission to occupy the bldg. or submitting the R.C.C. whichever is earlier.
9. That the name plate/board showing plot no., name of the bldg. etc. shall not be displayed at a prominent place before O.C.C./B.C.C.
10. That the carriage entrance will not be provided before starting the work.
11. That the parking spaces will not be provided as per D.C.R.No.36.
12. That R.C.C.will not be obtained and IOD and debris deposit etc. will not be claimed for refund within a period of six years from the date of its payment.
13. That every part of the building constructed and more particularly overhead water tank will not be provided with proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder.
14. That the owner/developer will not hand over the possession to the prospective buyer before obtaining occupation permit.
15. That the letter box of appropriate size shall not be provided for all the tenements, at the ground floor.
16. That the infrastructural works such as construction of hand-holes/panholes, ducts for underground cables, concealed wiring inside the flats/rooms, rooms/space for telecom installations etc. required for providing telecom services shall not be provided.
17. That the regulation No.45 and 46 of D.C.Reg.1991 shall not be complied with.
18. That the necessary arrangement of borewell shall not be made/ provided and necessary certificate to that effect from the competent authority shall not be obtained before C.C.
19. That the provisions of Rain Water Harvesting as per the design prepared by approved consultants in the field shall not be made to the satisfaction of Municipal Commissioner while developing plots having area more than 1000 Sq.Mts.

*D. D. D.*



EX. Engineer Bldg. Proposal (W.S.)  
H and K - Wards  
Municipal Office, R. K. Pathar, Main  
Bandra (West), Mumbai-400 050

357-81  
16/11/03

No. CE/3248/WB/AK of

16 APR. 2003

20. That the Vermiculture bins for disposal of wet waste as per the design and specification of Organisations/individuals specialized in this field, as per the list furnished by Solid Waste Management Department of M.C.G.M. shall not be provided to the satisfaction of Municipal Commissioner.

21. That the Structural stability cft. from Structural Engineer shall not be submitted.

22. That the lift completion cft. from Lift Inspector shall not be submitted.

23. That the drainage completion certificate shall not be submitted.

24. That the Industrial waste disposal system shall not be provided.

D) CONDITIONS TO BE COMPLIED WITH BEFORE B.C.C. :-

1. That the cft. u/s. 270-A of the B.M.C. Act will not be obtained from H.E.'s department regarding adequacy of water supply.



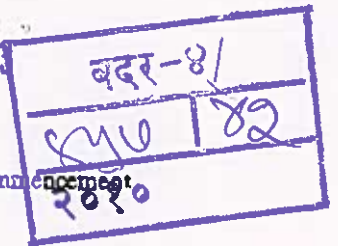
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*D. [Signature]*  
16/11/03  
EX. ENGR. BLDG. PROPOSAL  
(W.S.) K' EAST WEST WARDS.

16 APR. 2003

## NOTES

- (1) The work should not be started unless objections 1/4024 are complied with
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencement of the work and during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained for any shed to house and store for constructional purposes. Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted along with the building completion certificate.
- (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site for workers, before starting the work.
- (5) Water connection for constructional purposes will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer or his representative in Wards at least 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presumed that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- (7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stored in front of the property. The scaffoldings, bricks, metal, sand, preps, debris, etc. should not be deposited over footpaths or public street by the owner/architect/their contractors, etc. without obtaining prior permission from the Ward Officer of the area.
- (8) The work should not be started unless the manner in obviating all the objections is approved by this department.
- (9) No work should be started unless the structural design is approved.
- (10) The work above plinth should not be started before the same is shown to this office by the Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces and dimension.
- (11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road and footpath.
- (12) All the terms and conditions of the approved layout/sub-division under No. should be adhered to and complied with.
- (13) No Building/Drainage Completion Certificate will be accepted non water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- (14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- (15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphalt, lighting and drainage before submission of the Building Completion Certificate.
- (16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- (17) The surrounding open spaces around the building should be consolidated in concrete having broken glass pieces at the rate of 125 cubic meters per 10 sq. meters below payment.
- (18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- (19) No work should be started unless the existing structures proposed to be demolished are demolished.



- बदर-४/ ४३
- (20) This Intimation of Disapproval is given exclusively for the purposes of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13(h) (H) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347 (1) (a) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, (12 of the Town Planning Act), will be withdrawn.
- (21) If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following :—
- (i) Specific plans in respect of evicting or rehousing the existing tenants on your stating their number and the area in occupation of each.
  - (ii) Specifically signed agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.
  - (iii) Plans showing the phased programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development Control Rules regarding open spaces, light and ventilation of existing structure.
- (22) In case of extension to existing building, blocking of existing windows of rooms deriving light and its from other sides should be done first before starting the work.
- (23) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.
- (24) The bottom of the overhead storage work above the finished level of the terrace shall not be more than 1 metre.
- (25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained
- (26) It is to be understood that the foundations must be excavated down to hard soil.
- (27) The positions of the nabanis and other appurtenances in the building should be arranged as not to necessitate the laying of drains inside the building
- (28) The water arrangement must be carried out in strict accordance with the Municipal requirements
- (29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.
- (30) All gully traps and open channel drains shall be provided with right fitting mosquito proof covers made of wrought iron plates or hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on tightly serving the purpose of a lock and the warning pipes of the ribbet pressed with screw or dome shape pieces (like a garden mari rose) with copper pipes with perforations each not exceeding 1.5 mm. in diameter. The cistern shall be made easily, safely and permanently a ceasible by providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms. above the top where they are to be fixed an its lower ends in cement concrete blocks.
- (31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
- (32) (a) Louvres should be provided as required by Bye-law No. 5 (b).  
 (b) Lintels or Arches should be provided over Door and Window opening.  
 (c) The drains should be laid as require under Section 234-1 (a).  
 (d) The inspection chamber should be plastered inside and outside.
- (33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so at your own risk.

COPY TO—ARCHITECT OWNER

Executive Engineer, Building Proposals

Zones.....K.P.....Wards.

BMPP-1649-2002-10000

MUNICIPAL CORPORATION OF GREATER MUMBAI  
FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No. CE/3248/SII/WS/AA/AK of this L.O. D./C.C. is issued subject to the provision of Urban Land Ceiling and Regulation Act, 1970

COMMENCEMENT CERTIFICATE

To, m.p. Soshi  
C.A. to M/S. Newfort Engineering Corpn.

3 AUG 2007

Sir,

With reference to your application No. 5121 dated 15/01/2007 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building.

To the development work of Prop add/alt. to ex. bldg. CTS No. 108, 109/1 to 10 at premises at Street Mogila Cross Rd village Mogila plot No. ..... situated at Audherice Ward K/Lead.

The Commencement Certificate/Building Permit is granted on the following conditions :-

1. The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for development permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
  - (a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
  - (c) The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 42 of 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. S. Y. GHATE

Asst. Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act. 15 APR 2008

This CC is valid upto.....

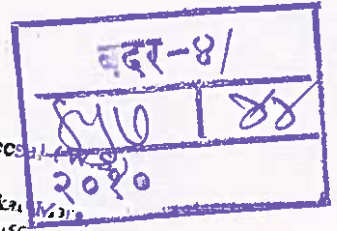
This Commencement certificate is to carrying out the work upto Plinth only.

TRUE COPY  
A. Manna  
ATUL A. MANA  
ARCHITECT

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

Shri. S. Y. Ghate  
Asst. Assistant Eng. Building Proposals  
(Western Subs.) 'H & K' West 'K/East & P' Wards

FOR :  
MUNICIPAL CORPORATION OF GREATER MUMBAI



दर-8/  
 840/84  
 2080

Valid up to 15/4/2008

CF/8248/2007/1 of **4 APR 2008**  
 Further C.C. is now ~~renewed~~ **renewed** as per amended  
 for upto..... by **approved. dt. 21/4/2008**

*[Signature]*  
 E. E. B. P. (W.S.) K/ East Ward

Valid up to 15/4/2008

CF/8248/2007/1 of **17 MAY 2008**  
 Further C.C. is now ~~renewed~~ **extended upto top of 2nd fl. \* LMR 4047/1/07**  
 for upto... **16.53 mt fl. approved. dt. 21/04/2008**

*[Signature]*  
 E. E. B. P. (W.S.) K/ East Ward

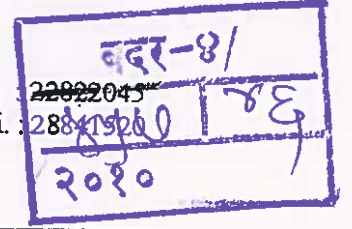
TRUE COPY  
*[Signature]*  
 ATUL A. RANA  
 ARCHITECT



ANNEXTURE : C

**Vinod N. Singh**  
B.Sc. L.L.B.  
ADVOCATE HIGH COURT

Office C/o. 22822043  
Office Resi. 28841920



Mumbai Office : Jyoti Grain Stores, Chheda Sadan, J.T. Road, Churchgate, Mumbai - 400 020.  
Residence & Office: 35/408, Chhatrapati Shivaji Raja Complex, Ekta Nagar, Malwani, Malad, Mumbai. ६७

**TITLE CERTIFICATE**

Sub:- All that Pieces and parcels of land together with dwelling houses and the structures standing thereon situate, lying and being at Mogra Andheri bearing Survey No. 56, Hissa No. 1 (Part) and Survey No. 55, Hissa No. 3 (part) and bearing Corresponding C.T.S. Nos. 103, 103 1 to 10, admeasuring 1845 square meters or thereabouts, in the Village Mogra, Taluka Andheri, in the Registration Sub-district of Mumbai Suburban District and bearing Municipal "K" Ward No. 3147, Street No. 31 (A) (a).

I have perused the following documents.

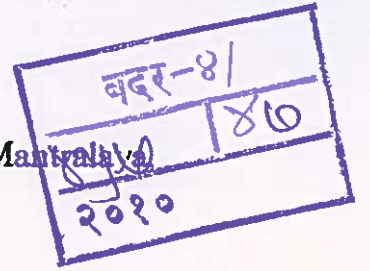
1. Title Certificate dated 16<sup>th</sup> October, 1981, issued by M/s. Harakhchand & Company. Advocates and Solicitors, in respect of the above subject property.
2. Power of Attorney dated 16<sup>th</sup> October, 1981, executed by the Owner, in favour of Shri Mahendra Pitamber Doshi and Shri Damji Premji Vora being the partners of M/s. D.P. Construction Company, in respect of the above subject property.
3. Order bearing No. ULC/B-157/2000-1-2/B-50593, dated 5<sup>th</sup> October, 2001, issued by Director of Industries having



*V.N.S.*



office at New Administrative Building, Opp. Mantralaya  
Mumbai-400 032.

