

595001-0  
**बदर-७**  
 वस्त क्रमांक (99490 / 2003)  
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**AGREEMENT FOR SALE**

ARTICLES OF AGREEMENT made at Mumbai this 21<sup>st</sup> day of November in the Christian year two thousand and Three BETWEEN KAMDHENU CONSTRUCTIONS, a registered partnership firm having its office at 111, Maker Chambers IV, Nariman Point, Mumbai - 400021 hereinafter referred to as "the Developers" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its partners for the time being and from time to time constituting the firm and the survivors or survivor of them and the heirs, executors and administrators of the last survivor of them and his, her or their permitted assigns of the One Part AND MISS. ROHINEE KARMARKAR (26)

having his/ her/ their address at Swapna Nagri, Saagar Chowk, Bal Rajeshwar Road, Mulund (W), Mumbai - 400080

hereinafter referred to as "the Purchaser" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include in the case of an individual or individuals, his, her or their respective heirs, executors, administrators and permitted assigns/ in the case of a body corporate, its successors and permitted assigns/ in the case of a partnership firm, the partners for the time being and from time to time constituting the firm and the survivors or survivor of them and the heirs, executors and administrators of the last survivor of them and his, her or their permitted assigns)



INDIA  
 REG. NO. 0059500 PB1054  
 120077 NOV 18 2003

*Smt. P. B. SOLANKI*  
**Smt. P. B. SOLANKI**  
 Proper Officer

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 34640 of  
 B. 595001 - B. 5155 nine thousand nine

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administrators of the last survivor of them and his, her or their permitted assigns / in case of a Hindu undivided family, the karta and the members for the time being and from time to time of the coparcenary and the survivors or survivor of them and the heirs, executors and administrators of the last survivor of them and his, her or their permitted assigns / in the case of a trust, the trustees for the time being and from time to time of the trust and the survivors or survivor of them and the heirs, executors and administrators of the last survivor of them and his, her or their permitted assigns) of the Other Part:

In this Agreement, unless the context otherwise implies the expression defined hereunder shall have the respective meanings assigned to them:

- i) The singular wherever used shall include plural and vice versa.
- ii) The masculine gender used herein shall include feminine and/or neutral gender wherever applicable.

**WHEREAS:-**

- A (i) By diverse deeds, documents and writings, including the Deed of Partnership dated 27<sup>th</sup> March 1986 and Deed of Partnership dated 21<sup>st</sup> September 1995, M/s Gautam Enterprises, a registered partnership firm (hereinafter referred to "Gautam Enterprises") have acquired rights to develop various pieces and parcels of land admeasuring in aggregate about 1,21,986.90 square

metres situate at Village Mulund, Taluka Kurla, Mumbai Suburban District (hereinafter collectively referred to as "the entire land"). Portions of the entire land are earmarked for public purposes including Development Plan Roads, B.E.S.T.Housing, recreation ground, playgrounds, municipal school, MSEB electric sub station;

A (ii) The Competent Authority appointed under Urban Land (Ceiling & Regulation) Act, 1976 ("ULCRA") has granted permission for joint development of the entire land;

A (iii) As per the layout of the entire land sanctioned by the Municipal Corporation of Greater Mumbai (hereinafter referred to as "the Corporation") under no. CE/483/BPES/LOI/8 dated 12<sup>th</sup> February, 2001, the entire land is notionally divided into five plots being Plot Numbers 1 to 5. M/s Gautam Enterprises is developing a portion of the entire land comprising plot numbers 1 to 5 of the sanctioned layout plan in phased manner by constructing a complex named as 'Hari Om Nagar' consisting of various buildings;

B By an Agreement dated 26<sup>th</sup> June, 1998 and Supplemental Agreement dated 27<sup>th</sup> October, 2002, M/s Gautam Enterprises have granted to the Developers irrevocable development rights in respect of a portion of the entire land being plot number 2 of the sanctioned layout plan which is more particularly described in the Schedule hereunder written (hereinafter referred to as "the said land") together with benefit of Floor Space Index ("FSI") arising therefrom, on the terms and conditions therein contained. M/s Gautam Enterprises have granted an irrevocable power of attorney to the Developers. Portions of the said land are reserved for development plan roads, MSEB electric sub station and BEST Housing Scheme;

C (i) The Developers propose to develop the said land in a phased manner by constructing a complex known as "KAMDHENU" consisting of multistoried buildings comprising flats, units and premises together with provision of parking spaces, open spaces, terraces etc. and other necessary amenities and facilities thereto in accordance with plans approved or to be approved or revised or amended from time to time by the Corporation, for the purpose of selling, leasing or otherwise transferring the same, or giving the same on licence basis, to prospective purchasers, lessees, licensees and other transferees, as the case may be, on the terms and conditions as they may deem fit. The Developers by themselves or through or with their nominee/s or associate or group concern/s are entitled to and propose to acquire and/or develop contiguous, adjoining or adjacent lands and properties and enter



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into such arrangement or agreement as they may deem fit with the holders thereof and amalgamate such lands and properties with the said land and/or sub-divide the same and/or include the same in the scheme of development of the said complex in the manner they may deem fit. In view of the aforesaid, reference to the said land and the said complex in this Agreement, shall be deemed to include the contiguous, adjacent and adjoining lands and properties and construction thereon wherever the context so permits or requires;

C.(ii) The Developers are entitled to develop the said complex and the said land by utilising FSI, Development Rights ("DR") and/or Floor Area Ratio ("FAR") thereof and/or acquiring Transferable Development Rights ("TDR") for utilisation thereon. For the purpose of development the said land was laid out in a manner whereby due provisions have been made for inter-roads giving access to the respective buildings as more particularly shown on the layout plan thereof sanctioned by the Corporation;

C.(iii) The initial phase of development of the said complex consists of a multistoried building bearing no. 5 (hereinafter referred to as "the said building") with flats on each floor except the refuge floor, where applicable, ~~together with (open/ still) parking spaces~~ on a portion of the said land in accordance with building plans approved or to be approved or revised or amended from time to time and pursuant to the commencement certificate vide no. EBCE/4128/BPES/AT dated 30th July, 2002 issued by the Corporation. Location of the said building is shown on the plan Exhibit 'A' hereto annexed;

C.(iv) The Developers propose to construct recreational facilities and amenities being a Swimming Pool and a Club-House equipped with recreational facilities on a portion of the said land and/or in the said complex (hereinafter collectively referred to as "the Club House"). The Club House and other recreational facilities to be located on the said land and in the said complex will enure for the benefit of all the purchasers and transferees of flats, units and premises comprising the said complex including the said building as well as purchasers and transferees of flats, units and premises constructed or to be constructed on the said land and the adjoining, contiguous and adjacent lands;

D. The Developers have entered into a standard agreement with Architects registered with the Council of Architects and the Developers have appointed a structural engineer for the preparation of the plans, structural designs and



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drawings of the said building. The Developers have accepted the professional supervision of the Architect and the Structural Engineer till the completion of the said building;

E. Copy of the certificate of title issued by Mr. Sanjeev Ahoja, Advocate, certifying the nature of title to the said land is hereto annexed and marked Exhibit "B". Copies of the property register cards are hereto annexed and marked Exhibit "C". The Purchaser has demanded from the Developers and the Developers have given inspection to the Purchaser of the documents of title, certificate of title of Mr. Sanjeev Ahoja, Advocate, property register cards, building plans and specifications approved by the Corporation and all other documents relating to the said land as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as "MOF Act") and the rules made thereunder, which is hereby acknowledged and confirmed by the Purchaser;

F. It is an express, essential, vital and integral term and condition of Agreement that:-

(i) The layout, scheme of development of the said complex, location and dimension of parking spaces, plans and specifications are tentative. The Developers shall be entitled to make any variations, alterations, amendments or deletions to or in the scheme of development of the said complex, layout, plans and specifications of the flats and premises in the said building, relocating/realignment of the water, power, sewage, telephone, gas and other service and utility connections and lines, overhead/underground tanks, pumps, open spaces, parking spaces, Club House, recreation areas, garden spaces and all or any other areas, amenities and facilities and / or varying the location of the access to the said building and /or the dimension or location of parking spaces as they may deem fit in their sole and unfettered discretion or if the same is or are required by the concerned authorities;

(ii) The Developers may, in their sole discretion, form and register one or more associations comprising purchasers, transferees and allottees of the flats, units, premises and parking spaces for one building or any group of buildings in the said complex or for any wing/s of any building therein which may be an association of persons duly incorporated or formed under any law for the time being in force, which may be a company/companies incorporated under the Companies Act, 1956, a co-operative society/societies formed under the Maharashtra Co-operative Societies Act, 1960 and/or an association/