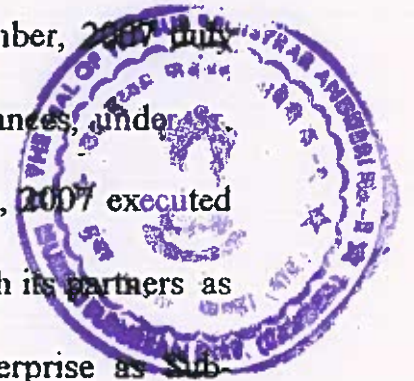


4. Power of Attorney dated 28<sup>th</sup> April, 2005 executed by Shri Mahendra Pitamber Doshi and Shri Damji Premji Vora both as partners of M/s. D.P. Construction Company and also as the Power of Attorney holder of Shri Bhogibhai Halukchand Shah, (hereinafter referred to as "**the Owner**"), in respect of the above subject property in favour of Shri Nikhil D. Samani.

Kamj

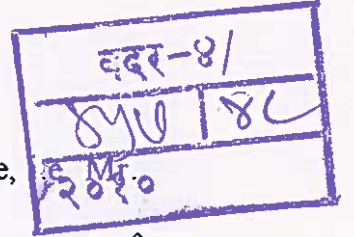
5. Partnership Deed dated 1<sup>st</sup> July, 2006 of M/s. Ashtvinayak Enterprise.

6. Development Agreement dated 15<sup>th</sup> September, 2007 registered with the Sub-registrar of Assurances, under No. BDR-1/8889/2007, on 27<sup>th</sup> September, 2007 executed by M/s. D.P. Construction Company through its partners as Developers and M/s Ashtavinayak Enterprise as Sub-developers.



7. Registered Power of Attorney dated 27<sup>th</sup> September, 2008 executed by the partners of M/s. D. P. Construction in

Kamj

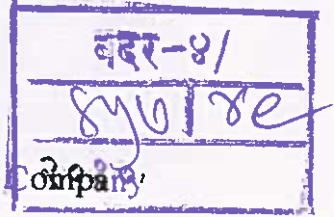


favour of partners of M/s. Ashtvinayak Enterprise,  
Nikhil D. Samani and Mr. Vinay Naresh Jain, in respect of  
of above subject property.

8. I have also caused to have taken the search of the above subject property at Mumbai Sub-registrar office from 1963 to 2008 and Bandra Sub-registrar Office from 1968 to 2000 and Bandra Sub-registrar Office Nos. 1 to 4 (computer) from 2002 to 2008.
9. M/s. A. V. Jain Associates, Advocates High Court, have also caused to publish the public notices in the three daily news papers all published on 16<sup>th</sup> February, 2008 and they have stated in their letter dated 12<sup>th</sup> June, 2008 that they have not received any claim or objection.
10. Property Registered Card issued on 4<sup>th</sup> March, 2008.



This is to Certify that I am of the opinion that the title of Bhagshah  
Malukhchand Shah to the above subject property was marketable and  
free from all encumbrances and he was entitled to develop the same  
or to assign the development rights in favour of the said M/s. D.P.



Construction Company and the said M/s. D.P. Construction Company  
are entitled to grant sub-development right in respect of the above  
subject property in favour of M/s. Ashtavinayak Enterprise and M/s.  
Ashtavinayak Enterprise are entitled to the balance development work  
of the above subject property.

Mumbai dated this 24<sup>th</sup> day of June, 2008

Yours faithfully

(Vinod Singh)

Advocate, High Court

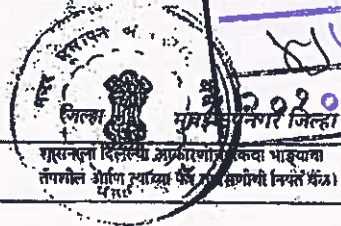


ANNEXTURE : D

मालमत्ता पत्रक

भाग/प्रांति -- मोगरा जालुका/न.भू.का. -- न.भू.अ.अंधेरी

नगर भूमांजन प्रयोग नगर नंबर प्लॉट नंबर क्षेत्र धोरणकर्ता



१०३अ

(११४४.३) क  
१६८०.१  
-१७३.६ न.भू.क्र.१०३व ची  
नवीन गिळकत  
पत्रिका उघडलेंने क्षेत्र कामी  
केलें.  
-----  
१५०६.५

(र.रु. ११७.४०)  
[०१/०३/१९५२ते३१/०३/१९७३]  
[१५१.५८]  
र.रु. १३४.८० ०१/०८/१९७१पासुन वार्षिक  
[ता. २७/११/१९६२]  
[सि.स.न.१०३/१ते १० पयंत]

१. २०१०/११

मिस्टर बेंगलॉट इंजिनियरिंग कॉलेजेशनचे धोरणदार  
(१) श्री. धार्गाबाई मूलवंद शाहा  
(२) श्री. महेंद्र रत्नोकलान कामदार  
[डिप्लोमा नं. ५०,०००-ता. २४/०८/१९६३]  
१) श्री. हुटलान वालजी  
२) श्री. दामोदर गोपाळजी कडून



व्यवस्था खंड क्रमांक नवीन धारक (आ) पट्टेदार (ब) किंवा धार (घ) साक्षात्कार

१०३.०२

मा. अपर डेप्युटीमिन्सिपल कारी मुंबई उपनगर अंधेरी  
राजे कॉडिगन आदेशक्र. ADC/LNDC-१९३७  
दि. ३१.१२.१९७१ नुसार सुधारित विनशाती आकार नं. २६८.८०  
दखल केल्या पांत सि.स.नं. १०३/१ते१० सामील

वर्ग -  
२१/०८/१९७२  
न.भू.अ.क्र.४ क्षेत्र

१०३.०३

श्री. धो.मान शाहा यांचा अर्थ दि. २०.०२.१९७३ च  
अदेशक्र. न.भू.मोगरा १०३ दि. १.१०.७५ १९७३नुसार  
असाही दखल केलेली

वर्ग -  
२६.०५.१९७३  
न.भू.अ.क्र.४ क्षेत्र

१०३.०४

मा. अपर डेप्युटीमिन्सिपल कारी मुंबई उपनगर अंधेरी  
राजे कॉडिगन आदेशक्र. ADC/LNDC-१९३७  
दि. ३१.१२.१९७१ नुसार सुधारित विनशाती आकार नं. २६८.८०  
दखल केल्या पांत सि.स.नं. १०३/१ते१० सामील

गर्जितनाम

धारिदार श्री महेंद्र. रत्नोकलान कामदार  
यांचे नाव कामी केले.

वर्ग -  
११/१०/१९७५  
न.भू.अ.क्र.४ क्षेत्र

१०३.०५

मा. अपर डेप्युटीमिन्सिपल कारी मुंबई उपनगर अंधेरी  
राजे कॉडिगन आदेशक्र. ADC/LNDC-१९३७  
दि. ३१.१२.१९७१ नुसार सुधारित विनशाती आकार नं. २६८.८०  
दखल केल्या पांत सि.स.नं. १०३/१ते१० सामील

अंश धार

(II)  
पुकारेचे नाव धारकान्याने दखल केल्या  
मोगरा न्यू पवर्ट इंजिनियरिंग कॉलेजेशन धोरणदार  
श्री. धार्गाबाई मूलवंद शाहा

वर्ग -  
२६/०२/१९७५  
न.भू.अ.क्र.४ क्षेत्र

१०३.०६

मा. अपर डेप्युटीमिन्सिपल कारी मुंबई उपनगर अंधेरी  
राजे कॉडिगन आदेशक्र. ADC/LNDC-१९३७  
दि. ३१.१२.१९७१ नुसार सुधारित विनशाती आकार नं. २६८.८०  
दखल केल्या पांत सि.स.नं. १०३/१ते१० सामील

वर्ग -  
२६/०२/१९७५  
न.भू.अ.क्र.४ क्षेत्र

मालमत्तापत्रक

बंदर-४/  
४५०/५९  
२०२०

भाग/पौजे -- मोगरा तालुका/न.पु.मां.का. -- न.पु.अ.अंधेरी जिल्हा -- मुंबई उपनगर जिल्हा

राज्य भूमीन सार नंबर प्लॉट नंबर क्षेत्र धारणाधारक शासनच्या दिवल्या आकाराच्या किंवा धाट्याचा तपसमान आणि त्याच्या धर तपसमानाची विफल कर।

दिनांक: १०३अ

दिनांक	व्यवहार	छेद क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा धार (धा)	संश्लेषक
१६/०२/२००५	सहाय्यक अभियंता (मेन्टनंस) कें विभाग घोचे कडील पत्र क्र. ACKE/२७/७३/AE(M) III दिनांक २५/११/०४ व इकडील मो. र. न. क्र. घ-१२१ दि. ३/१/०५, इकडील आदेश क्र न. पु. मोगरा / सेटबॅक / न. पु. १०३, १०३/१ ते १० दिनांक १४/२/०५ अन्वये न. पु. क्र. १०३ क्षेत्र १६८०.१ चौ. मी. मधून सेटबॅक रस्त्याची क्षेत्र १७३.६ चौ. मी कमी करून १५०६.५ चौ. मी. क्षेत्र कायम केले व सेटबॅक क्षेत्राची नविन पिढकत पत्रांका १०३ब ची उघडलेले क्षेत्र कमी करून व न. पु. क्र. १०३ला १०३अ असा रोज बदल केला आहे तसंच न. पु. क्र. १०३/१ ते १० ला १०३अ/ १ ते १०असा रोज बदल केला.			



न.पु.अ.अंधेरी  
मुंबई उपनगर जिल्हा

श्री नवल -

१३/०५  
१३/०५  
१३/०५

मुंबई

१३/०५  
मुंबई भूयाका अधिकारी  
अंधेरी

बदर-४/  
४५०/५२  
२०१०

मालमत्ता पत्रक

तारीख -- सोमवार      मालुका/न.भू.मा.का. -- न.भू.अ.अंधेरी      जिल्हा -- मुंबई उपनगर जिल्हा

पार पत्राचा क्रमांक: १०३३      प्लॉट नंबर: १०३.६      धाव क्रमांक: फ

प्रीतिपत्रिका  
 मालमत्ता पत्रक  
 दिनांक  
 दिनांक  
 दिनांक

क्रमांक	श्रेष्ठ क्रमांक	नियम धारक (भा) पट्टेदार (प) किंवा धार (भा)	माफांकन
१०३३	१०३.६	(H) बृहन्मुंबई महानगर पालीका (रस्त्याकडे)	



न.भू.अ.अंधेरी  
 मुंबई उपनगर जिल्हा

श्री नरकरल

वकील

१०३.६

१०३.६

१०३.६

१०३.६

१०३.६

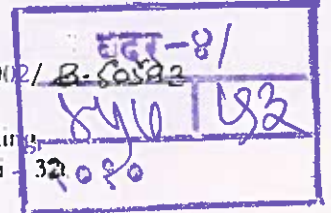
१०३.६



श्री नरकरल  
 वकील

## ANNEXTURE : E

No. ULC/B-157/2001-2002/  
Directorate of Industries,  
New Administrative Building,  
Opp. Mantralaya, Mumbai - 32



Date: **05 OCT 2001**

Sub:- Exemption under section 20(1) of the ULC Act,  
1976 for self industrial use  
Withdrawal and cancellation of Exemption Order  
issued in favour of M/s. Beaufort Engineering Corporation,  
Prop. M/s. B.M. Shah, Mumbai.

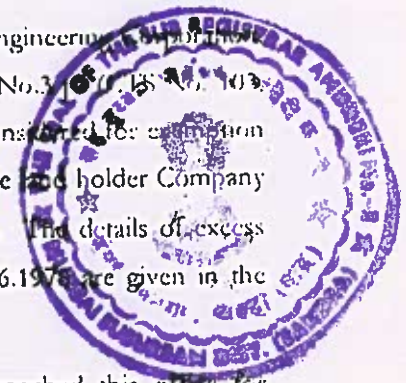
- Ref:-
1. This office Exemption Order No. ULC/B-157/ IC/  
GAD/1996, dated 17.6.1978.
  2. Order under section 8(4) No.C/ULC/6(i)/ SR-XVII-532/  
D-XIII-1978, dated 13.7.2001 issued by the Dy. Collector  
and Competent Authority (U.L.C-II), Gr. Mumbai  
Urban Agglomeration, Mumbai.
  3. Letter dated 16.7.2001 received from Shri M.P. Doshi,  
C.A. to land holder Company.

### PREAMBLE:

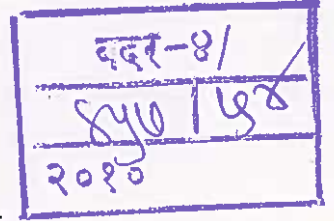
Land admeasuring 1845.00 sq.mtrs. held by M/s. Beaufort Engineering Corporation (Prop. Shri B.M. Shah) Mumbai at S.No.56, H.No.1 pr, S.No.55, H.No.3 of C.T.S. No. 103, 103/1 to 10, Mogra, Andheri, M.S.D. in industrial zone had been considered for exemption under section 20(1) of the ULC Act 1976 for self industrial use of the land holder Company by Exemption Order dated 17.6.1978 referred to at Sr.No.1 above. The details of excess vacant land exempted out of the said property by Order dated 17.6.1978 are given in the Schedule to the Exemption Order.

2. Shri M.P. Doshi, C.A. to land holder Company has approached this office for withdrawal and cancellation of the Exemption Order dated 17.6.1978 on the ground that the Dy. Collector and Competent Authority (U.L.C-II), Gr. Mumbai Urban Agglomeration, Mumbai has given decision, vide his Order under section 8(4) dated 13.7.2001 referred to at Sr. No. 2 above, that the land holder do not hold any surplus vacant land at C.T.S. No. 103, 103/1 to 10, Mogra, Andheri, M.S.D. and hence the provisions of Chapter III of the U.L.C. Act 1976 are not applicable to the above land.

3. In view of the above decision of the Dy. Collector and Competent Authority (U.L.C. II), Gr. Mumbai Urban Agglomeration, Mumbai it has become necessary to withdraw and cancel the Exemption Order dated 17.6.1978 referred to above. Hence the following Order:



## ORDER



The Exemption Order dated 17.6.1978 issued under section 20(1) of the ULC Act 1976 referred to at Sr.No.1, above, is hereby revoked and cancelled at the request of the applicant considering the decision given by the Dy. Collector and Competent Authority (ULC-II), Gr. Mumbai Urban Agglomeration, Mumbai vide his Order dated 13.7.2001 under section 8(4) of the ULC Act, 1976 referred to at Sr.No.2 above, that the land holder Company M/s. Beaufort Engineering Corporation, do not hold any surplus vacant land at C.T.S. No. 103, 103/1 to 10, Mogra, Andheri, M.S.D. and therefore the provisions of Chapter III of the ULC Act 1976 are not applicable.

By Order and in the name of the Governor of Maharashtra.



( A.M.Khan )  
Development Commissioner (Ind.) &  
Officio Secretary to Government  
Urban Development Department.

To,  
Shri Bhogilal Mulchand Shah,  
(Prop. M/s. Beaufort Engineering Corporation,  
C/o. D.P. Construction,  
109, Paagrav, 57, S.V. Road,  
Goregaon (W), Mumbai- 400 062.





**ANNEXTURE : F**

फर-४/  
२५/५९  
२०२०

**THE COSMOS CO-OPERATIVE BANK LTD., PUNE**  
FRANKING DEPOSIT SLIP

Customer Copy 99354  
Branch: VILE PARLE Date: 31-5-07  
Pay to: ASHTAVINAYAK ENTERPRISE

Franking Value	Rs.	100=00
Service Charges	Rs.	10=00
Total	Rs.	110=00

Name & Address of Stamp duty paying party

G-3/A SWAPNALOK APARTMENT

MOLERA LANE NEAR RAJAT BOOK MFG. CO., ANDHERI (E), MUMBAI

Mobile No. 9820030000

Purpose of Transaction FOR FRANKING  
in cash for Franking Rs. 110

Tran ID 110  
(For Bank's use only) 11/11/2007

Franching Sr. No. 110

For The Cosmos Co-op. Bank Ltd., Pune

Service Tax Reg. No. 186/STC/P/III/04  
Authorized Signatory

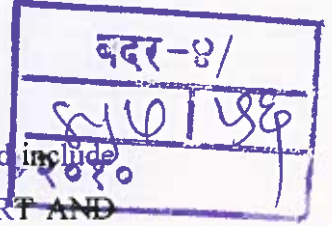


ASHT  
ASHT  
ASHT  
JUNE ARTICLES OF AGREEMENT made at Mumbai, this 11<sup>th</sup> day of April, 2007 Between D. P. CONSTRUCTION Co., a partnership firm, registered under the Indian partnership Act, 1932 and having its office at 111, PAGRAV, S. V. Road, Goregaon (West), Mumbai - 400 064, hereinafter referred to as "the Firm" (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being of the same firm, survivor or survivors of them and the legal heirs, executors and administrators of last such survivor) of the FIRST PART. M/S. ASHTAVINAYAK ENTERPRISE, a partnership firm, registered under the Indian partnership Act, 1932 and having its office at G-3/A, Swapnalok Apartment, Molera Lane, Near Rajat Book Mfg. Co., Andheri (East), Mumbai - 400 064 hereinafter referred to as "the Builder" (Which expression unless

The Cosmos Co-operative Bank Ltd., Vile Parle Branch, Mumbai  
D-5/STP/07/C.R.1004/06/200  
4/1762-64/04

Stamp Duty  
33971  
184166  
00001001-PB5112  
Stamp Duty MAHARASHTRA  
Special Agent MAY 31 2007  
10:34

ASHT  
ASHT  
ASHT



repugnant to the context or meaning thereof be deemed to mean and include heirs, executors, administrators and assigns) of the SECOND PART AND

**MADHU INDUSTRIAL PREMISES CO-OP. SOCIETY LTD.,**

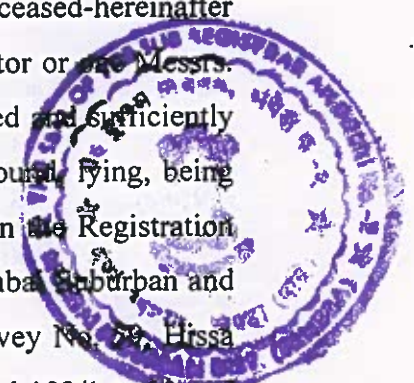
registered under Maharashtra Co-operative Society Act, under Registration No. NOM / (W) (E) / GTNL / (O) / 667 / 1990 having its office at

Mogra village, Andheri (East)  
Mumbai - 400 069

Andheri (East), Mumbai – 400 069, hereinafter referred to as “the society” (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successor or successors and assigns) of the THIRD PART.

**WHEREAS:-**

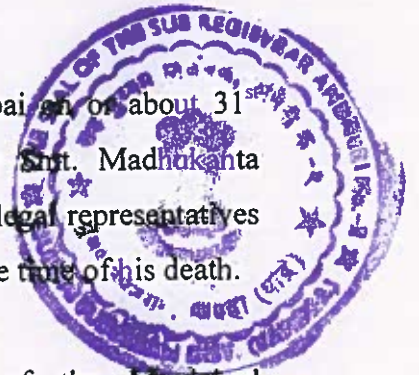
- i) One Bhogilal Malukchand Shah (since deceased-hereinafter referred to as “the said Bhogilal was the proprietor or one Messrs. Beaufort Engineering Corporation and was seized and sufficiently entitled to all that piece or parcel or land or ground lying, being and situate at Village Mogra, Taluka Andheri, in the Registration District and Sub District Mumbai City and Mumbai Suburban and bearing Survey No. 56, Hissa No. 1 (Part), Survey No. 79, Hissa No. 3 (Part) and bearing city Survey No. 103 and 103/1 to 10 and admeasuring 1845 square meters, hereinafter referred to as ‘the said property’ and more particularly described in the schedule hereunder written.
- ii) By Development Agreement dated 16<sup>th</sup> October, 1981 and made and entered into between the said Bhogilal of the one Part, the said firm – therein referred to as “the Developer” of the other part, the said Bhogilal agreed to allow the firm to develop and the Firm agreed to develop the said property.



Handwritten signatures and initials at the bottom of the page, including a circular stamp and the initials 'AZH'.

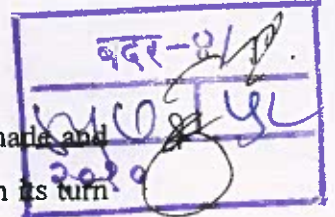
बदर-४/  
२०१०/५६

- iii) The Firm constructed Industrial Building on a portion of the said property kept iron bars to connect the new constructed building i.e. keeping provision for the extension to the constructed industrial building – consisting of ground and two upper floors and sold the tenements therein to prospective purchasers on what is known as ownership basis.
- iv) The purchasers of tenements in the said building formed Co-Operative Society Known as Madhu Industrial Premises Co-op. Housing Society being the Society and got the same registered under the provisions of the Maharashtra Co-operative Society Act, 1960 under Registration No. NOM/(W) / (E) / GTNL / (O) / 667 / 1990-91.
- v) The said Bhogilal died in the state at Mumbai on or about 31 December, 2005 leaving behind his widow Smt. Madhukanta Bhogilal Shah (Jobaliya) and as his heirs and legal representatives as per the Law by which he was governed at the time of his death.
- vi) Under the Development Control Rules of the Municipal Corporation of Greater Mumbai, further construction is permissible by consuming balance F.S.I, (Floor Space Index) of the said plot and additional Areas as and by way of T.D.R. (Transfer of Development Right) by purchasing D.R.C.(Development Rights Certificate) from open market and consume the same on the said property as the Recipient plot.