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E. Copy of the certificate of title issued by Mr. Sanjeev Ahooja, Advocate, certifying the nature of title to the said land is hereto annexed and marked Exhibit "B". Copies of the property register cards are hereto annexed and marked Exhibit "C". The Purchaser has demanded from the Developers and the Developers have given inspection to the Purchaser of the documents of title, certificate of title of Mr. Sanjeev Ahooja, Advocate, property register cards, building plans and specifications approved by the Corporation and all other documents relating to the said land as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as the MOF Act") and the rules made thereunder, which is hereby acknowledged and confirmed by the Purchaser;

F. It is an express, essential, vital and integral term and condition of this Agreement that:-

(i) The layout, scheme of development of the said complex, location and dimension of parking spaces, plans and specifications are tentative. The Developers shall be entitled to make any variations, alterations, amendments or deletions to or in the scheme of development of the said complex, layout, plans and specifications of the flats and premises in the said building, relocating/realignment of the water, power, sewage, telephone, gas and other service and utility connections and lines, overhead/underground tanks, pumps, open spaces, parking spaces, Club House, recreation areas, garden spaces and all or any other areas, amenities and facilities and / or varying the location of the access to the said building and /or the dimension or location of parking spaces as they may deem fit in their sole and unfettered discretion or if the same is or are required by the concerned authorities;

(ii) The Developers may, in their sole discretion, form and register one or more associations comprising purchasers, transferees and allottees of the flats, units, premises and parking spaces for one building or any group of buildings in the said complex or for any wing/s of any building therein which may be an association of persons duly incorporated or formed under any law for the time being in force, which may be a company/companies incorporated under the Companies Act, 1956, a co-operative society/societies formed under the Maharashtra Co-operative Societies Act, 1960 and/or an association/



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associations of apartment owners formed under Maharashtra Apartment Ownership Act, 1970 (hereinafter referred to as "the Corporate Body/s") and if more than one Corporate Body/s is formed and registered as aforesaid, then the Developers may, as they may deem fit, form and register one or more apex body/s comprising such individual Corporate Body/s (hereinafter referred to as "the Apex Body") for the management, maintenance, regulation and control of all the common areas, amenities and facilities in the said complex and for such other purposes as they may decide, and

- (iii) The Developers shall transfer to the Corporate Body/s and/or the Apex Body, as the case may be, as they may determine in their sole and unfettered discretion, the said building together with the land beneath and/or appurtenant to the said building, by executing the necessary Deed/s of Conveyance, Lease, Sub Lease, Assignment, Licence and/or Transfer (hereinafter referred to as "the Deed/s of Transfer") in favour of the Corporate Body/s and/or the Apex Body, as the case may be, in the manner described in this Agreement;

G. The Developers are desirous of selling, transferring or otherwise disposing off flats, premises, parking spaces (open/stilt) and other areas including open spaces such as terraces appurtenant to or adjoining or abutting and/or above certain premises in or around the said building on what is popularly known as 'ownership basis' and/or otherwise and they are entering into separate agreements for sale, transfer and/or disposal thereof with various purchasers or transferees thereof;

H. The Purchaser is desirous of purchasing and acquiring from the Developers a Flat bearing number 23 on the 2<sup>nd</sup> floor of the said building being building No. 5 (hereinafter referred to as "the said Flat") together with exclusive use of \_\_\_\_\_ (open/ stilt) car parking space/s bearing number/s \_\_\_\_\_ (hereinafter referred to as "the said parking space/s") for the consideration and on the terms and conditions herein contained. The said Flat is shown verged red on the typical floor plan thereof hereto annexed as Exhibit "D". The Purchaser has full knowledge of the terms and conditions contained in the said documents recited hereinabove;

I. Under the provisions of the MOF Act the parties hereto are required to execute an Agreement for Sale and register the same under the provisions of the Registration Act, 1908, being these presents;

J. The Purchaser has made the declaration/avenments as prescribed under

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the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Urban Land (Ceiling and Regulation) Act, 1976.

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

1. The parties hereto hereby acknowledge and confirm that the aforesaid recitals form an integral part of this Agreement.