ATM

vii) By Development Agreement dated \_\_\_\_\_, 2007, made and entered into between the Firm and the Builder, the Firm in its turn agreed to allow the Builder to develop and the Builder has agreed to develop the said property by consuming the balance F.S.I. as per the approved plot by MMC available on the said plot and additional Areas as and by way of T.D.R. by purchasing D.R.C. from open market, on the terms and conditions therein contained.



A271

viii) Since the building known as Madhu Industrial Estate is completed and occupied by the purchasers of the respective tenements - who are members of the society, further construction is to be carried out as horizontal extension touching the said building and the society has agreed to allow the builder to construct additional area under section 7A of Maharashtra Ownership Flat Act (MOFA) adjacent to the existing Building Industrial Estate and requested the Society to enroll the purchasers of tenements in the new building as member of the society.



ix) The Society has given its consent to the Builder to carry out construction as aforesaid by constructing a building extending the existing building and agreed to admit the purchasers of tenements comprised in the said extended Building as members of the Society by paying Rs.25,000/- (Rupees Twenty five Thousand Only) as additional consideration and on payment of share money for issuing to each of them 5 shares of Rs. 50/- each and admission fee of Rs. 10/-.

x) The parties hereto desire to record the terms and conditions agreed upon by and between them and the same are as hereinafter appearing.

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5) The Society hereby agrees to admit the purchasers of tenements in the new building to be constructed by the Builder as member of the Society by paying Rs. 25,000/- ( Rupees Twenty Five Rupees Only) additional consideration 5 shares (fully paid) of Rs.50/- each by charging to each of them Rs. 250/- as money and Rs. 10/- as admission fee.

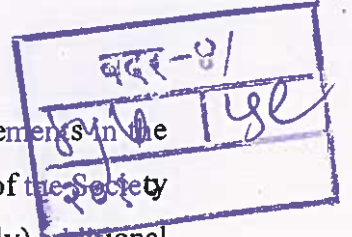
6) The Firm has represented that the aforesaid Agreement dated 16<sup>th</sup> October 1981 is valid, subsisting and binding and it has observed all the terms and conditions. The entire consideration payable to society as per clause 2 hereinabove shall be paid by the Builders only.

7) The Society hereby confirms Builders rights through the Developers for the purpose of undertaking and completing the proposed work of construction and completion of the new building on the said property subject to the Developers and the Builders complying with observing and performing various terms and conditions and obligations contained hereunder.

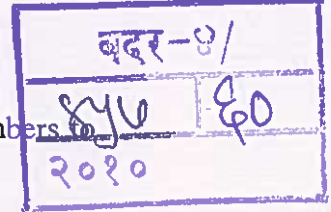
8) The Society assures that all the members of the Society have agreed to extend their full co-operation to the Builders including to tolerate curtailment of light, air and view to some of the existing premises and to tolerate reasonable inconvenience in use and enjoyment of their respective premise during the course of construction.

9) The Builders agree and covenant that besides the monetary consideration as provided in clause 4 above, they the Builders shall at their own costs:



a) Ensure that during the course of construction, the existing water supply to the existing building is not curtailed disrupted or discontinued.

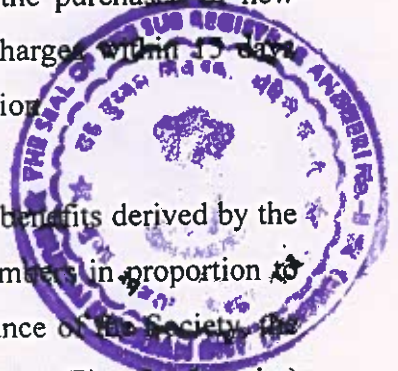


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- b) Provide sufficient unobstructed access to the existing members to their respective premises in the existing building.
- c) Replace all old electricity wiring and any other fittings and fixtures which might get damaged due to construction activity during the course of construction with new wiring, fittings and fixtures.
- d) Provide sufficient new water tanks to meet additional requirement due to increase in the premises.
- e) Carry out construction of the new building strictly according to sanctioned and approved plans and by strictly adhering to and complying with all prevailing D. C. Regulations, laws, rules and provision.
- f) Obtain sanction of Plans maximum within \_\_\_\_\_ months from the date of execution hereof and thereafter to complete construction of the proposed new building maximum within 24 months from grant of sanction, without any delay or stoppage in the work.
- g) Furnish application for membership from the purchased of new premises with share money, membership charges within 15 days from completion of the building and possession.

  
A.M.N.  


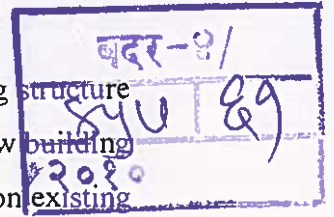


10) The Society has represented that ultimately, the benefits derived by the Society under this Agreement belong to its members in proportion to their present holdings and therefore, at the instance of the Society, the aforesaid consideration of Rs. 5,00,000/- (Rupees Five Lack only.) shall be paid by the Builders.

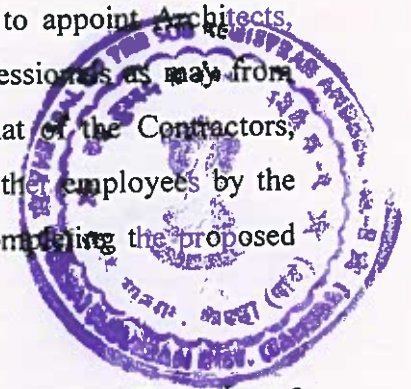
11) In consideration of the Developers and Builders paying to the Society through its members the agreed monetary consideration as provided and observing and performing their other obligations contained in this agreement, the Society agrees that the Developers are, entirely at their

  
A.M.N.  


own costs and expenses, entitled to demolish the old existing structure on the Northern portion of the said property and to put up new building horizontally (in any case there will not be vertical extension on existing building) on the said portion of the balance F.S.I. available as per MCGM norms on the area of the said property and by loading on the said property outside TDR to the extent of (1520 sq. meter) available as per MCGM norms of proportionate area of plot.



12) The Builders shall at their own costs and expenses purchase the T.D.R. from the open market and get prepared and submitted and get approved the building plan for using the F.S.I. and/or F.S.I. by way of T.D.R. to the extent of available as per MCGM norms of proportionate area of plot and to construct additional new building on the said property and for that purpose the Builders shall be entitled to appoint Architects, Contractors, R.C.C. Consultants and other Professionals as may from time to time be said construction including that of the Contractors, Consultants, material suppliers, workmen and other employees by the Builders for the purpose of carrying out and completing the proposed construction.

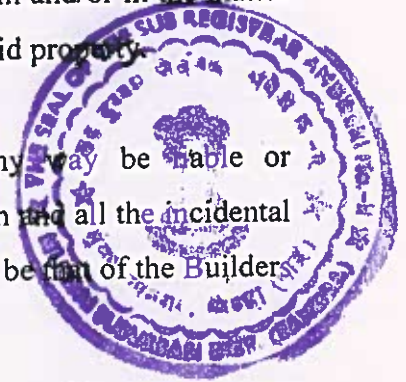


13) It is agreed that all the costs, charges and expenses without limitation of and incidental to obtaining the approval and sanction and of the proposed construction of new building, all costs of the preparation of the building plans, specifications, scrutiny fees, premium and all other payments and deposit to be made with the Municipal Corpn. Of Greater Mumbai or any other concerned Authority including all development charges, betterment charges and other dues as well as fees of the Architect, R.C.C. Consultants, etc, shall be borne and paid by the Builders alone. The Builders shall alone be liable and responsible for all liabilities and consequences arising out of any accident, mishap

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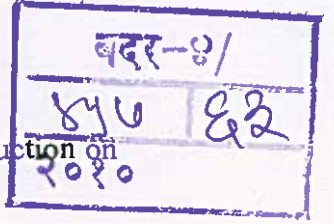
injury or death caused to any workman person or persons during the course of development for payment of any wages, compensation or under the relevant labour laws. The Builders shall also be liable to take out appropriate insurance to pay premium for the same. The Builders agrees to indemnified and keep the Society and all its members including their, respective heirs, executors, administrators, successors, and assigns fully indemnified against all such costs and expenses agreed to be borne incurred and paid by the Builders.

- 14) It is agreed that the society shall not be responsible for any acts or omission of the Developers and / or Builders and the Developers and Builders jointly and severally shall be responsible for all their acts, representations contracts, promises, assurances, and omission and for all the liabilities and obligations arising there from and/or in the matter of construction of the said new building on the said property.
- 15) The Society or its members shall not in any way be liable or responsible for the completion of the construction and all the incidental and consequential risks and liabilities which will be that of the Builders alone.
- 16) The Society shall not be liable to any purchaser or any purchaser or any third party for any refund, claim, loss or damage for acts of omission or commission on the part of the Developers and / or Builders.
- 17) All labourers, employees, and contractors employed by the Builders shall be the employees/agents of the Builders and the Developers shall solely be responsible for their dues and liabilities arising out of Builders dealing with them for the proposed construction which may be undertaken by the Builders as well as for safe keeping of the building



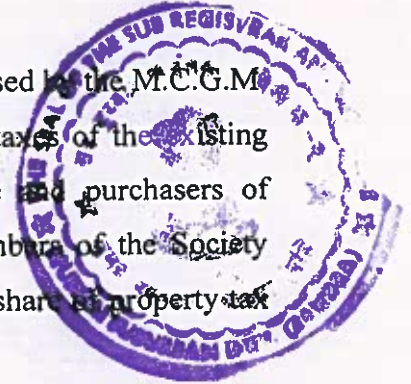
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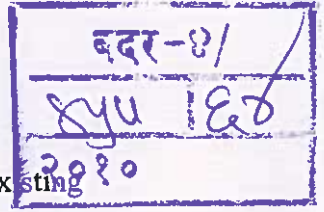


materials stored or to be stored by the Builders for the construction on the said property.

- 18) The Builder is entitle to put up temporary structure in a portion of the property for temporary occupation of the workers and labourers during the course of construction work.
- 19) There will be open space as per MCGM norms and after completion of building all the member will use open space for the parking. Not a single a new purchaser of unit will be allotted a parking space as well as existing society will not allote parking space to any existing members. Open space in the compound will be common to all the members for parking of vehicle in the future.
- 20) The existing building will be continued to be assessed by the M.C.G.M. at the existing rates and assessment of property taxes of the existing building and the new building will be separate and purchasers of premises in the new building, on becoming members of the Society shall be required to bear and pay their respective share of property tax at the rates applicable to the new building.
- 21) After completion of building, there will be two terraces: One will be in old structure and another will be top of new structure. Both the terraces will be commonly used by all the members.
- 22) After completion of building, if any unsold units are left, the builder is liable to pay Municipal Tax and General Maintenance till the same is sold.



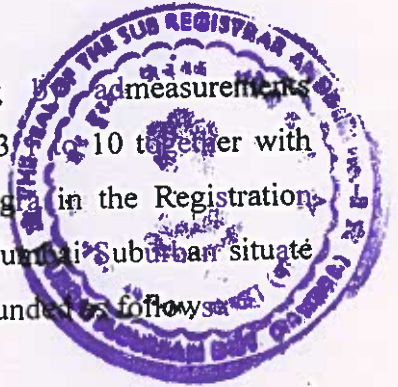
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- 23) The Builder will conveyed the said property to the society with existing as well as new building on the said property within 4 months from the date of Occupation Certificate of a building subject to co-operation of society.
- 24) The builder shall be responsible for all theirs acts, representations contracts, promises, assurances, and omission and for all the liabilities and obligations arising therefrom during the construction period and Builder also indemnified any sort of damages occurred to existing building or members.

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

ALL THAT the piece of land containing by admeasurements admeasuring 1845 sq. mtrs. C.S.T. 103 and 103 to 10 together with Chawl known as 'Madhu Kunj' of village Mogra in the Registration District and sub-district of Mumbai City and Mumbai Suburban situate at Mogra. Andheri (East), Mumbai - 400 069. bounded as follows



On or towards the East : by Nala and beyond that by land bearing  
C.T.S. No. 102

On or towards the West : by Road known as Mogra Village Road

On or towards the North : Partly by land bearing C.T.S. No.101 and  
partly by land bearing C.T.S. No.95

On or towards the South : by land bearing C. T.S.No.104

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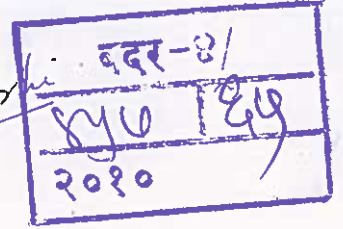
SIGNED AND DELIVERED )  
by the within named the Firm )  
D.P.CONSTRUCTION CO. )  
In the presence of )

SIGNED AND DELIVERED )  
by the within named BUILDER )  
M/S. ASHTAVINAYAK ENTERPRISE )  
In the presence of NIKHIL SAMANI. )  
(PARTNER). )

COMMON SEAL OF the )  
Within named Society )  
MADHU INDUSTRIAL PREMISES )  
CO-OPERATIVE SOCIETY LTD. )  
Pirsiamt to the Resolution )  
Passed at the special General Body )  
Meeting )  
Held on 18 - 05 -2007 )  
Authorizing (1) Mr. Manoj Sanghavi )  
Chairman )

And (2) Smt. Aruna I. Mehta

Secretary to sign and execute these )  
Present in the presence of )

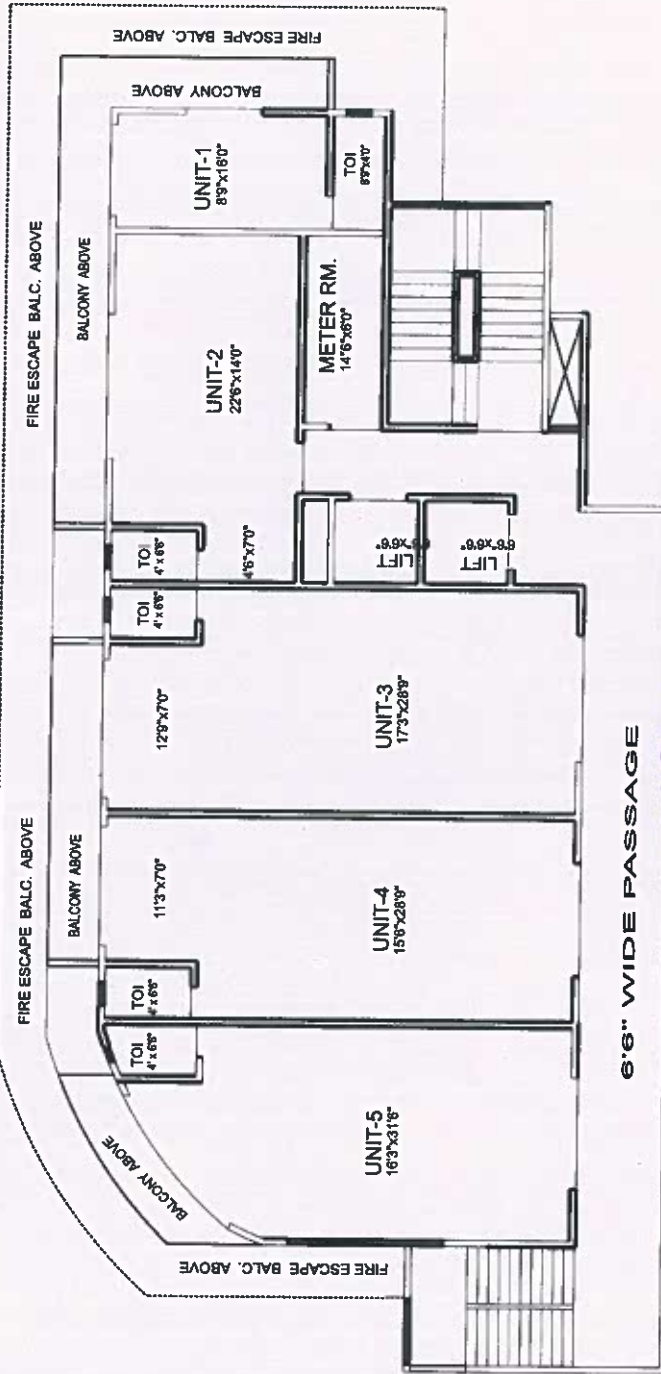


*Ar. Mehta*



ANNEXTURE : G

MADHU INDUSTRIAL PARK



GROUND FLOOR PLAN

DEVELOPERS : ASHTAVINAYAK ENTERPRISE

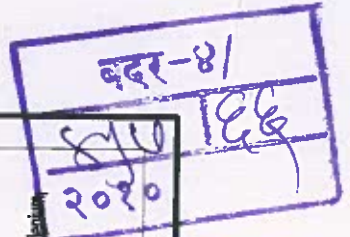
Regd. Office : G-3/B, Swapnalok Apartments, Mogra Lane,  
 Near Rajat Book Mfg. Co., Andheri (E), Mumbai - 400 069.  
 Corr. Address: Milan Enterprise, 5 & 6, Shiv Darshan,  
 Old Nagardas Cross Road, Opp. Iyer Classes, Andheri (E),  
 Mumbai - 400 069.

PROPOSED INDUSTRIAL BUILDING ON PLOT BEARING C.T.S. NO. 103,

103/1 TO 10, ALMEGRA CROSS ROAD, MOGRA LANE,  
 ANDHERI(EAST) - MUMBAI - 400 069

ARCHITECT :

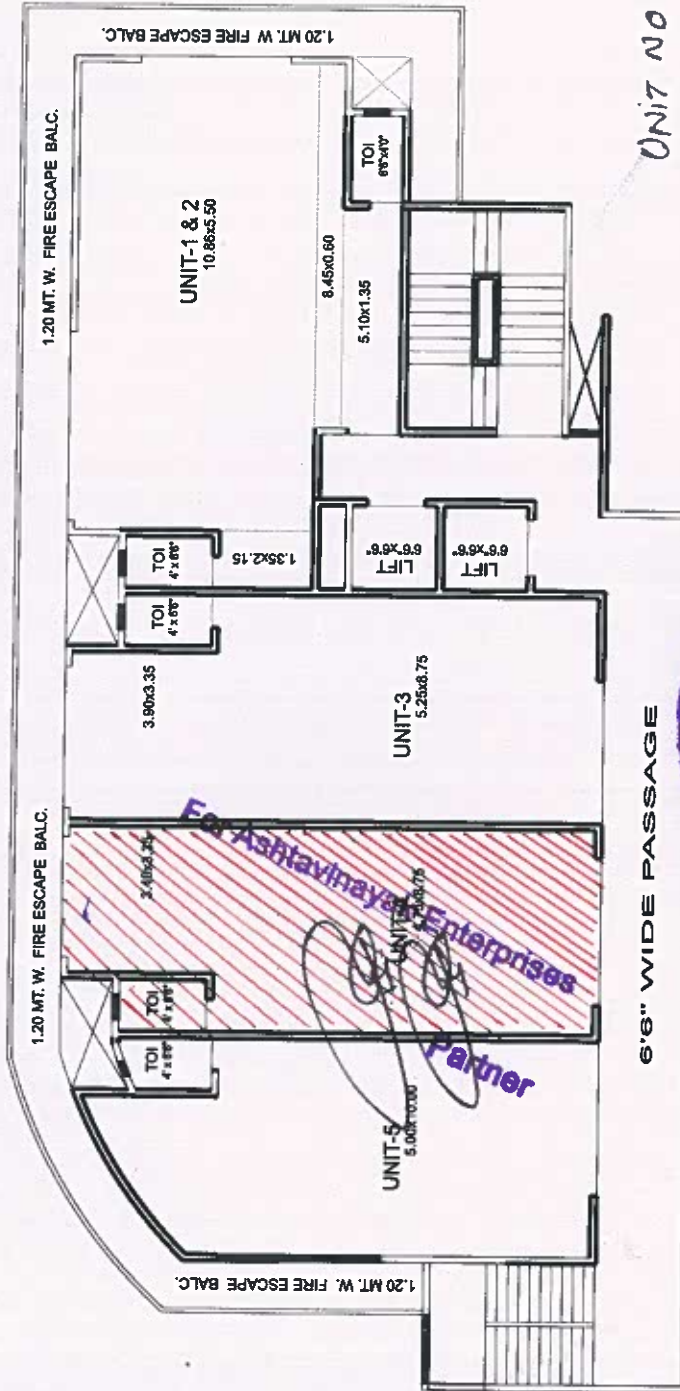
Atul A. Rana (B. Arch)  
 Vini Classis, 'C' Block, 1st Floor, Next to RNA Millarium,  
 M.G. Road, Kandivali (West), Mumbai - 400 003



ANNEXTURE : G

बदर-४/  
2020

MADHU INDUSTRIAL PARK



UNIT NO 204.  
FLOOR 2<sup>ND</sup>

15'0" WIDE PASSAGE

ARCHITECT :

Atul A. Rana (B. Arch)  
Vini Classis, 'C' Block, (1st Floor, Next to RNA mherani,  
M.G. Road, Kanivati (West), Mumbai - 400 063.