2. The Purchaser hereby agrees to purchase and acquire from the Developers and the Developers hereby agree to sell and transfer to the Purchaser, on "ownership" basis, a Flat bearing number 23 on the 2<sup>nd</sup> floor of the said building bearing no. 5 (hereinafter referred to as "the said Flat") having carpet area of about 457.30 square feet equivalent to about 42.48 square metres and built-up area of about 548.46 square feet equivalent to about 50.95 square metres shown verged red on the typical floor plan thereof hereto annexed as Exhibit "D" together with exclusive use of car parking space (open/stilt) bearing number/s admeasuring about square foot equivalent to about square metres (hereinafter referred to as "the said parking space/s", wherever the context so permits the said Flat and the said parking space/s are hereinafter collectively referred to as "the said premises"). The carpet area of the said Flat would be as per the approved plans and may change as a result of physical variations due to tiling, ledges, plaster skirting. The nature, extent and description of the common, limited, restricted amenities, areas and common facilities are set out in Exhibit 'E' hereto. The list of amenities and specifications pertaining to the said Flat are set out in Exhibit 'F' hereto.



3. (A) The Purchaser hereby agrees to pay to the Developers a sum of Rs. 1345500 (Rupees Thirteen lakh forty five thousand five hundred only) as lump sum consideration for purchasing and acquiring the said premises from the Developers. The aforesaid consideration amount for the said premises is exclusive of the proportionate price of the common areas, amenities and facilities. The Purchaser shall pay the said consideration amount of Rs. 1345500 to the Developers in the following manner:-

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fulfilled and complied with and therefore, the Purchaser hereby jointly and severally (as the case may be) agrees, undertakes and covenants to indemnify, save, defend and keep harmless at all times hereafter, the Developers and their successors and assigns, from and against all costs, charges, expenses, losses, damages, claims, demands, suits, actions, proceedings, prosecutions, fines, penalties and duties, which they or any of them may have to bear, incur or suffer and/or which may be levied or imposed on them or any of them, by reason or virtue of or arising out of any breach, violation, non-observance, non-performance or non-compliance with the terms, conditions, covenants, stipulations and/or provisions of the Agreement, the Purchaser.

43. All disputes, differences and/or claims arising under or in respect of this Agreement shall be referred to a sole arbitrator nominated by the Developers who shall be deemed to be jointly appointed by the parties hereto and the decision/award of such arbitrator shall be final and binding on the parties hereto. The arbitration shall be conducted in accordance with the provisions of the Arbitration and Conciliation Act, 1996 and any statutory modifications or re-enactments thereto. The arbitration proceedings will be held only in Mumbai.

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

**THE SCHEDULE HEREINABOVE REFERRED TO:**

(Description of the said land)

All those pieces or parcels of land, hereditaments and premises situate, lying and being at Village Mulund, Taluka Kurla in the registration district and sub-district of Mumbai City and Mumbai Suburban admeasuring in aggregate 19,031.40 square metres or thereabouts being Plot No.2 forming a part of the large layout sanctioned by the Municipal Corporation of Greater Mumbai comprising CTS Numbers 88/3, 89, 90, 91, 92, 93, 94/4, 94/5, 95/6, 95/7, 95/8, 95/9, 95/10, 95/11 thereof together with the benefit of utilisation and consumption of Floor Space Index available from transferable development rights occurring or arising therefrom and bounded as follows:-

On or towards the East partially by Recreation Ground and partially by land bearing C.T.S. No. 100 of Village Mulund (E) reserved for BEST Housing;

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On or towards the West by land reserved for 13.40 M wide D.P. Road  
 On or towards the North by land reserved for 13.40 M wide D.P. Road  
 On or towards the South by land bearing C.T.S. No. 100 of Village Mulund  
 (E) reserved for BEST Housing.

SIGNED AND DELIVERED )  
 by the withinnamed Developers )  
 KAMDHENU CONSTRUCTIONS )  
 in the presence of Rajesh K. Acharya )

Rajesh K. Acharya

For Kamdhenu Constructions.  
 Kalpataru Homes Ltd.  
[Signature]  
 Partner/ Constituted Attorney

SIGNED AND DELIVERED )  
 by the withinnamed Purchaser )  
 1. MISS. ROHINEE KARMARKAR )  
 2. \_\_\_\_\_ )  
 3. \_\_\_\_\_ )  
 in the presence of Waishali Karmarkar )

Waishali Karmarkar

R. Karmarkar



RECEIPT

Received on or before execution )  
 hereof, of and from the withinnamed )  
 Purchaser the sum of Rs. 50000 )  
 [Rupees Fifty thousand only )  
 \_\_\_\_\_ only] )  
 by cash/cheque/draft / pay order )  
 no. \_\_\_\_\_ dated \_\_\_\_\_ )  
 drawn on \_\_\_\_\_ )  
 \_\_\_\_\_ being the amount of )  
 earnest money or deposit payable by )  
 him to us under this Agreement )

Rs. 50000 /-

Witness:

Rajesh K. Acharya

Rajesh K. Acharya

We say Received:  
 Kamdhenu Constructions  
 Kalpataru Homes Ltd.

[Signature]  
 Partner/Constituted Attorney

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| दस्ता नमांक (१९९९० / २००३) |
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नोंदनांक: विनहीन आदेशाचो नोंद केळो असेम सता प्रवाह  
 'अ' अशा दाखल केला. व विनहीन सता वार्षिक  
 आकारणीची नोंद केळी. व आनगृहस्थीची त्रोभा अदिवा  
 दिनांक २२/११/२००९ अन्वये सर्व मिटवतीस जायप्रमाणे  
 खासतः खाटकाचे नावाची नोंद केळी असे.  
 (दाखल)

- १) श्रीम. कासुबाई शिराजीपाटील
- २) श्रीम. पांडुरंग शिराजीपाटील
- ३) श्रीम. कि.वाहीनाथ शिराजीपाटील
- ४) श्रीम. पुंताळिक शिराजीपाटील
- ५) श्रीम. आठोबाई कल्याणरेकी
- ६) श्रीम. रामानंद शिराजीपाटील
- ७) श्रीम. मोरगोटिम हरीपाटील
- ८) श्रीम. नारायण हरीपाटील
- ९) श्रीम. चंहीबाई दिगवर पाटील
- १०) श्रीम. देवनाबाई दिगवर पाटील
- ११) श्रीम. शिकवाडी गणेशी कड.



कु.जा.न. ८७

*(Signature)*  
 र.व. भ. व.  
 मुख्या

**CERTIFICATE**

Area Mentioned on the Copy of  
 the Property Card is 928-0 Sq. Mtrs.  
 In words: Nine hundred twenty  
Eight and Sq. Mtrs.  
 This area has been Verified from the Original  
 Property Card and is in Conformity with the  
 entries of the area noted in the Original  
 Property Card.

*(Signature)*  
 Superintendent of Land Record  
 Mumbai Suburban  
 District

|                   |            |                |
|-------------------|------------|----------------|
| अने प्राप्त विलास | २२/११/२००९ | नसकल शुल्क ६-० |
| मसकल तारीख        | ३०/११/२००९ | मसकल २-०       |
| मसकल दिनांक       | २६/११/२००९ | मसकल ८-०       |
| मसकल              | ३-२        |                |

नगर मंडळ अधिकारी  
 मुंबई

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नोटे नाम | बिक्री विवरण | आदेवाचकी नोटे क्षेत्रकी अख्तार सता  
 प्रकार | ३०' असा वायव्य किना. व विवरीकी सारा  
 नामीक | आक २०००-१०० नोटे क्षेत्र व मानपुअनुषांगी  
 अदिता | सिमो १००/१००/२००० अ-वयो सव्व भिउकासि ७/१०  
 प्रमाणे | खासकर खासकर नोवाचकी नोटे क्षेत्र असे.

(वायव्य)

- १) ३०' असा वायव्य किना. व विवरीकी सारा
- २) ३०' असा वायव्य किना. व विवरीकी सारा
- ३) ३०' असा वायव्य किना. व विवरीकी सारा
- ४) ३०' असा वायव्य किना. व विवरीकी सारा
- ५) ३०' असा वायव्य किना. व विवरीकी सारा
- ६) ३०' असा वायव्य किना. व विवरीकी सारा
- ७) ३०' असा वायव्य किना. व विवरीकी सारा
- ८) ३०' असा वायव्य किना. व विवरीकी सारा
- ९) ३०' असा वायव्य किना. व विवरीकी सारा
- १०) ३०' असा वायव्य किना. व विवरीकी सारा