PROPOSED INDUSTRIAL BUILDING ON PLOT BEARING C.T.S. NO. 103,  
493/1 (E) AT MOGRA CROSS ROAD, MOGRA LANE,  
ANDHERI(EAST) - MUMBAI - 400 069



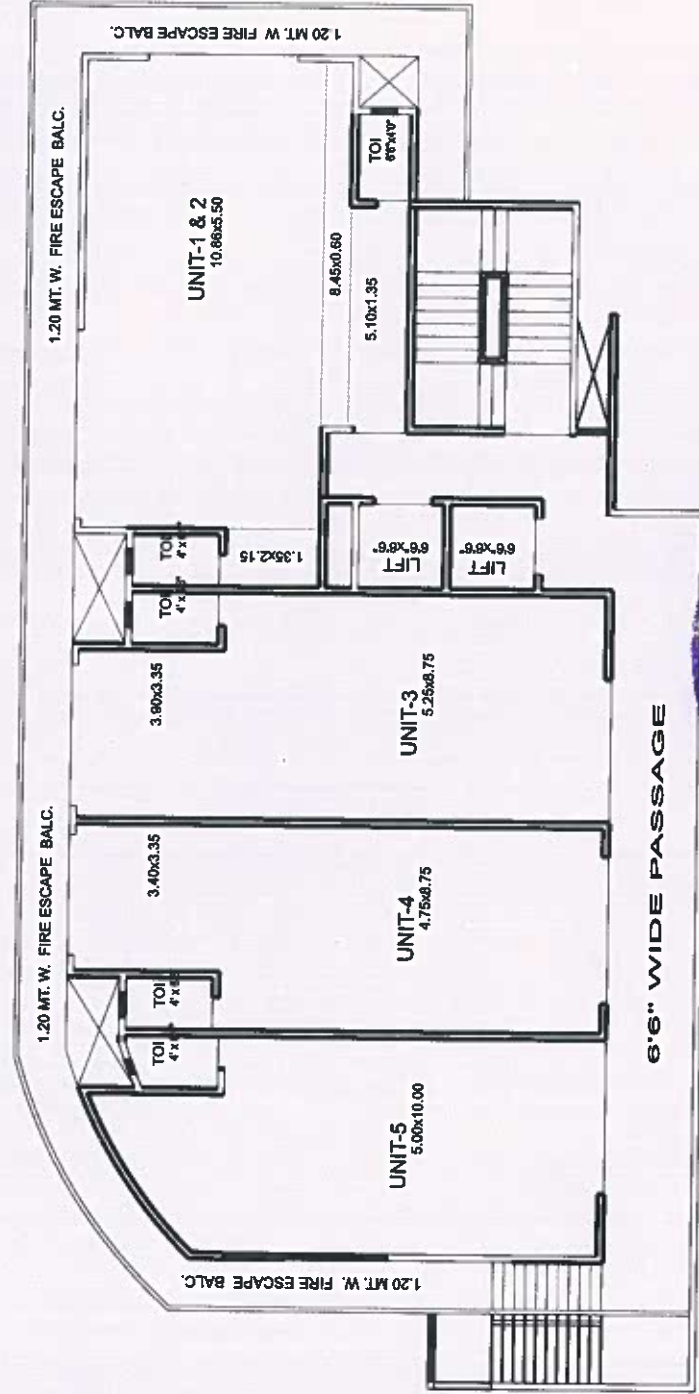
DEVELOPERS : ASHTAVINAYAK ENTERPRISE

Regd. Office : G-3/B, Swapnalok Apartments, Mogra Lane,  
Near Rajat Book Mfg. Co., Andheri (E), Mumbai - 400 069.  
Corr. Address: Milan Enterprise, 5 & 6, Shiv Darshan,  
Old Nagardas Cross Road, Opp. Iyer Classes, Andheri (E),  
Mumbai - 400 069.

ANNEXTURE : G

बदर-४/  
SVC/EL  
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MADHU INDUSTRIAL PARK

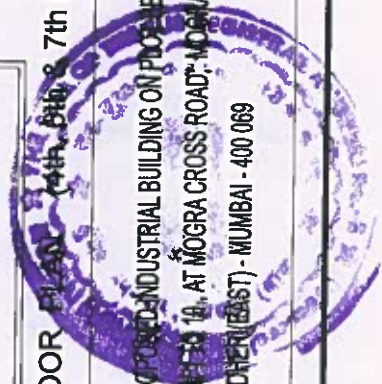


TYPICAL FLOOR PLAN (4th, 5th & 7th FLOOR)

**DEVELOPERS : ASHTAVINAYAK ENTERPRISE**  
 Regd. Office : G-3/B, Swapnalok Apartments, Mogra Lane,  
 Near Rajat Book Mfg. Co., Andheri (E), Mumbai - 400 069.  
 Corr. Address: Milan Enterprise, 5 & 6, Shiv Darshan,  
 Old Nagardas Cross Road, Opp. Iyer Classes, Andheri (E),  
 Mumbai - 400 069.

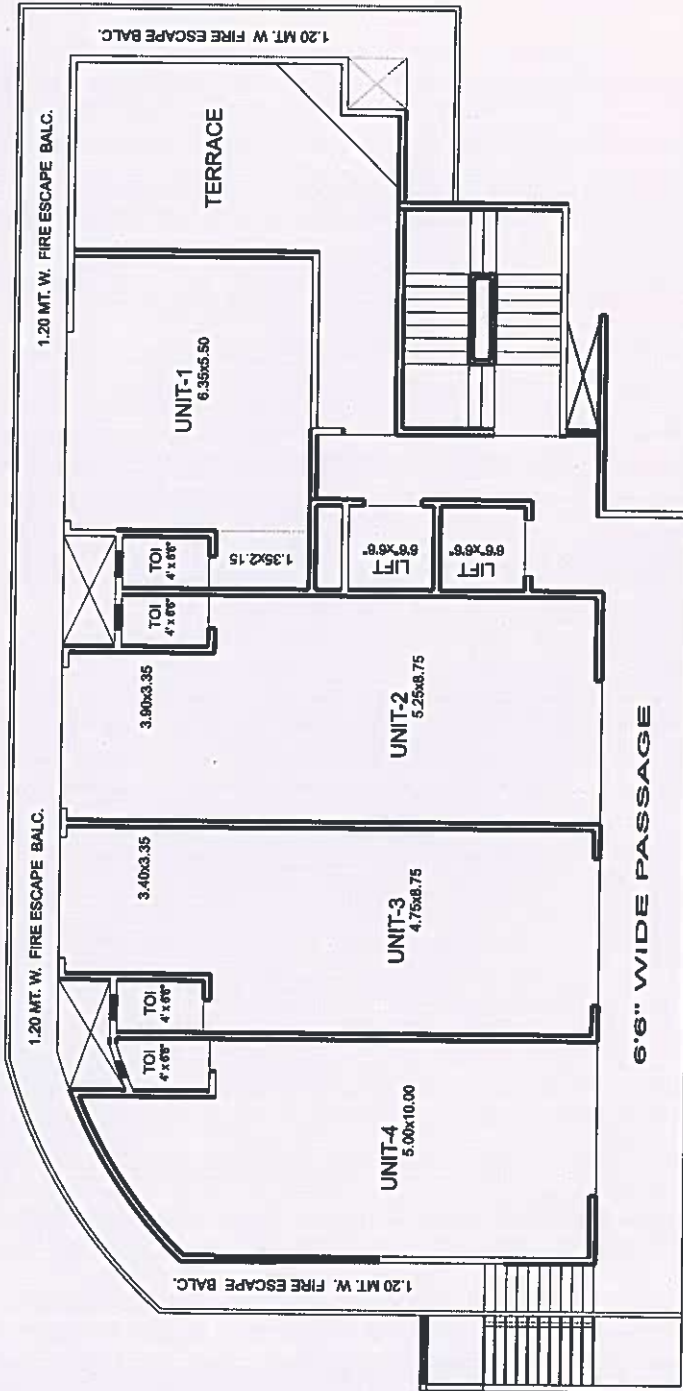
**ARCHITECT :**  
 Atul A. Rana (B. Arch)  
 Vini Classis, 'C' Block, 1st Floor, Next to RNA millenium,  
 M.G. Road, Kharivai (West), Mumbai - 400 063.

**PROJECTED INDUSTRIAL BUILDING ON PLOT BEARING C.T.S. NO. 103,**  
**103/1/10, AT MOGRA CROSS ROAD, MOGRA LANE,**  
**ANDHERI (EAST) - MUMBAI - 400 069**



ANNEXTURE : G

MADHU INDUSTRIAL PARK



FIFTH FLOOR PLAN

DEVELOPERS : ASHTAVINAYAK ENTERPRISE

Regd. Office : G-3/B, Swapnalok Apartments, Mogra Lane,  
Near Rajat Book Mfg. Co., Andheri (E), Mumbai - 400 069.  
Corr. Address: Milan Enterprise, 5 & 6, Shiv Darshan,  
Old Nagardas Cross Road, Opp. Iyer Classes, Andheri (E),  
Mumbai - 400 069.

ARCHITECT :

Atul A. Rana (B. Arch)  
Vini Classes, 'C' Block, 1st Floor, Next to RNA millennium,  
M.G. Road, Kandivli (West), Mumbai - 400 063.

PROPOSED INDUSTRIAL BUILDING ON PLOT NO. 103,  
103/1 TO 103/2, MOGRA CROSS ROAD, MOGRA,  
ANDHERI (E) - MUMBAI - 400 069



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४१०/६०

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Thursday, March 27, 2008

10:44:14 AM

Original

नोंदणी ३९ म.

Regn. ३९ M

पावती

पावती क्र. : 3162

गावाचे नाव मोगरा

दिनांक 27/03/2008

दस्तऐवजाचा अनुक्रमांक वदर1 - 03145 - 2008

दस्ता ऐवजाचा प्रकार मुखत्यारनामा

सादर करणाराचे नाव:निखील डी. सामानी - -

नोंदणी फी :-

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (8)

एकूण रु.



आपणास हा दस्त अंदाजे 10:58AM ह्या वेळेस मिळेल

दुध्यम निबंधक  
अंधेरी 1 (वांद्रा)

बाजार मुल्य: 0 रु.

मोबदला: 0रु.

भरलेले मुद्रांक शुल्क: 100 रु.



THE COSMOS CO-OPERATIVE BANK LTD.  
FRANKING DEPOSIT SLIP

Customer Copy **485261**

Branch: Mumbai (E) Date: 26.3.09

Pay to: THE COSMOS CO-OPERATIVE BANK LTD.

Frinking Value	Rs.	100/-
Service Charges	Rs.	10/-
Total	Rs.	110/-

Name & Address of Stamp duty paying party

Nikhil D. Samani, Flat No. 801  
8th Floor, Saraswati Tower  
Parsi Panchayat Cross Road  
Chhatrapati Shivaji Maharaj  
Tel. No. 400 069 & Mumbai - 400 069  
Purpose of Transaction: Power of  
in cash for Franking Documents

Rs. 110/-

(For Banks Use only)

Tran ID

Frinking Sr. No. 816868

For The Cosmos Co-op. Bank Ltd.