क. का. १. २०

*(Signature)*  
 (म. भू. खा.)  
 सुब्रंड

|                                 |            |              |     |
|---------------------------------|------------|--------------|-----|
| अर्थ प्राप्त दिनांक             | २६/११/२००३ | अक्षर २००६   | ०   |
| सकल सारा                        | १/२/२००३   | किताब नं.    | २-० |
| सकल क्षेत्र                     | १/२        | एकूण रकम रु. | ०   |
| रुमी पदका                       |            |              | < ० |
| नगर भू मालका अधिकारी<br>सुब्रंड |            |              |     |

**CERTIFICATE**

Area Mentioned in the Copy of the Property Card is 1744-9 Sq. Mtrs. In words: One Thousand Seven hundred forty four point nine only. This area has been verified from the Original Property Card and in conformity with the entries of the area noted in the Original Property Card.

*(Signature)*  
 Superintendent of Land Record  
 Mumbai Suburban District

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विवरण आदेशाची नोंद केली असून सात प्रका  
 र्थी असा वाटा केल्या व विवरीती सात वापरी  
 आवाचीची नोंद केली व आ. नमु.अमु. वाचा आदेश  
 दिनांक १५/११/२०११ अन्वये सदर भिजवताना ५१२ असा  
 खाली वाटवणे नावाची नोंद केली असे

(द्वारा)

१) श्री. वासुदेव शिराडी पाटी

२) श्री. पं. शिराडी पाटी

३) श्री. काळीदास शिराडी पाटी

४) श्री. सुखदेव शिराडी पाटी

५) श्री. अश्विनी कल्याणजी

६) श्री. अश्विनी शिराडी पाटी

७) श्री. अश्विनी शिराडी पाटी

८) श्री. अश्विनी शिराडी पाटी

९) श्री. अश्विनी शिराडी पाटी

१०) श्री. अश्विनी शिराडी पाटी

११) श्री. अश्विनी शिराडी पाटी



**CERTIFICATE**

Area Mentioned on the Copy of  
 the Property Card 796-9 Sq. Mtr.  
 In words Seven hundred Ninety six  
 Point Nine Only Sq. Mtr.  
 This area has been Verified from the Original  
 Property Card and is in Conformity with the  
 entries of the area noted in the Original  
 Property Card.

Superintendent of Land Record  
 Mumbai Suburban  
 District

८४९

|                                  |     |             |     |
|----------------------------------|-----|-------------|-----|
| वर्ग प्राप्त दिनांक २६/११/२०११   | २१० | नफेकळ शुल्क | ६०० |
| नफेकळ तयार दिनांक २६/११/२०११     | २१० | नफेकळ शुल्क | ६०० |
| नफेकळ दिव्याची दिनांक २६/११/२०११ | २१० | नफेकळ शुल्क | ६०० |
| वरी नफेकळ                        | २१० | नफेकळ शुल्क | ६०० |