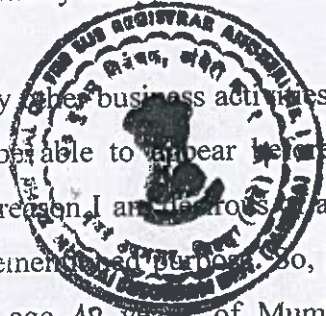
Service Tax Reg. No. BNV188/STC/PII/04  
Authorised Signatory



**POWER OF ATTORNEY**

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, SHRI NIKHIL DHIRAJLAL SAMANI, age 27 years, of Mumbai, India, Inhabitant, residing at Flat No. 801, 8<sup>th</sup> floor, in the building known Saraswati Tower, being situated at Parsi Panchayat Cross Road, Andheri (East), Mumbai - 400 069, hereby SEND GREETINGS :

WHEREAS due to my other business activities and frequent travel out of station, I will not be able to appear before the Sub-Registrar of Assurances. Hence for this reason I am desirous of appointing some proper person for the abovementioned purpose. So, I hereby appoint SHRI MAYUR N. MAJETHIA, age 42 years, of Mumbai, Indian Inhabitant, residing at Vasistha, Vallabh baug lane, Tilak Road, Chhatrapati (E), Mumbai - 400 077 for the purpose doing the following acts, deeds, things and matters as mentioned above and to be my lawful attorney and represent me for various acts, deeds, things and matters.



16886  
182161  
Special Addressee  
MAR 26 2008  
17:34

The Cosmos Co-Operative Bank Ltd.  
Parle Branch, Sarsawati Hwys.  
Plot No-45, TPs-1 CTS No 807 A  
Hannuman Road, Vile Parle (E),  
Mumbai-400 057.

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3984  
2000  
बदर-81  
2000

बदर-१  
३१/३/०८

NOW KNOW YE AND ALL MEN AND THESE PRESENT  
WITNESSES, that, I, SHRI NIKHIL DHIRAJLAL SAMANI do hereby  
appoint, nominate, and constitute SHRI MAYUR N. MAJETHIA of  
Mumbai to be my true and lawful Attorney to do the following acts, deeds,  
matters and things viz:

बदर-३/१  
४५० १६२  
२००८

1. In my name and on my behalf appear before the Joint Sub-Registrar of  
Assurances at Bandra/ Mumbai/ Goregaon/ Borivali/ Chembur/ Mulund and  
admit execution thereof.

IN WITNESS WHEREOF I, SHRI NIKHIL DHIRAJLAL SAMANI  
have hereto set and subscribed my hand to this writing at the aforesaid 26  
day of March, 2008, at Mumbai.



SIGNED AND DELIVERED by the )  
Within named the "EXECUTANT" )  
SHRI NIKHIL D. SAMANI )  
In the presence of )

*(Signature)*

1. *(Signature)* Dipesh J. Sanchala  
Advocate

2. *(Signature)*  
Identified by me

*(Signature)*  
(DIPESH J. SANCHALA)  
Advocate

BEFORE ME



Accepted by me  
*(Signature)*  
(SHRI MAYUR N. MAJETHIA)  
ATTORNEY

बदर-१  
 १३/११/१३  
 २००६  
 २१-२-३

अनुक्रमिक  
**WA No. 314061**  
 अर्ज क्रमांक २९९०६८२  
 नागरिकत्व भारतीय  
 कुटुंब प्रमुखाचे नाव हरिजनराव लक्ष्मीदास सामाजी  
 वय ६८ संपूर्ण पत्ता २०/१/बी/३ मंडवी रोड  
पि. जी. बी. मंडवी कु. १/८०९  
 अर्जात नमूद केलेले कुटुंबाचे एकत्रित वार्षिक उत्पन्न रु. १,२०,०००/-  
 गैस वितरक अहल्यास नोंदणीकृत ग्राहकाचे नाव  
 गैस क्रमांक / मिटर क्रमांक २९३३५४ ६३ सिलिंडर एक / दोन  
 गैस वितरकाचे नाव व ठिकाण

बदर-४/१  
 ४/१०/१३

कुटुंब प्रमुखाची सही किंवा राज्य (State Seal)  
 माताच्या आंगठ्याचा ठसा

युनिटांची संख्या			निरीक्षक / शिधावाटप	पुरवठापत्रिका / शिधापत्रिका दिल्याची तारीख
प्रौढ	मुले	युनिटे	अधिकाऱ्याची सही	
२	२	६	(स.स.) <u>[Signature]</u>	

निरीक्षक / पुरवठा अधिकाऱ्याची सही  
 जिल्हाधिकारी  
 नियंत्रक, शिधापत्रिका, मुंबई  
 महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने.  
 सचिव,  
 नागरी पुरवठा व ग्राहक संरक्षण विभाग,  
 महाराष्ट्र शासन.



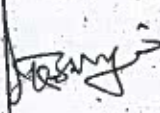
0646832



पुरवठा / शिधापत्रिका क्रमांक ८३५५०७ दिनांक १२/३

अ. शि. दुकान क्रमांक २२३३२२ संदर्भ क्रमांक १/२००८

पुरवठापत्रिकेत / शिधापत्रिकेत समाविष्ट असलेली नावे

अनु क्रमांक	नाव	वय	कुटुंब प्रमुखताशी नाते	निरीक्षक / शिधावाटप अधिकाऱ्याची सही
१	लीरजलाय	४२	पत्नी	
२	साधा	४३	पत्नी	
३	पिंडी	०५	मुलगी	
४	निडीय	२१/२	मुलगी	

बदर-१  
२००८

बदर-४/  
२०१०

W 69

पोचपावती  
महाराष्ट्र शासन

नियंत्रक, शिधावाटप व संचालक, नागरीपुरवठा यांचे कार्यालय, मुंबई.

श्री/श्रीमती

यांचे शिधापत्रिकासंबंधीचे प्रतिज्ञापत्र प्राप्त झाले.

दिनांक

१३/११/०५

शिक्का

अ.शि.दु.२६ डी ११६

शिधावाटप अधिकारी.

[क.मा.प]



बदर-१

8510139252

02/11/2010

FORM 6

Driving Licence

8510139252

Driving Licence No.

11/10/85

Date of issue

Mr. Dharam Singh

Name of the License Holder

Opinderj Malik

Son/wife/daughter of

Signature

Specimen Signature of License Holder

Name to be written across the photograph

8510139252

8510139252

8510139252



2 Temporary address/ Official address (if any)

Permanent Address

4 Mangi Road, Bldg No. 10, Nagardas Road, Amritsar

Date of birth

Educational qualification

R-284153 II PARTIONER, C/O. 2883101

**DHANARAJ O. MALIK**

C/O. MILAN - ENTERPRISE

Old Nagardas Road, Amritsar, P.B. No. 19.

3

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

MR only

End light motor vehicle

End Heavy GV

End motor cycle

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

From 11/10/85 to 10/10/85

Signature and designation of the Licensing Authority

8510139252



बदर-४/

8510139252

2010

877492132

ENDORSEMENT BY COURT			
Date	Section and Rule	Fine or other Punishment	Signature of Endorsing Authority
	Section 28(1)(b)		<i>[Signature]</i>
			<i>[Signature]</i>

ENDORSEMENT BY LICENSING AUTHORITY			
Proceedings Number and Date	Disqualification Period From To	Signature of Licensing Authority	

बदर-१  
२६  
००८

बदर-४/  
१७६  
२०१०



बदर--४/  
५७०१७६  
२०१०

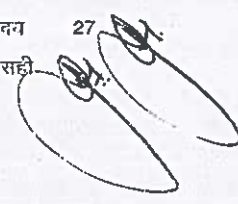


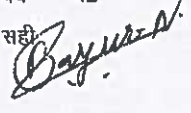




वदर  
दस्त क्र 3145/2008

7/03/2008 दुय्यम निबंधक:  
0:45:19 am अंधेरी 1 (वाट्रा)

दस्त गोषवारा भाग-1

दस्त क्रमांक : 3145/2008  
दस्ताचा प्रकार : मुखत्यारनामा

क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	<p>नाव: निखील डी. सामानी - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: पारशी पंचायत रोड ईमारतीचे नाव: सरस्वती टॉवर ईमारत नं: - पेठ/वसाहत: - शहर/गाव:अंधेरी (पु) तालुका: - पिन: 69 पॅन नम्वर: -</p>	<p>लिहून देणार वय 27 सही</p> 		
2	<p>नाव: मयुर एन. मजेठीया - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: टिळक रोड ईमारतीचे नाव: वशिष्ठ ईमारत नं: - पेठ/वसाहत: - शहर/गाव: घाटकोपर (पु) तालुका: - पिन: 77 पॅन नम्वर: -</p>	<p>लिहून घेणार वय 42 सही</p> 		

वदर-8/  
8/3/08  
2008



वदर-8/  
8/3/08  
2008





दस्त गोषवारा भाग - 2

वदर1

दस्त क्रमांक (3145/2008)

दस्त क्र. [वदर1-3145-2008] चा गोषवारा  
वाजार मुल्य :0 मोवदला 0 भरलेले मुद्रांक शुल्क : 100

पावती क्र.:3162 दिनांक:27/03/2008  
पावतीचे वर्णन  
नांव: निखील डी. सामानी - -

दस्त हजर केल्याचा दिनांक :27/03/2008 10:41 AM  
निष्पादनाचा दिनांक : 26/03/2008  
दस्त हजर करणा-याची सही :

100 : नोंदणी फी  
160 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल  
(अ. 11(2)).  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

दस्ताचा प्रकार :48) मुखत्यारनामा  
शिकका क्र. 1 ची वेळ : (सादरीकरण) 27/03/2008 10:41 AM  
शिकका क्र. 2 ची वेळ : (फ्री) 27/03/2008 10:44 AM  
शिकका क्र. 3 ची वेळ : (कयुली) 27/03/2008 10:45 AM  
शिकका क्र. 4 ची वेळ : (ओळख) 27/03/2008 10:45 AM

260: एकूण

दस्त नोंद केल्याचा दिनांक : 27/03/2008 10:45 AM

बदर-8/  
2008

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात,  
व त्यांची ओळख पटवितात.

1) दिपेश जे. सांचला - - , घर/फ्लॅट नं: -

गल्ली/रस्ता: नेहरू रोड

ईमारतीचे नाव: प्रतिक अॅव्हेन्यू

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: विलेपार्ले (पु)

तालुका: -

पिन: 57

2) धनाराम माळी - - , घर/फ्लॅट नं: वरीलप्रमाणे

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

बदर-1

दु. निबंधकाची सही  
अंधेरी 1 (वांद्रा)



बदर-1  
3974/1  
2008

बनावित करवेत येते की, वा  
रस्तामध्ये पडणारे... प्रत्येक बाबत

बदर. मुख्यम निबंधक, अंधेरी-क. १  
मुंबई उपनगर जिल्हा



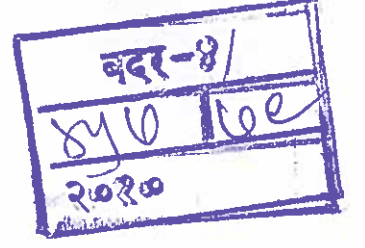
बदर-1/3974/2008  
पुस्तक क्रमांक १, क्रमांक.....  
बांदला.  
दिनांक: 20/3/08

सह मुख्यम निबंधक, अंधेरी-क.  
मुंबई उपनगर जिल्हा.





घोषणापत्र



मी ..... Mayur N. Majithia ..... याद्वारे घोषित करतो की, दुय्यम  
निबंधक ..... Andhevi-2 यांचे कार्यालयात Aqs. for Sale शाखेचा दस्त  
नोंदणीसाठी सादर करण्यात आला आहे. श्री. Nikhil Samani ..... व इ. यांनी  
दि. 26/3/08 ..... रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस  
सादर केला आहे / निष्पादीत करून कबुली दबाव दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार  
यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही  
मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही.  
सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.  
सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस  
मी पात्र राहिन याची मला जाणीव आहे.

दिनांक :- 13/11/2010

B. Majithia

कुलमुखत्यारपत्रधारकाचे नाव  
व सही



दस्तावेज क्रमांक व वर्ष: 3395/2006  
Wednesday, May 17, 2006  
2:48:22 PM

दुय्यम निबंधक: अंधेरी 1 (वांद्रा)

नोंदणी 63 प.  
Regn. 63 m.e.

बदर-४/  
3030

सूची क्र. दोन INDEX NO. II

गावाचे नाव : मोगरा

बदर-३

Uce 8E  
२०००

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप मान्यता पत्र व वाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 511,111.00  
बा.भा. रु. 0.00

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

(1) वर्णन: जमीन व वास्तुमान, सिटीएस क्र. 103, 103/1 ते 10, सर्व्हे क्र. 56 हिस्सा क्र. 1 पार्ट, सर्व्हे क्र. 55 हिस्सा क्र. 3

(3) क्षेत्रफळ

(1) 1845 चौरस मीटर

(4) आकारणी किंवा जुडी देण्यात असेल तेव्हा

(1)

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

(1) व्योपर्ट इजिनिअरिंग कॉर्पोरेशन तर्फे मुखत्यार दामजी प्रेमजी बोरा - -; घर/फ्लॅट नं: लिहून घेणारप्रमाणे, गल्ली/रस्ता: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पत्र नम्बर: -

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

(1) डी पी कार्पेस तर्फे आशीष दामजी प्रेमजी बोरा - -; घर/फ्लॅट नं: 111, पगरब, एस व्ही रोड, मोगरा गाव (पोस्टा 62; गल्ली/रस्ता: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पत्र नम्बर: AAAR 4799 F.

(7) दिनांक

करून दिल्याचा 26/04/2006

(8)

नोंदणीचा 26/04/2006

(9) अनुक्रमांक, खंड व पृष्ठ

३३९५/२००६

(10) वाजारभावाप्रमाणे मुद्रांक शुल्क

रु 20,000

(11) वाजारभावाप्रमाणे नोंदणी

रु 5120,000

(12) शेरा

खरी मत्त

सह. दुय्यम निबंधक अंधेरी-क्र. १  
मंत्रालय उपनगर जिल्हा.

श्री./श्रीमती. मीनेशा मत्त  
यांना त्यांचे ता. 17/05/06  
च्या अर्जाद्वारे नफरत दिली.  
दिनांक 17/05/06 चा क्र. 62

सह दुय्यम निबंधक अंधेरी-१.

नफरत केली  
नफरत वाचली  
नफरत केली



बदर-४/  
४१० १९  
२०२०



ADVOCATE

BAR COUNCIL OF  
MAHARASHTRA & GOA



HIGH COURT, BOMBAY

☎ : 2267 3371 / 2265 6567

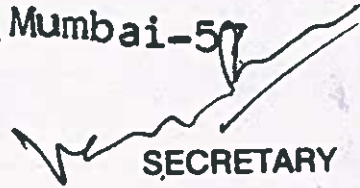
NAME : Dipesh Jayantilal N. Sanchala

RESIDENCE : vile Parle (E), Mumbai-5

ROLL No.: Mah/ 1965/2004

ENROLLED ON : 15.7.2004

DATE OF BIRTH : 14.10.1978

  
SECRETARY



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

**JASHWANT H MEHTA**  
**HIRALAL N MEHTA**

**14/10/1937**  
 Permanent Account Number  
**ANWPM0135B**

  
 Signature





01022006



बदर--४/
४५५०/८२
२०१०



13/01/2010

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

4:10:34 pm

अंधेरी 2 (अंधेरी)

वदर4

दस्त क्र 457/2010/

3/58

दस्त क्रमांक : 457/2010

दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	<p>नाव: प्रविणा आर शाह - -</p> <p>पत्ता: घर/फ्लॅट नं: 301</p> <p>गल्ली/रस्ता: -</p> <p>ईमारतीचे नाव: मंगल विला, तेजपाल रोड, विलेपार्ले पू</p> <p>ईमारत नं: -</p> <p>पेट/वसाहत: -</p> <p>शहर/गाव:-</p> <p>तालुका: -</p> <p>पिन: -</p> <p>पॅन नम्बर: AMRPS9479G</p>	<p>लिहून घेणार</p> <p>वय 39</p> <p>सही</p>		
2	<p>नाव: मे/- अष्टविनायक एन्टरप्राईझ चे भागीदार श्री</p> <p>निखिल डी सामाणी तर्फे मुखत्यार मयुर एन मजिठीया -</p> <p>पत्ता: घर/फ्लॅट नं: जी/3 बी स्वप्नलोक अपार्ट,</p> <p>मोगरालेन, अंधेरी पू मुं 69</p> <p>गल्ली/रस्ता: -</p> <p>ईमारत</p>	<p>लिहून देणार</p> <p>वय 44</p> <p>सही</p>		





दस्त गोषवारा भाग - 2

वदर4

दस्त क्रमांक (457/2010)

457/10

दस्त क्र. [वदर4-457-2010] चा गोषवारा  
बाजार मुल्य :3127125 मोबदला 2774000 भरलेले मुद्रांक शुल्क : 156400

पावती क्र.:458 दिनांक:13/01/2010  
पावतीचे वर्णन  
नांव: प्रविणा आर शाह - -

दस्त हजर केल्याचा दिनांक :13/01/2010 04:06 PM  
निष्पादनाचा दिनांक : 31/12/2009  
दस्त हजर करणा-याची सही :

Handwritten signature

30000 :नोंदणी फी  
1680 :नक्कल (अ. 11(1)), पृष्ठांकनाची  
नक्कल (आ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

31680: एकूण

दस्ताचा प्रकार :25) करारनामा  
शिवका क्र. 1 ची वेळ : (सादरीकरण) 13/01/2010 04:06 PM  
शिवका क्र. 2 ची वेळ : (फी) 13/01/2010 04:09 PM  
शिवका क्र. 3 ची वेळ : (कबुली) 13/01/2010 04:10 PM  
शिवका क्र. 4 ची वेळ : (ओळख) 13/01/2010 04:10 PM

दु. निबंधकाची सही, अंधेरी 2 (अंधेरी)

दस्त नोंद केल्याचा दिनांक : 13/01/2010 04:10 PM

ओळख :

खालील इसम असे निवेदीत करतात की, जे दस्तप्रतिबंध करून देणा-यांना व्यक्तीशः ओळखतात,  
व त्यांची ओळख पटवितात.

1) दिपेश सांचला- - , घर/फ्लॅट नं: भोंधीबाईरोड, विलेमार्ले पू

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

2) जसवंतलाल मेहता- - , घर/फ्लॅट नं: वसिलप्रमाणे

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

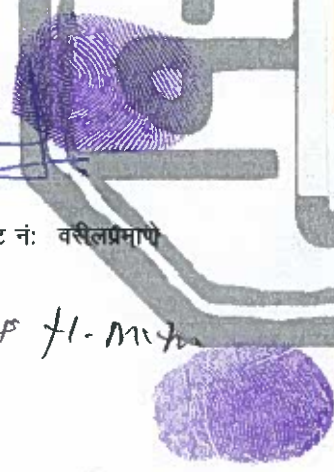
पेठ/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

Handwritten signatures and names: Jashwanth M. Mehta



दु. निबंधकाची सही  
अंधेरी 2 (अंधेरी)

प्रमाणित करणेत येते की, या  
दस्तामध्ये प्रमाणित आणि सही पाने आहेत.

सह. मुख्यम निबंधक, अंधेरी क्र. २,  
मुंबई उपनगर जिल्हा.

वदर ४/४५७/२०१०  
पुस्तक क्रमांक १: क्रमांक .....वदर  
नोंदला.  
दिनांक: १३/०१/२०१०

सह. मुख्यम निबंधक, अंधेरी क्र. २,  
मुंबई उपनगर जिल्हा.



## गावाचे नाव : मोगरा

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 2,774,000.00  
बा.भा. रु. 3,127,125.00
- (2) भू-भापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 103 वर्णन: विभागाचे नाव - मोगरा ( अंधेरी ), उपविभागाचे नाव - 46/224 - भुभाग: उत्तरेस गावाची हद्द, पुर्वेस द्रुतगती मार्ग, दक्षिणेस रेल्वे सबवे ते द्रुतगती सबवे जोडणारा 18.30 मि.रुंद वि.यो. रस्ता व पश्चिमेस रेल्वे लाईन. सदर मिळकत सि.टी.एस. नंबर - 103 मध्ये आहे. -----युनिट नं 204, दुसरा मजला, मधु इंडस्ट्रियल पार्क, अवध नारायण तिवारी मार्ग, अंधेरी पू मुं 69
- (3) क्षेत्रफळ (1) बांधीव मिळकतीचे क्षेत्रफळ 67.25 चौ.मी. आहे.
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)-
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) ने/- क्षष्टविनायक एन्टरप्राईझ चे प्राप्तीदार श्री निखिल डी सामाणी तर्फे मुखत्यार मयुर एन भुजिंदीया - ; घर/फ्लॅट नं: जी/3 बी स्वप्नलोक अपार्ट, मोगरालेन, अंधेरी पू मुं 69; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AANFA6889N.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) प्रतिष्ठा आर शाह - ; घर/फ्लॅट नं: 301; गल्ली/रस्ता: -; ईमारतीचे नाव: मंगल विला, तेजप्रभा रोड, विलेपार्ले पू; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AMRPS9479G.
- (7) दिनांक करून दिल्याचा 31/12/2009
- (8) नोंदणीचा 13/01/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 457 /2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 156375.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शोरा



सह. दुय्यम निबंधक अंधेरी-२,  
मुंबई नगर जिल्हा.

DATED THIS 31st DAY OF -DEC, 2009

BETWEEN

**ASHTAVINAYAK ENTERPRISE**

AND

Shri / Smt. / Kumari / M/s. Pravina R.  
Shah

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