नगर भू-मापन अधिकारी  
 मुंबई

बंद - ७

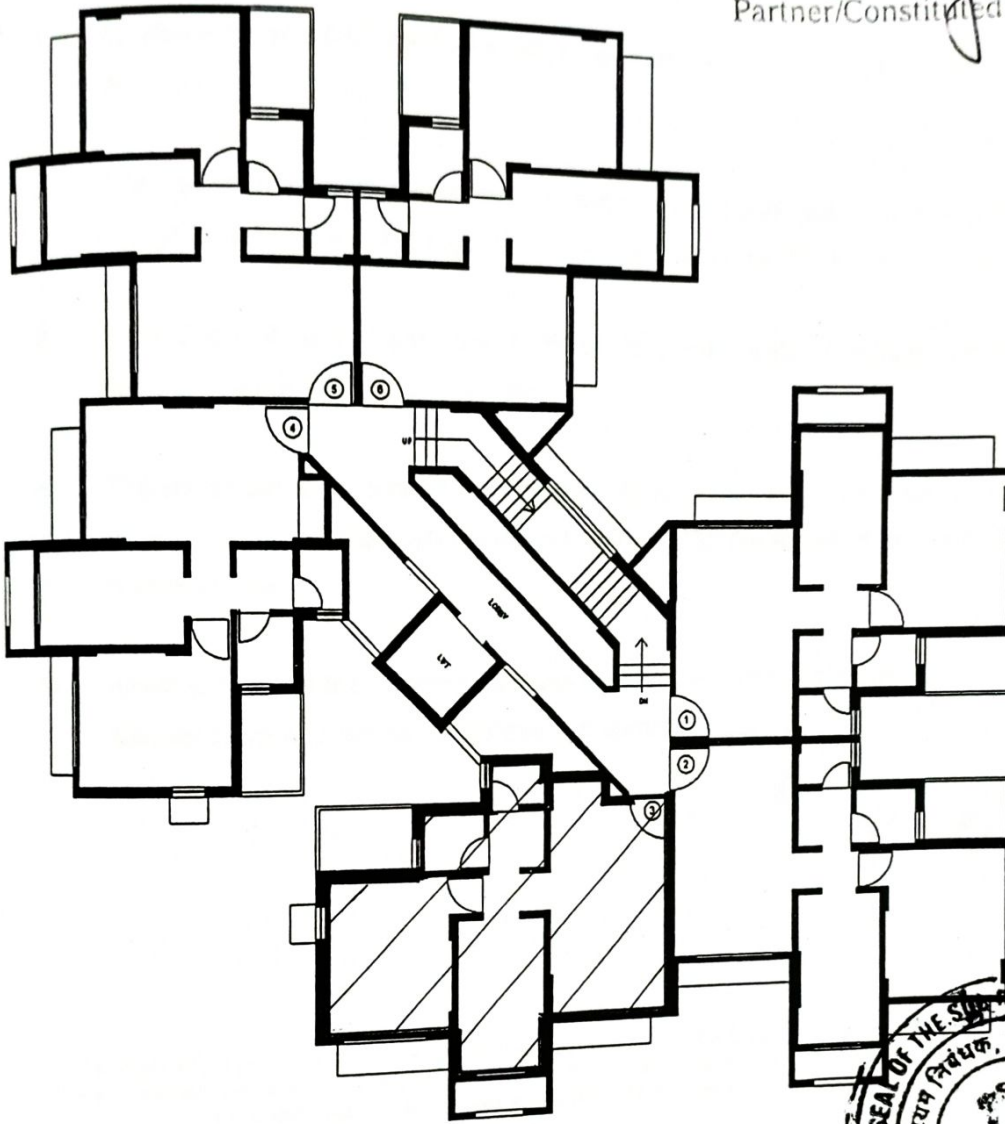
वस्त क्रमांक (११९१० / २००३)

९४

EXHIBIT "D"

KAMDHENU CONSTRUCTIONS  
KALPAKARU HOMES LTD

*Janting Dhanu*  
Partner/Constituted Attorney



Proposed floor plan of Flat No. 93 on 2<sup>nd</sup> Floor in Building No. 5 at KAMDHENU  
agreed to be acquired by the party of the other part as shown verged in red colour

The above information is indicative of the proposed development and is issued in good faith for guidance only.  
Subject to the approval of the authorities or in the interest of continuing improvement, the developers reserve the  
right to alter the layout, plans, specifications or features without prior notice or obligation.

बुदर-१९५६  
दस्ता क्रमांक (११६१० / २००३)  
८५



09/12/2003  
10:50:18 am

दुय्यम निबंधकः  
कुर्ला 2 (विक्रोळी)

दस्त गोषवारा भाग-1

वदर7

दस्त क्र 11610/2003

९३

दस्त क्रमांक : 11610/2003

दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

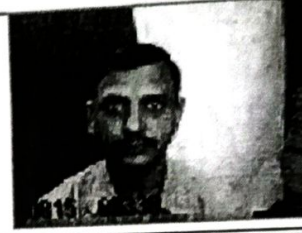
1 नाव: मेसर्स कामधेनु कन्स्ट्रक्शन तर्फे भागीदार मेसर्स  
कल्पतरु होम्स लि. तर्फे डायरेक्टर श्री. इम्तियाज कांगा  
यांच्यावतीने कु मु म्हणून श्री. ओमप्रकाश मेहता - -  
पत्ता: घर/फ्लॅट नं: 111, मेकर घेबर्स 4, ना

लिहून देणार

वय 48

सही

*[Signature]*



2 नाव: रोहिणी महेश करमरकर  
पत्ता: घर/फ्लॅट नं: सी-402  
गल्ली/रस्ता: बी आर रोड  
ईमारतीचे नाव: सागर  
ईमारत नं: -  
पेट/वसाहत: स्वप्न नगरी  
शहर/गाव: मुलुंड प  
तालुका: -  
पिन: 80

लिहून घेणार

वय 26

सही *Ramarkar.*

